

**HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY JANUARY 28, 2019
7:00 PM**

REGULAR MEETING

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:01 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and Gloria Langer. Also in attendance were alternate Stanley Crawford and staff John Guskowski.
3. **Audience for Citizens: *Citizen may address the Commission on items not otherwise on the Agenda*** –Kathy Thompson addressed the Commission concerning the regulation compliance at the gas station located at 396 Hartford Turnpike.
4. **Approval of Minutes: December 30, 2018 Special Meeting** – Gary DeCesare moved to approve the December 30, 2018 minutes. Everett Hyde seconded and the motion passed with the following vote:
Yes: Everett Hyde, Susan Hochstetter, and Gary DeCesare.
Abstain: Gloria Langer
5. **New Business**
 - a. **Special Permit Application - Modifications to Existing Special Permit for Event Facility at 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC (Receipt of Application)** - Staff John Guskowski presented the Commission with the application, which proposes to add a commercial kitchen to the existing event facility. Gary DeCesare moved to set a **Public Hearing on February 25, 2019 for Modifications to Existing Special Permit for Event Facility at 39 Drain Street.** Everett Hyde seconded and the motion passed unanimously.
 - b. **Zoning Text & Zoning Map Amendment Application - Modifications to Sections 4.1.A and 4.2.C and Change of District for Map 5-9, Block 22, Lot 11 (East Old Route 6). Applicant: John Olenick (Receipt of Application)** - Everett Hyde moved to set a **Public Hearing on February 25, 2019 for Modifications to Sections 4.1.A and 4.2.C and Change of District for Map 5-9, Block 22, Lot 11 (East Old Route 6).** Gary DeCesare seconded and the motion passed unanimously.
6. **Old Business**
 - a. **PoCD Implementation**
 - i. **Home-Based Business Regulations/ Hampton Hill District** - Staff John Guskowski provided the Commission with the current Hampton regulations and surrounding town regulations to help guide the discussion concerning home-based business. The Commission discussed the regulations and possible amendments to the regulations. The Commission tasked staff to develop multiple permit tiers for home businesses for the next Commission meeting.
 - ii. **Route 6 Business District** - Nothing new to report.
7. **Staff Report** – Nothing new to report.
8. **Correspondence** – Chairman Kevin Grindle shared the invitation to attend the CT Land Use Law for Municipal Land Use Agencies, Board and Commissions on Saturday March 23, 2019 8:30-4:30 at Wesleyan University with the Commission and a quarterly newsletter from the Connecticut Federation of Planning & Zoning Agencies.

Adjournment – Gary DeCesare moved to adjourn at 8:30 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
01-29-19