

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY SEPTEMBER 25, 2017
7:00 PM
PUBLIC HEARING & MEETING MINUTES**

PUBLIC HEARING

1. **Call to Order** – Chairman Kevin Grindle called the public hearing to order at 7:02 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde, and Randy Thompson. Also in attendance were alternates Gloria Langer, Wayne DeCarli and Stanley Crawford and Staff John Guskowski.
3. **Public Hearing**
 - a. **Subdivision Application – One Lot Resubdivision of Property of Donahue, 87 Windham Road, Map 3-13, Block 29, Lot 35** – John Donahue addressed the Commission on the plan to resubdivide the property at 87 Windham Road. John Guskowski informed the Commission that all items in the memo to the Commission had been met and entered the recently-submitted supporting documentation into the file. Dusty Donahue spoke in favor of the resubdivision. **Susan Hochstetter moved to close the public hearing on the subdivision application –one lot resubdivison of Property of Donahue, 87 Windham Road, Map 3-13, Block 29, Lot 35. Everett Hyde seconded the motion and it passed unanimously.**
 - b. **Special Permit Application – Signage and Canopy plan for Gas Station at 396 Hartford Turnpike: Mickey Pankaj, LLC** – Norman Manchester spoke to the Commission on the the different level of branding required by Shell. The Commission inquired as to the different marketability of the different levels of branding. **Everett Hyde moved to close the Special Permit Application – Signage and Canopy plan for Gas Station at 396 Hartford Turnpike: Mickey Pankaj, LLC. Gary DeCesare seconded the motion and it passed unanimously.**
4. **Adjournment** – Chairman Kevin Grindle closed the Public Hearing portion of the meeting at 7:22 pm.

MEETING AGENDA

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 7:22 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde, and Randy Thompson. Also in attendance were alternates Gloria Langer, Wayne DeCarli and Stanley Crawford and Staff John Guskowski.
3. **Audience for Citizens:** *Citizens may address the Commission on items not otherwise on the Agenda* – None
4. **Approval of Minutes: August 28, 2017** – Gary DeCesare moved to approve the August 28, 2017 minutes. Everett Hyde seconded and the motion passed unanimously.
5. **New Business**
 - a. **Zoning Amendment Application: Addition of Section 5.1.c.2 and 6.22.Q “Event Facilities” Applicant: Stonehurst at Hampton Valley, LLC (Receipt of Application)** – John Guskowski informed the Commission that the application was complete. **Everett Hyde moved to have a Public Hearing on October 23, 2017 for the Zoning Amendment Application: Addition of Section 5.1c.2 and 6.22Q “Event Facilities Application: Stonehurst at Hampton Valley, LLC. Gary DeCesare seconded the motion and it passed unanimously.**
6. **Old Business**
 - a. **Subdivision Application – One Lot Resubdivision of Property of Donahue, 87 Windham Road, Map 3-13, Block 29, Lot 35** – Everett Hyde moved to approve the subdivision application – one lot resubdivision of Property of Donahue, 87 Windham Road, Map 3-13, Block 29, Lot 35 including waivers on section 7.3.2 seal of Professional Engineer, section 7.4.b seal of Professional Engineer, section 7.5.p existing topographic contours, section 7.7 erosion & sedimentation control plans, section 7.8.1 no proposed improvements for cost estimation, section 9.0, driveways, and section 10.0, stormwater drainage. Gary DeCesare seconded the motion and it passed unanimously.

- b. **Special Permit Application – Signage and Canopy plan for Gas Station at 396 Hartford Turnpike: Mickey Pankaj, LLC – Everett Hyde moved to deny the special permit application – canopy plan for the Gas Station at 396 Hartford Turnpike stating that there was no compelling reason to allow the change, it would not materially affect the commercial viability of the use, and was not consistent with the Town’s Plan of Conservation and Development. Gary DeCesare seconded the motion and it passed unanimously.**
 - c. **Village District Discussion – Statement of Purpose –** John Guskowski provided the Commission with a draft Statement of Purpose. The Commission had a lengthy discussion on the topic and tasked John with compiling regulatory examples and a proposed map of the village district at the next meeting.
 - d. **Zoning Research Discussion – Ground-mounted solar panels –** John Guskowski reported to the Commission that based upon the research performed by members there appeared to be no consensus regarding the regulations of ground mounted solar panels. The Commission discussed how they should proceed and tasked John with preparing a draft regulation for discussion at the next meeting. This regulation will include provisions for ground mounted solar panels to be constructed as-of-right in the side and rear yards of all properties and will require a special permit application for installations proposed within a property’s front yard.
 - e. **Plan of Conservation & Development – Implementation Priorities –** Tabled at this time.
7. **Staff Report** - John Guskowski informed the Commission that at the request of the Commission and Board of Selectman, Route 6 property owners within and adjacent to the business zone will be at the October 2, 2017 Selectman’s meeting to discuss improvement and development opportunities to their properties. John informed the Commission that there is no report from John Valente.
8. **Correspondence –** None
9. **Adjournment –** Everett Hyde moved to adjourn at 9:08 pm. Randy Thompson seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
9-26-17