

TOWN OF HAMPTON
Planning and Zoning Commission
Regular Meeting Minutes
February 22, 2016

REGULAR MEETING

Call to Order

Chair Kevin Grindle called the meeting to order at 7:05 p.m.

Roll Call

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Everett Hyde, and Randy Thompson. Also present were Alternates Gloria Langer, and Staff Member Martha Fraenkel. Absent was alternate Wayne DeCarli.

Additions to Agenda

None.

Audience for Citizens

None.

Approval of Minutes

MOTION: Hyde/Thompson moved/seconded to approve the minutes of the 01/25/16 meeting. The following amendments were made: meeting should have been designated as Special Meeting, not a Regular Meeting. Wayne DeCarli should have been marked absent. All in favor of approving the minutes as amended; motion passed.

MOTION: Hyde/Thompson moved/seconded to approve the minutes of the 2/11/16 meeting. The following amendments were made: Wayne DeCarli was marked absent. Clarification regarding village districts and historic center districts were added. There was one abstention by DeCesare; motion passed.

Old Business

1. 2016 Plan of Conservation & Development – ongoing review

Tabled.

New Business

1. Discussion: change in use – Hampton General Store.

Applicant did not attend the meeting. In order to change the use of the General Store, a new special use zone would need to be created and the current regulation would need to be amended from residential zone. To become a restaurant, many issues will need to be addressed such as bathrooms, parking, trash.

2. Discussion: regulations governing gasoline sales in the Business zone, Route 6

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Bob Deluca, representing the Patels, and the Commission discussed the regulations and how gasoline sales were prohibited in the business zone. Mr. Deluca distributed a feasibility plan for the site. Chair Grindle read aloud the intent of the business zone. The Commission voiced its concerns regarding gasoline sales stemming from light pollution, noise pollution, and traffic. Some felt these would be less of a concern with small-scale sales.

Mr. Patel stated he would intend to sell gasoline from 5 a.m. – 10 p.m. at night and would also operate a small retail establishment. Diesel would be for sale as well.

Discussion followed regarding whether the sales would benefit members of town and the results of a recent resident survey noted that lack of gas sales was the third most inconvenient thing about living in town. Also, whether allowing the sale of gas would jeopardize the rural character of the town.

As a concluding statement, Chair Grindle noted he is still concerned about the project. The Commission was willing to work with the applicant if he chooses to proceed. A proposal should include special use standards. The scope of use would need to be very specific.

Staff Report

Fraenkel reported that the survey results have been compiled and will be distributed at the next meeting. She also reported that a detached dwelling unit on Drain Street is getting a C of O. The next meeting will be a Special Meeting on Thursday, March 10th at 7 p.m.

Communications

1. Conservation Commission Report

None.

2. Notice of Annual Conference: CT Federation of PZCs

Fraenkel distributed information regarding the conference on March 17th.

3. Newsletter, CT Federation of PZCs, Winter 2016

Fraenkel distributed the newsletter.

Adjournment

MOTION: DeCesare/Hyde moved/seconded to adjourn the meeting. All in favor; motion passed. The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Valerie Imre
Recording Secretary