

**HAMPTON PLANNING AND ZONING COMMISSION  
HAMPTON TOWN HALL, 164 ROUTE 97  
MEETING ROOM  
MONDAY JULY 23, 2018  
7:00 PM  
PUBLIC HEARING & REGULAR MEETING**

**PUBLIC HEARING**

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:00pm.
2. **Roll Call/ Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, and Gloria Langer. Also, in attendance were alternates Stanley Crawford, Jamie Boss and staff John Guskowski.
3. **Public Hearing**
  - a. **Special Permit Application: Standard Restaurant at 258 Main Street. Applicant James Saylor** – Chairman Kevin Grindle informed the Commission that the public hearing was advertised in the Willimantic Chronicle on July 12, 2018 and July 19, 2018. John Guskowski informed the Commission that the applicant asked that the public hearing be extended. **Everett Hyde moved to extend the Public Hearing to the August 27, 2018 meeting. Gary DeCesare seconded and the motion passed unanimously.**
  - b. **Subdivision Applicant: 1 Lot Resubdivision on Rogers Road/South Brook Road. Applicant Steve & Kathy Donahue** – Chairman Kevin Grindle informed the Commission that the public hearing was advertised in the Willimantic Chronicle on July 12, 2018 and July 19, 2018. Steven Donahue provided the Commission with a copy of the letter sent to abutters, the receipts of certified mail to abutters and the inland wetlands permit. John Guskowski question whether the subdivision be traditional subdivision or conservation subdivision design. Steven Donahue noted that the subdivision would be a “family transfer” split, and John Guskowski stated that if this was verified by a notarized affidavit, the subdivision would not be subject to a conservation or open space set-aside. David Fowler from South Brook Road questioned the location of the property. **Gary DeCesare moved to close the Public Hearing. Everett Hyde seconded and the motion passed unanimously.**
  - c. **Zoning Amendment Application: New Application New Section 4.2.P “Ground Mounted Solar Arrays.” Applicant Hampton PZC** - Chairman Kevin Grindle informed the Commission that the public hearing was advertised in the Willimantic Chronicle on July 12, 2018 and July 19, 2018. Susan Hochstetter shared her concerns with the proposed zoning amendments and felt that the Public Hearing should be left open so that new wording could be developed for the zoning amendment. Kate Donnelly read a letter from the Hampton Green Energy Committee speaking to the proposed zoning amendments and their agreement with the amendments. Gary DeCesare noted several areas of concern based on proposed regulations in the Town of Brooklyn, including height, coverage, materials/finish, deconstruction requirement, screening, and glare. Kathy Donahue asked about the proposed amendments and if there is limits to the size of the solar panels. Roger Dion spoke to the Commission to the adjustability of ground mounted solar panels. **Everett Hyde moved to close the Public Hearing. Gloria Langer seconded and the motion failed with the following vote:**

**Yes: Gloria Langer and Everett Hyde**  
**No: Kevin Grindle, Gary DeCesare and Susan Hochstetter.**

**Gary DeCesare moved to continue the Public Hearing to the August 27, 2018 meeting. Susan Hochstetter seconded and the motion passed with the following vote:**

**Yes: Gary DeCesare, Susan Hochstetter, and Kevin Grindle**  
**No: Gloria Langer and Everett Hyde**
4. **Adjournment** – Gary DeCesare moved to adjourn the public hearing at 8:17 pm. Susan Hochstetter seconded the motion and it passed unanimously.

## REGULAR MEEING

1. **Called to Order** – Chairman Kevin Grindle called the public meeting to order at 8:17 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 were alternates Stanley Crawford, Jamie Boss and staff John Guskowski.
3. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** – Kathy Thompson spoke to the Commission about the gas station at 396 Hartford Turnpike. John Guskowski informed the Commission
4. **Approval of Minutes: May 29, 2018** – Everett Hyde moved to approve the **June 26, 2018 minutes. Gary DeCesare seconded and the motion passed unanimously.**
5. **New Business** - None
6. **Old Business**
  - a. **Special Permit Application: Standard Restaurant at 258 Main Street. Applicant: James Saylor** – Everett Hyde moved to table the **Special Permit Application to the next meeting. Gary DeCesare seconded and the motion passed unanimously.**
  - b. **Subdivision Application: 1 Lot Resubdivision on Rogers Road/South Brook Road. Applicant: Steven & Kathy Donahue** – Gary DeCesare moved to approve the subdivision as presented with the modification that a note be added to the final plan stating that the subdivision was intended to be subject to the family-transfer provisions of Connecticut General Statutes Section 8-25 and a notarized affidavit be provided stating the same prior to the Chairman’s endorsement of the final plans. Everett Hyde seconded and it passed unanimously.
  - c. **Zoning Amendment Application: New Section 4.2.P “Ground Mounted Solar Arrays.” Applicant: Hampton PZC** – Gary DeCesare moved to table the **Zoning Amendment Application to the next meeting. Everett Hyde seconded and the motion passed unanimously.**
  - d. **Village District Discussion – Zoning Outline and Public Outreach Discussion** – John Guskowski provided the board with the job description of the Planning and Community Development Intern and the places that the job was advertised.
7. **Staff Report** – John Guskowski read an email from John Valente concerning the violations at 396 Hartford Turnpike.
8. **Correspondence** – Chairman Kevin Grindle read a letter from Spectrum concerning improvements on their property on East Fisk Road and a letter from the Town of Canterbury concerning proposed amendments to their land use regulations.

**Adjournment** – Gary DeCesare moved to adjourn at 8:30 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
07-25-18