

**HAMPTON PLANNING AND ZONING COMMISSION  
HAMPTON TOWN HALL, 164 ROUTE 97  
MEETING ROOM  
MONDAY SEPTEMBER 23, 2019  
7:00 PM  
PUBLIC HEARING & REGULAR MEETING**

**PUBLIC HEARING**

1. **Call to Order** - Chairman Kevin Grindle called the public hearing to order at 7:01pm.
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, 119 Providence Turnpike, Applicant: Stonehurst at Hampton Valley, LLC (Continued from August 26)**- 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, a second outside pavilion/reception area and the proposed septic systems for the guest quarters. He provided the Commission with a letter from the Connecticut Department of Public Health along with two letters from the Northeast District Department of Health approving the proposed septic systems. He also noted that the proposed expansion of the public water system was still under review by the DPH, but the Commission has in the past allowed this pending review as a condition of approval. John Guskowski asked about the addition of a stormwater swale in the area of the proposed ceremony pavilion, which Greg Glaude stated could be added. **Gary DeCesare moved to close the public hearing on this application. Everett Hyde seconded and the motion passed unanimously.**
4. **Adjournment** – **Everett Hyde moved to adjourn the public hearing at 7:19 pm. Gary DeCesare 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** - There were no additions to the agenda.
4. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** – Kathy Thompson addressed the Commission concerning the landscaping at the gas station located at 396 Hartford Turnpike.
5. **Approval of Minutes: August 26, 2019 Meeting** – **Everett Hyde moved to approve the August 26, 2019 minutes. Gary DeCesare seconded and the motion passed unanimously.**
6. **New Business** - None
7. **Old Business**
  - a. **Modification to Special Permit, 119 Providence Turnpike, Applicant: Stonehurst at Hampton Valley, LLC** - **Gary DeCesare moved to approve modification to special permit, 119 Providence Turnpike, finding the proposal is harmonious with the Plan of Conservation and Development with the following conditions; (1) A letter of approval from the Department of Public Health for the expansion of the public water system be submitted prior to the issuance of a Certificate of Occupancy; (2) The proposed revised parking area in the eastern side of the property is not included in this approval; and (3) A storm water swale be added by the new outside ceremony area. Everett Hyde seconded and the motion passed unanimously.**

- b. PoCD Implementation - Low Impact Development** - Staff John Guskowski provided the Commission with a draft of possible changes to Section 6.4 of the current Zoning Regulations to include storm water management. Chairman Grindle led the Commission in reviewing the draft and discussed the proposed changes.
  - c. Route 6 Business District** - Nothing new to report
- 8. Staff Report** – Staff John Guskowski informed the Commission that staff met with the property owner of 396 Hartford Turnpike and his engineer concerning the landscaping on the property. Staff John Guskowski provided the Commission with the new plan that was proposed to add a large landscaped area that would also function as a snow shelf along the westerly property line. He also provided the Commission with a spreadsheet detailing the last three months of Building and Zoning Permit applications.
- 9. Correspondence** – None

**Adjournment** – Gary DeCesare moved to adjourn at 8:28 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
09/24/19