

**Planning and Zoning Commission
July 28, 2016
SPECIAL MEETING
Minutes**

Call to Order

The special meeting of the Hampton Planning and Zoning Commission came to order at 7:06pm, Kevin Grindle Chairman.

Roll Call

Members Present: Chairman Kevin Grindle, Ev Hyde, Randy Thompson, Sue Hochstetter, Gloria Langer (alternate)

Members Absent: Gary DeCesare, Ann Grenier (alternate), Wayne DeCarli (alternate)

Staff: Martha Fraenkel, Planner and Recording Secretary

Old Business

1. 2016 PLAN OF CONSERVATION & DEVELOPMENT – ONGOING REVIEW

Discussion ensued, focusing on Cultural and Historic Resources.

Economic development is tied to protection of cultural resources. Fraenkel supported the idea that the planner would reach out to many town commissions and boards to help implement the new POCD. That is, the planner will be the driver of many of the goals and action items in the POCD.

She reported that she has updated most of the POCD sections. Agriculture remains and Business needs further review.

Members considered measures that will serve to protect, promote and enhance cultural and historic resources. Fraenkel recommended event facilities as a possible reuse of old farms we are trying to preserve. Grindle reported on the use of village district zoning in Lebanon, and Fraenkel mentioned the Brooklyn Village District. These zones have a design review board to review the proposed development, which provides strict design control.

Langer expressed support for action item #6, adoption of a scenic road ordinance. Hochstetter said she had made a presentation to the BOS about scenic road designation for town roads. A state application for scenic road designation of Route 97 between 44 and Route 6 was prepared but not finalized and submitted. Hochstetter explained the impact of a Town road ordinance, which could modify drainage installations, road trees, and other road improvements. Thompson said that scenic road designation can increase property values. Hochstetter's spoke further a local ordinance, with Kenyon Road in mind. She said that a state application to CT DOT is a major undertaking; this could be a task for the new planner.

Hochstetter said she supports continued consideration of the Clark's Corners and Hemlock Glen areas as nominees for the National Register Historic Districts (National Park Service).

Discussion followed on home businesses for reuse of historic buildings.

Preservation and conservation of the village landscape was discussed, with the possibility of creating a village district zone and associated parking, sidewalk and lighting.

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Hochstetter noted that the 1977 Plan of Conservation and Development contains a list of historic resources, views and vistas that is still useful and could be updated.

A cultural resource map and inventory, including historic features and views and vistas, should be created and updated with routine review and updates. This will be an action item.

Langer said that we want to be more proactive in getting a community dialogue about reuse without damaging the community's values.

Two additional special meetings were scheduled for August 11 and August 18, with appointment of the new ZEO on 8 /11/16.

The meeting was adjourned at 9PM.

Respectfully submitted,

Martha Fraenkel
Acting Recording Secretary