

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
TUESDAY MAY 29, 2018
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 7:05 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, and Susan Hochstetter. Following the by-laws, Chairman Kevin Grindle seated Jamie Boss for Randy Thompson. Also in attendance were alternate Stanley Crawford and staff John Guskowski.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda** – Maryellen Donnelly addressed the Commission on the construction of ground mounted solar panels and the fact that they did not need a foundation.
4. **Approval of Minutes: April 23, 2018** – Everett Hyde moved to approve the April 23, 2018 minutes. Gary DeCesare seconded and the motion passed unanimously.
5. **New Business**

Chairman Kevin Grindle add Special Permit: Restaurant, 258 Main Street as agenda item 5d.

- a. **Site Plan Review: Free-standing sign for Business Zone, Property with Multiple Businesses, 396 Hartford Turnpike. Applicant: Mickey Pankaj, LLC.** – Mickey Patel provided the Commission with a free-standing sign design for 396 Hartford Turnpike. Norman Manchester spoke to the Commission about the illumination of the sign with LED lights. **Everett Hyde moved to approve the site plan with the following modifications, (a) the foundation of the sign does not cause the sign to exceed eight feet in height, and (b) the applicant shall submit documentation verifying that all sign illumination is dark sky compliant for review by the Town Planner prior to receiving a building permit. Gary DeCesare seconded and the motion passed unanimously.** Stanley Crawford left the meeting at 8:05 pm.
 - b. **Special Permit: Automobile Repair Shop with Sale of Vehicles as Accessory Use, 441 Providence Turnpike. Applicant: Michael Fowler (Receipt of application)** - John Guskowski informed the Commission of the application. **Everett Hyde moved to receive the application and schedule the public hearing for June 25, 2018. Gary DeCesare seconded and the motion passed unanimously.**
 - c. **Special Permit: Revised Parking for Event Facility, 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC (Receipt of application)** - John Guskowski informed the Commission of the application. **Everett Hyde moved to receive the application and schedule the public hearing for June 25, 2018. Gary DeCesare seconded and the motion passed unanimously.**
 - d. **Special Permit: Restaurant, 258 Main Street. Applicant: Randy Saylor (Receipt of application)** - John Guskowski informed the Commission of the application. **Everett Hyde moved to receive the application and schedule the public hearing for June 25, 2018. Gary DeCesare seconded and the motion passed unanimously.**
6. **Old Business**
 - a. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation** – John Guskowski brought to the Commission’s attention that ground-mounted solar panels are designated as a structure in the regulations. The Commission spoke at length on the matter of regulations being formulated for

ground mounted solar panels. John Guskowski was tasked with modifying the previously prepared draft regulations for discussion at an upcoming meeting.

- b. Village District Discussion – Zoning Outline and Public Outreach Discussion – Everett Hyde moved to table to the next meeting. Gary DeCesare seconded and the motion passed unanimously.**
 - c. Route 6 Business District – Selectman’s Outreach to Property Owners – Everett Hyde moved to table to the next meeting. Gary DeCesare seconded and the motion passed unanimously.**
- 7. Staff Report** – John Guskowski read the ordinance concerning filling the vacant seat on the Commission. Chairman Grindle will approach the current alternate members about their interest in filling the vacancy for the remainder of Randy Thompson’s term.
 - 8. Correspondence** – Chairman Kevin Grindle read a letter from the Town of Pomfret, concerning zoning regulations amendments concerning farm wineries and distilleries.
 - 9. Adjournment** – Gary DeCesare moved to adjourn at 8:45 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
5-30-18