

**HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY AUGUST 27, 2018
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

PUBLIC HEARING

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:02pm.
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 alternates Stanley Crawford and staff John Guskowski.
3. **Public Hearing**
 - a. **Special Permit Application: Standard Restaurant at 258 Main Street. Applicant James Saylor (Continued from July 23, 2018)** – John Guskowski informed the Commission that the applicant did not request a continuance. **Everett Hyde moved to close the public hearing. Susan Hochstetter seconded and the motion passed unanimously.**
 - b. **Zoning Amendment Application: New Application New Section 4.2.P “Ground Mounted Solar Arrays.” Applicant Hampton PZC (Continued from July 23, 2018)** – Staff John Guskowski provided the Commission with the following proposed amendments to the Hampton Zoning Regulations;
Section 4.2.P Ground Mounted Solar Arrays
Ground-mounted solar energy panels are allowed as customary accessory structures per Section 6.21, but the placement of the array structures are regulated as such:
4.2.P.1 Placement of ground-mounted solar panels in the side or rear yard with setbacks and height restrictions per Section 4.1.A are allowed via staff-level Zoning Permit from Zoning Enforcement Officer.
4.2.P.2 Placement of ground mounted solar panels in the front yard with setbacks and height restrictions per Section 4.1.A are subject to a staff-level Zoning Permit from Town Planner. In addition to preparing a Site Plan in accordance with standards set forth in Section 6.19, will required to demonstrate that placement in the side or rear yard was sufficiently considered and deemed infeasible or undesirable.

The Commission discussed the lot coverage, height, size, materials/surface finish, removal, landscape/buffering, and glare of ground mounted solar panels. **Gary DeCesare moved to close the public hearing. Everett Hyde seconded and the motion passed unanimously.**
4. **Adjournment** – **Everett Hyde moved to adjourn the public hearing at 8:29 pm. Susan Hochstetter seconded the motion and it passed unanimously.**

REGULAR MEETING

1. **Called to Order** – Chairman Kevin Grindle called the public meeting to order at 8:30 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 and staff John Guskowski.
3. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** – Michael McCabe spoke to the Commission about lot coverage regulations and possible regulation amendment. Kathy Thompson spoke to the Commission about the gas station at 396 Hartford Turnpike. Maryellen Donnelly asked a question to the Commission concerning the current regulations.
4. **Approval of Minutes: July 23, 2018** – **Gloria Langer moved to approve the July 23, 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 deny the Special Permit Application: Standard Restaurant at 258 Main Street, without prejudice, because the application discrepancies addressed in the June 19, 2018 memo from staff was not addressed.**

Gary DeCesare seconded and the motion passed unanimously.

- b. Zoning Amendment Application: New Section 4.2.P “Ground Mounted Solar Arrays.” Applicant: Hampton PZC – Everett Hyde moved to approve the following proposed amendment to the Planning Zoning Regulations:**

Section 4.2.P Ground Mounted Solar Arrays

Ground-mounted solar energy panels are allowed as customary accessory structures per Section 6.21, but the placement of the array structures are regulated as such:

4.2.P.1 Placement of ground-mounted solar panels in the side or rear yard with setbacks and height restrictions per Section 4.1.A are allowed via staff-level Zoning Permit from Zoning Enforcement Officer.

4.2.P.2 Placement of ground mounted solar panels in the front yard with setbacks and height restrictions per Section 4.1.A are subject to a staff-level Zoning Permit from Town Planner. In addition to preparing a Site Plan in accordance with standards set forth in Section 6.19, will required to demonstrate that placement in the side or rear yard was sufficiently considered and deemed infeasible or undesirable.

4.2.P.3 Upon issuance of permit, the applicant shall be given the latest available information about maintenance and ultimate disposal or recycling of the equipment.

Gary DeCesare seconded and the motion passed unanimously.

- c. Village District Discussion – Candidates for Internship – John Guskowski provided the Commission with information on three candidates for this position that will be reviewed by the hiring committee and an update will be provided at the next meeting.**

- 7. Staff Report – John Guskowski provided the Commission with a report from John Valente concerning the violations at 396 Hartford Turnpike. The report included an email from Mickey Pankaj stating that the gas pump canopy roof and the lights facing down will be finished before the end of September. It also stated that the street sign and lights on top of the building becoming dark sky compliant and landscaping the island will be completed by the end of November. The Commission directed the zoning officer that a good faith effort be made by September 15, 2018 or the temporary Certificate of Occupancy should be revoked.**

- 8. Correspondence – Chairman Kevin Grindle informed the Commission that the only correspondence are newsletters and passed the newsletters around to the members.**

Adjournment – Gary DeCesare moved to adjourn at 9:16 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila

08-28-18