

**HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY FEBRUARY 25, 2019
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:00pm.
2. **Roll Call/ Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and Gloria Langer. Also, in attendance alternate Stanley Crawford and staff John Guskowski.
3. **Public Hearing**
 - a. **Special Permit Application - Modifications to Existing Special Permit for Event Facility at 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC** – Chairman Kevin Grindle informed the public that the notice of the public hearing ran in the Willimantic Chronicle on February 14, 2019 and February 21, 2019. Greg A. Glaude of Killingly Engineering Associates, on behalf of the applicant, provided the Commission with an overview of the proposed changes which included the construction of a full commercial kitchen containing ovens, fryer, grill, range, dishwasher, exhaust hood and Ansul fire suppression system. New site plans, proof of notice to neighboring property owners, a new statement of use for the property and a letter from the Northeast District Department of Health on the conditional approval of the full service kitchen were presented to the Commission. Mr. Glaude also provided the Commission with an approval letter from the State of Connecticut Department of Transportation allowing the applicant to clear vegetation within the Route 6 Right Of Way to improve the sight line at the facilities main entrance. **Everett Hyde moved to close the public hearing. Gary DeCesare 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** - Chairman Kevin Grindle informed the public that a notice of the public hearing ran in the Willimantic Chronicle on February 14, 2019 and February 21, 2019. John Olenick provided the Commission with an overview of the proposed application which included a proposed map change from an RA-80 to a Business Zone and text changes including a reduction of the minimum lot area within a Business District from 50,000 square feet to 40,000 square feet, reduction in the front yard setback within a Business Zone from 75 feet to 25 feet, and the reduction of the rear yard setback on dual frontage lots from 65% to 50%. Mr. Olenick also provided the Commission with a copy of a letter from the Northeast District Department of Health stating that a septic system could not currently be constructed on the property due to the shallow depth to ledge on the property. Mr. Olenick also presented a copy of the subdivision plans on file with the Town of Hampton for the subject parcel. Allan Cahill, Bob Grindle and Renee Cuprak spoke in support of the map change. **Everett Hyde moved to close the public hearing. Gary DeCesare seconded and the motion passed unanimously.**
4. **Adjournment** – **Everett Hyde moved to close the public hearing at 8:25 pm. Gary DeCesare seconded and the motion passed unanimously.**

REGULAR MEEING

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:31 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 alternate Stanley Crawford and staff John Guskowski and project intern Mike Lucas.
3. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** –None

4. **Approval of Minutes: January 28, 2019** – Gloria Langer moved to approve the January 28, 2019 minutes. Everett Hyde seconded and the motion passed unanimously.
5. **New Business** - There was no New Business
6. **Old Business**
 - a. **Special Permit Application - Modifications to Existing Special Permit for Event Facility at 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC.** - Gary DeCesare moved to approve the Special Permit Application for Stonehurst at Hampton Valley, LLC. 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.** - Everett Hyde moved to approve the proposed zone change for Map 5-9, Block 22, Lot 11 RA-80 to a Business District. Gloria Langer seconded and the motion did not carry with the following vote:
Yes: Gloria Langer and Everett Hyde
No: Kevin Grindle, Gary DeCesare, and Susan Hochstetter
Gary DeCesare moved to deny the text modifications to sections 4.1.A and 4.2.C. Susan Hochstetter seconded and the motion passed unanimously.
 - c. **PoCD Implementation**
 - i. **Home-Based Business Regulations/Hampton Hill District** - Staff John Guskowski provided the Commission with a draft Home-Based Business Regulation Worksheet. The Commission reviewed the worksheet and had a brief discussion on the proposed regulations.
 - ii. **Route 6 Business District** – Tabled to the next meeting.
7. **Staff Report** – John Guskowski reported that John Valente had no new permits of significance; he noted that there is still no Special Permit in place for food service at the old Hampton General Store; and he noted a possible proposed change of use for the former Burrell sawmill located on Route 97.
8. **Correspondence** – Chairman Kevin Grindle reminded Commission members of 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

Adjournment – Everett Hyde moved to adjourn at 9:15pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
02-26-19