

**Planning and Zoning Commission
Regular Meeting Minutes
November 24, 2014
Page 1 of 2**

Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:03 pm.

Roll Call

Regular Members Present: Grindle, Thompson, DeCesare, and Hochstetter.

Alternates Langer and DeCarli also present, but not seated.

Audience for Citizens

1. Kathy Thompson - Signs. Kathy Thompson gave information on combating speed on Rt 97/ Main St including a proposal for signs that indicate entering a village area to help reduce speed. Planning and Zoning Commission members indicated they would like updates, and signs would need to be permitted after being presented to the Commission. Location of signs to be decided at a later date.

Additions to the Agenda

Added to New Business #2: Meeting Schedule for 2015

Added to New Business #3 Discussion Regarding NECCOG

Approval of Minutes

MOTION: Hyde/ Hochstetter moved/ seconded to approve the minutes of the October 27, 2014 meeting with the correction of removing Langer from Roll Call. All in favor; motion passed.

Old Business

1. Application for Site Plan Modification - Town of Hampton - proposal to construct additional parking at rear of Town Hall.

Discussed before "New Business".

First Selectman Cahill presented plans for Commission to review. Solar panels are off the roof of the town hall now and will be sited behind the town hall. The new steel roof installation should be starting within the next 7-10 days. The public works department put millings down around the accessibility ramp on the side of the town hall to extend the driveway, also found a sink hole and fixed drainage pipe.

The remainder of the parking lot plan will be postponed until spring.

Chair Grindle stated that he would like to see all proposed parking additions to be added to the plan in addition to the pedestrian access walk way, making the parking lot compliant (priority), pavilion- specific location TBD, access to pavilion by foot or vehicle, and slope access of the driveway plotted.

The discussion will be tabled until further notice; Board of Selectmen will come back with a site plan modification application.

**Planning and Zoning Commission
Regular Meeting Minutes
November 24, 2014
Page 2 of 2**

2. Zoning Regulations: Review of nonresidential Uses in the residential zone.
Commission discussed property uses that are assigned to RA zone but are currently allowed only on Rt 6; will review further at next meeting.

New Business

1. Discussion - Freiman property - Fisk Road
The parcel is for sale and it is in the business zone; about 100 acres.
2. Meeting Schedule for 2015
MOTION: DeCesare/ Hochstetter moved/ seconded to schedule Planning and Zoning Commission meetings at 7PM on the fourth Monday of each month with the exception of December's meeting on December 14, 2015. All in favor; motion passed.
3. Discussion Regarding NECCOG
Done during "Communications"

Staff Report

- Application for home business for Affordable Tree may need to come before the Commission
- Mr. Tobin of N. Brook has inquired about potential use for his .25 acre lot

Communications

1. Conservation Commission report
Looking into grant money available for conservation
2. CT Federation of P&Zs Fall 2014
Distributed
3. NECCOG
Land Use/ GIS: will have special meeting with NECCOG prior to their regular meeting and invite other Commission that might want to join

Adjournment

Meeting adjourned at 9:09 PM.

Respectfully Submitted,
Liz Stillman
Recording Secretary