

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY JUNE 26, 2018
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** – Chairman Kevin Grindle called the public hearing to order at 7:02 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 Gloria Langer for Randy Thompson. Also in attendance were alternate Stanley Crawford and staff John Guskowski.
3. **Public Hearing**
 - a. **Special Permit Application: Modification to Parking Layout at Event Facility, 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC** – John Guskowski informed the Commission that the public hearing was advertised in the Willimantic Chronicle on June 14, 2018 and June 21, 2018. Greg A. Glaude from Killingly Engineering Associates reviewed with the Commission the proposed modifications to the special permit application. He presented the Commission with new site plans with the modifications, a copy of the public health codes to demonstrate exemption from a B100a approval, and a letter from his associate Normand Thibeault, Jr. of KEA reviewing drainage details. Chairman Kevin Grindle opened the public portion of the hearing. Diane Gagnon from 82 Hartford Turnpike spoke in favor of the new facility. **Gary DeCesare moved to close the Public Hearing. Everett Hyde seconded and the motion passed unanimously.**
 - b. **Special Permit Application: Standard Restaurant at 258 Main Street. Applicant: James Saylor** – John Guskowski informed the Commission that the public hearing was advertised in the Willimantic Chronicle on June 14, 2018 and June 21, 2018. James Saylor asked that the public hearing be moved to the next meeting. Chairman Kevin Grindle noted that the Commission had received a revised site plan. **Gary DeCesare moved to continue the public hearing until the regular July 23, 2018 meeting. Everett Hyde seconded and the motion passed unanimously.**
 - c. **Special Permit Application: Auto Repair with Sales as Accessory use at 441 Providence Turnpike. Applicant: Michael Fowler** - John Guskowski informed the commission that the public hearing was advertised in the Willimantic Chronicle on June 14, 2018 and June 21, 2018. Michael Fowler presented the Commission with a map of existing conditions and the modifications that he is proposing. Michael Fowler confirmed for the record that no repairs will be done outside of the building, and that there will be no proposed land clearing in this application. Stanley Crawford asked about the proposed lighting. Michael Fowler stated for the record that there will no new lighting installed on the property. John Guskowski asked about the hours of operation for the property and the number of employees. Michael Fowler confirmed that the proposed facility will be open Monday-Friday, 9:00am to 7:00pm, Saturday 9:00am to 5:00pm and four employees will be onsite. Michael confirmed for the record that the sign will be the same size and in the exact same location. Chairperson Kevin Grindle opened the public portion of the hearing. John Rich, Stephen Donahue, Kathy Donahue and Diane Gagnon spoke in favor of the special application. **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 7:47 pm. Everett Hyde seconded and the motion passed unanimously.

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 7:47 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 Gloria Langer for Randy Thompson. Also, in attendance were alternate Stanley Crawford and staff John Guszkowski.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda** – None
4. **Approval of Minutes: May 29, 2018** – Everett Hyde moved to approve the May 29, 2018 minutes. Gary DeCesare seconded and the motion passed with the following vote:
 Yes: Gary DeCesare, Everett Hyde and Susan Hochstetter
 Abstain: Gloria Langer
5. **New Business**
 - a. **Subdivision Application – One Lot Re-Subdivision, Rogers Road (Receipt of Application)** – John Guszkowski informed the Commission that he had received an application for a one lot re-subdivision. Stephen Donahue asked a few questions of the Commission on what the next steps in the process are. John Guszkowski fielded all questions. **Everett Hyde moved to receive the application and to set the Public Hearing for July 23, 2018 meeting. Gary DeCesare seconded and the motion passed unanimously.**
6. **Old Business**
 - a. **Special Permit Application: Modification to Parking Layout at Event Facility, 39 Drain Street. Applicant: Stonehurst at Hampton Valley, LLC** – Everett Hyde moved to approve the Special Permit Application from Stonehurst at Hampton Valley, LLC. Gary DeCesare seconded and the motion passed unanimously.
 - b. **Special Permit Application: Standard Restaurant at 258 Main Street. Applicant: James Saylor** – Gloria Langer moved to table to the next meeting. Gary DeCesare seconded and the motion passed unanimously.
 - c. **Special Permit Application: Auto Repair with Sales as Accessory Use at 441 Providence Turnpike. Applicant: Michael Fowler** – The Commission discussed their concerns of the application. Gary DeCesare moved to approve the Special Permit Application for the Auto Repair with Sales as Accessory Use at 441 Providence Turnpike, with the following conditions that need to be met prior to receiving a Certificate of Occupancy: (1) A revised current use plan and proposed modification be submitted to scale, that shows the overflow parking is located away from the buffer area, and the grass parking area is depicted as a grass area or pervious gravel surface, (2) proof of notice to abutters and (3) for any changes to paved areas or lighting, the applicant will need to come back in front of the Commission. Gloria Langer seconded and the motion passed unanimously.
 - d. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation** – John Guszkowski provided the board with a proposed amendment to section 4.2.P, 4.2.P.1, and 4.2.P.2 of the Hampton Zoning Regulations. The Commission had a lengthy discussion about the proposed amendment. **Everett Hyde moved to set a Public Hearing for the Amendment change for July 23, 2018 meeting. Gloria Langer seconded and the motion passed with the following vote:**
 Yes: Gloria Langer, Gary DeCesare and Everett Hyde
 Opposed: Susan Hochstetter
 - e. **Village District Discussion – Zoning Outline and Public Outreach Discussion** - John Guszkowski presented the Commission with the Diana Donald Scholarship-Internship Program for Round III grant award letter. The Commission tasked the staff to interview candidates for the internship. Chairman Kevin Grindle and Susan Hochstetter volunteered to be part of the interview process.

- 7. Staff Report – John Guszkowski noted that ZEO John Valente had prepared a letter of zoning compliance and enforcement concerning signage, lighting, and landscaping at 396 Hartford Turnpike and delivered it in person on June 21 to Pankaj Patel. A copy of this letter will be distributed to the PZC members. John Guszkowski informed the Commission that Gloria Langer is the longest serving alternate on the Commission and she is willing to fill out Randy Thompson’s seat on the Commission. Everett Hyde moved to recommend to the First Selectman that Gloria Langer fill the open seat on the Commission. Gary DeCesare seconded and the motion passed with the following vote:
Yes: Gary DeCesare, Everett Hyde, and Susan Hochstetter
Abstain: Gloria**
- 8. Correspondence – John Guszkowski presented the Commission with an email from Kathy Thompson. Chairman Kevin Grindle read the email that was concerning the new gas station property at 396 Hartford Turnpike**
- 9. Adjournment – Everett Hyde moved to adjourn at 8:58 pm. Gary DeCesare seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
06-27-18