

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY, FEBRUARY 27, 2017
7:00 PM
MEETING MINUTES**

PUBLIC HEARING

1. **Call to Order** – Chairman Kevin Grindle called the Public Hearing to order at 7:05pm
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde, Randy Thompson, alternates Wayne DeCarli, Gloria Langer, Stanley Crawford and Staff John Guskowski.
3. **Public Hearings**
 - a. **Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6). Applicant: Mickey Pankaj LLC (Continued from November 28 and December 19, 2016)** – Robert Deluca representing Mickey Pankaj LLC, presented the board with a revised set of plans that addressed curbing around the island and relocation of a tree that was close to the property line. Robert Deluca also presented the board with a copy of the DOT Encroachment Permit with proof of it being received February 8, 2017. **Everett Hyde moved to close the Public Hearing. Gary DeCesare seconded and the motion passed unanimously.**
 - b. **Special Permit Application: Gravel Removal at 89 North Bigelow Road. Applicant: Peter Thurlow (Application received Dec 19, 2016)** – Chairman Kevin Grindle read the Public Notice Statement that was published in The Chronicle. Mr. Paul Terwilliger representing Peter Thurlow presented the board with a proposed plan for Gravel Removal at 89 North Bigelow Road. He informed the board that the Hampton Inland Wetlands Commission issued a positive Summary Ruling on the proposed earth excavation activities and the DEEP had been contacted in regards to State Species of Special Concern(Wood Turtle) in the vicinity of the project and the steps they provided for the protection of the Wood Turtle has been included on the plan.

Angela Hawkins Fichter provided the board with a letter that she read into the record concerning existing intersections along North Bigelow Road that may be utilized by trucks servicing the proposed application.

Martin Mlyniec – was not opposed to the applicant’s plan however he did urge the commission to take all measures necessary to assure dust was controlled and the proposed restoration plan was enforced.

John Guskowski reviewed his recommendations concerning the plan.

Gary DeCesare moved to close the Public Hearing. Everett Hyde seconded and the motion passed unanimously.

- c. **Subdivision Application: Two-Lot Subdivision at 89 North Bigelow Road. Applicant: Peter Thurlow (Application received Dec 19, 2016)** – Mr. Paul Terwilliger representing Peter Thurlow presented the board with updated plans of a Traditional Sub-division at 89 North Bigelow Road. The updated plans include labeling

of the second sheet “Subdivision Details,” and the steps to ensure protection of the Wood Turtle was added to the plan.

John Guskowski reviewed his recommendations for plan updates.

Gary DeCesare moved to close the Public Hearing. Everett Hyde seconded and the motion passed unanimously.

4. **Adjournment** -Chairman Kevin Grindle adjourned the Public Hearing portion of the meeting at 8:59pm.

REGULAR MEETING

1. **Call to Order** - Chairman Kevin Grindle called the regular meeting to order at 8:59pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde, Randy Thompson, alternates Wayne DeCarli, Gloria Langer, Stanley Crawford and Staff John Guskowski.
3. **Additions to Agenda** -None
4. **Audience for Citizens:** *Citizens may address the Commission on items not otherwise on the Agenda* - None
5. **Approval of January 23, 2016 Minutes** – Everett Hyde moved to approve the January 23, 2016 minutes. Gary DeCesare seconded and the motion passed unanimously.
6. **Old Business**
 - a. **Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6)**
Applicant: Mickey Pankaj LLC – Gary DeCesare moved to approve the Special Permit Application for Gasoline Sales at 396 Hartford Turnpike with the following conditions:
 - **PZC finds that the preparation of the plan set by a Professional Engineer is suitable and sufficient to meet the intent of Section 5.2.B of the Zoning Regulations;**
 - **PZC finds that the parking provided on the plan set is suitable to meet the intent of Section 6.7 of the Zoning Regulations;**
 - **PZC finds that the type and extent of landscape plantings provided on the plan set is suitable to meet the intent of Section 6.14 of the Zoning Regulations;**
 - **No building permit for the construction of the Gasoline Sales facility shall be issued until the PZC and its staff is provided with a copy of a legally-executed easement for the use of Route 6 Right-of-Way by the applicant**Everett Hyde seconded the motion and it passed unanimously.
 - b. **Special Permit Application: Gravel Removal at 89 North Bigelow Road.**
Applicant: Peter Thurlow (Public Hearing scheduled for Feb. 27, 2017) Susan Hochstetter moved to approve the Special Permit Application for Gravel at 89 North Bigelow Road with the following conditions.

- **The Erosion & Sedimentation Control and Site Restoration narrative, including "good neighbor" dust control practice narrative shall be included on the plan set per Section 6.5.E.2 of the Zoning Regulations;**
- **A bond is posted, in the amount and form acceptable to the PZC and its staff, to guarantee the site will be restored post-extraction;**
- **Truck traffic will be directed north or south on North Bigelow Road, intersecting with Route 97 to the north or East Old Route 6 to the south. Hammond Hill Road and Old Kings Highway shall not be used for truck traffic;**
- **Removable signage indicating trucking activity will be placed at locations to be determined by the Town Traffic Authority during days in which at least four hours of work will be undertaken;**
- **Evergreen plantings on plan sets shall be removed and replaced with a specification for long-stem perennial grass seed species suitable for well drained sites and draught conditions to prevent dust and erosion.**

Randy Thompson seconded and the motion passed unanimously.

- c. Subdivision Application: Two-Lot Subdivision at 89 North Bigelow Road. Applicant: Peter Thurlow (Public Hearing scheduled for Feb. 27, 2017) Gary DeCesare moved to approve the Subdivision Application for a Two-Lot Subdivision at 89 North Bigelow Road with the following conditions:**

- **Driveway apron detail be modified to indicate a maximum 5% slope and a proposed length of paved apron to be installed to the Street Line.**
- **Spot grades shall be included to demonstrate drainage path in the area to the south and east of the proposed new home site;**
- **PZC finds that a conventional (non-conservation) subdivision design is appropriate for this property and meets the intent of the Subdivision Regulations and the Plan of Conservation & Development;**
- **PZC finds that a conservation easement, in favor of the Town of Hampton and enforced by the Planning & Zoning Commission, is sufficient to meet the Open Space requirement of the Subdivision Regulations.**

Everett Hyde seconded and the motion passed unanimously.

- d. Plan of Conservation & Development – Implementation Priorities – Gary DeCesare moved to table to the next PZC meeting. Everett Hyde seconded and the motion passed unanimously.**

7. New Business

- a. FY 2017-2018 Budget Request – Chairman Kevin Grindle presented the board with a proposed 2017-2018 budget. Gary DeCesare moved to approve the budget as presented. Everett Hyde seconded and the motion passed unanimously.**

- 8. Staff Report – John Guskowski informed the board of a new program that has come out that helps municipalities get grants for projects they are looking to undertake.**

- 9. Correspondence – Chairman Kevin Grindle shared the upcoming CCIA Annual Ethics and Compliance Summit on March 23, 2017 at the Aqua Turf Club, the Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions is being held on March**

25, 2017 at Wesleyan University and the 2017 Connecticut Land Conservation Conference on March 18, 2017 at Wesleyan University.

- 10. Adjournment – Gary DeCesare moved to adjourn the meeting at 9:34pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
2-28-17