

**HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY AUGUST 26, 2019
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:02pm.
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 alternate Stanley Crawford and staff John Guskowski.
3. **Public Hearing**
 - a. **Modification to Special Permit, 441 Providence Turnpike. Applicant: Michael Fowler** - Chairman Kevin Grindle informed the Commission that the public notice was published in *The Willimantic Chronicle* on August 15, 2019 and August 22, 2019. Michael Fowler provided the Commission with a revised site plan showing the addition of a 20' x 100' area to display sheds on a gravel base with no utilities or paving anticipated. **Everett Hyde moved to close the public hearing for the modification of the Special Permit, 441 Providence Turnpike. Gary DeCesare seconded and the motion passed unanimously.**
 - b. **Modification to Special Permit, 119 Providence Turnpike, Applicant: Stonehurst at Hampton Valley, LLC** - Chairman Kevin Grindle read the public notice that was published in *The Willimantic Chronicle* on August 15, 2019 and August 22, 2019. Greg A. Glaude of Killingly Engineering Associates, on behalf of the applicant, provided the Commission with updated plans showing the proposed modifications to the special permit which included the addition of two buildings for guest rooms, a new machinery/equipment building and a second outside pavilion/reception area. He reviewed the modifications in detail with the Commission and provided a revised Statement of Use dated August 26, 2019. The construction of the second guest room building and parking realignment required approval from the Wetlands Commission, which was still pending. Additional items that were pending included approvals for the public water service and new septic systems. Chairman Grindle asked that the plans be revised to provide for additional stormwater treatment, and Gary DeCesare asked that the statement of use be updated to clarify that the guest rooms would be served by an on-site staff member. **Gary DeCesare moved to continue the public hearing to the September 23, 2019 regular scheduled meeting. Everett Hyde seconded and the motion passed unanimously.**
4. **Adjournment** – Gary DeCesare moved to adjourn the public hearing at 8:00 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.
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 alternate Stanley Crawford and staff John Guskowski.
3. **Additions to Agenda** - None
4. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** –First Selectmen Alan Cahill informed the Commission that there was a walk through on the property for the planned solar facility.
5. **Approval of Minutes: July 22, 2019** – Gary DeCesare moved to approve the July 22, 2019 minutes. Everett Hyde seconded and the motion passed unanimously.
6. **New Business** - None
7. **Old Business**

- a. **Modification to Special Permit, 441 Providence Turnpike. Applicant: Michael Fowler - Gary DeCesare** moved to approve the modification to the Special Permit, 441 Providence Turnpike, as presented, finding it harmonious with the goals of the Plan of Conversation and Development.
 - b. **Modification to Special Permit, 119 Providence Turnpike, Applicant: Stonehurst at Hampton Valley, LLC - Everett Hyde** moved to table to the September 23, 2019 meeting. Gary DeCesare seconded and the motion passed unanimously.
 - c. **PoCD Implementation - Low Impact Development** - Staff John Guskowski provided the Commission with Low-Impact Development regulations from Windham, New Hartford and Woodstock and reviewed the regulations with the Commission. The Commission will look into adding this to Section 6.4 of the Zoning Regulations and Article 10 of the Subdivision Regulations.
 - d. **Route 6 Business District** - Staff John Guskowski informed the Commission that the property owners of 436 Hartford Turnpike would be open to expanding the Business District to include this property.
8. **Staff Report** – Staff John Guskowski informed the Commission that staff is having a follow up meeting on September 3, 2019 with the property owner of 396 Hartford Turnpike concerning landscaping and parking at the location.
 9. **Correspondence** – Chairman Kevin Grindle shared the following correspondences with the Commission; phasing plan for the solar panel installation on Fisk Road, a referral from NECOGG, and a newsletter from Connecticut Federation of Planning and Zoning Commissions.

Adjournment – Everett Hyde moved to adjourn at 8:47 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
08/27/19