

**HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY JUNE 24, 2019
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:03pm.
2. **Roll Call/ Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and alternate Stanley Crawford (seated for Gloria Langer). Also in attendance was staff John Guskowski.
3. **Public Hearing**
 - a. **Application for Modification of Special Permit, Auto Repair with Accessory Used-Car Sales, 441 Providence Turnpike. Applicant: Michael Fowler** - Chairman Kevin Grindle read the public notice that was printed in the Willimantic Chronicle on June 13, 2019 and June 20, 2019. Staff John Guskowski provided the board a scale drawing of the proposed changes to the lot. Staff John Guskowski informed the Commission that at this point he would need formal receipt of letters mailed to the abutters and a letter from the health district concerning the addition of the office trailer to the lot. The applicant Michael Fowler informed the Commission that he contacted the Health District and because the trailer is not being hooked up to the septic system there is no B-100a form needed and he would provide a written communication from them. **Gary DeCesare moved to close the public hearing. Everett Hyde seconded and the motion passed unanimously.**
4. **Adjournment** – Gary DeCesare moved to adjourn the public hearing at 7:19 pm. Everett Hyde seconded and the motion passed unanimously.

REGULAR MEETING

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:19 pm.
5. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and alternate Stanley Crawford (seated for Gloria Langer). Also in attendance was staff John Guskowski.
2. **Additions to Agenda** - None
3. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** –None
4. **Approval of Minutes: May 28, 2019** – Gary DeCesare moved to approve the May 28, 2019 minutes. Stan Crawford seconded and the motion passed unanimously.
5. **New Business** - None
6. **Old Business**
 - a. **Application for Modification of Special Permit, Auto Repair with Accessory Used-Car Sales, 441 Providence Turnpike. Applicant: Michael Fowler** - Everett Hyde moved to approve the application for modification of the Special Permit for Auto Repair with Accessory Used-Car Sales, 441 Providence Turnpike, contingent on the applicant submitting written communication from the Health Department for no need to B-100a and the receipt of letters to the abutters. Gary DeCesare seconded and the motion passed unanimously.
 - b. **PoCD Implementation** - Staff John Guskowski informed the Commission that the home business matrix was approved at the last meeting and will be published by July. The Commission had a brief discussion on the next items they would like to work on over the next couples of months; they discussed conservation and stormwater regulations as possible topics. John Guskowski will provide the Commission with Low-Impact Development regulation examples at the next meeting.
 - c. **Route 6 Business District** - The Commission had a brief discussion about an economic development commission.

7. **Staff Report** – Staff John Guskowski informed the Commission that there is no formal report from John Valente, and he will be speaking to John Valente about the property located at 170 Estabrook Road.
8. **Correspondence** – Chairman Kevin Grindle read a letter from Eversource concerning maintenance activities occurring in Hampton.

Adjournment – Everett Hyde moved to adjourn at 8:06 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
06-25-19