

HAMPTON PLANNING & ZONING COMMISSION
Monday, July 23, 2012 7:30PM
Hampton Town Hall 164 Route 97

Call to Order

Chair Grindle called the Planning and Zoning Commission regular meeting to order at 7:35pm.

Roll Call/ Seating of Alternate Members

Members Present: Grindle, Hyde, Decesare, alternates Hochstetter, Thompson
Members Absent: DeCarli and Langer

Additions to the Agenda

Draft State Plan of Conservation and Development was added under Old Business #2.

Audience for Citizens

First Selectman Cahill stated that the Board of Selectmen had voted to support to move the Farmers' Market from the Chapel Greenhouse on Rt 6 to the property between the Town Hall and Community Center and asked for input from Planning and Zoning.

Addition to the Agenda

Grindle added this to the agenda under New Business #1.

Approval of Minutes

MOTION: Hochstetter, Hyde seconded the motion to approve minutes from the June 25, 2012 meeting as written. All in favor; motion passed with one abstention (Hyde).

Chair Grindle moved New Business before Old Business on the agenda.

New Business

1. Proposed new location of the Hampton Farmers' Market

First Selectman Cahill described the proposal and stated why the request was being made.

Grindle stated that this would be a simple site plan approval (public hearing not necessary), with conceptual ideas for set up, parking with the major concerns being safety and parking and that the site plan should indicate the location of dedicated vendor/ sale spaces, parking spaces.

Signage would still be permitted through PZC approval; existing signs could be revised with new physical location of the market. New signs could be up to 16 square feet.

Commission members gave their input and concerns, but were supportive of the proposal.

Old Business

1. Revisions to zoning regulations – Business zone, wind turbines

Hebron's zoning map was included in the packet the Commission received; tonight PZC looked at Canterbury, Bolton and Brooklyn's plans as well and discussed details of those towns' plans.

Management of solid and hazardous waste could be added to zoning regulations in the next revision.

Chair Grindle charged the Commission to come with thoughts about uses permitted currently and other uses the Commission would like to either encourage or discourage and possible revisions to the business zone limits including performance standards, and then the approval process.

2. Draft State Plan of Conservation and Development

Designated growth area for mixed uses is shown at the village, but historically the PZC has not wanted such area to coincide with the Hampton village area and has gone on record with OPM opposing that. Potential issue arises if Town is trying to get monies from the state in grant form; proposed project has to comply with the state plan unless the activity is exempt or an exception is sought.

August 29th there is a public hearing on the draft State POCD in Windham.

At August meeting, Commission members should be prepared with their thoughts regarding this draft State Plan of Conservation and Development.

Zoning Official report

Fraenkel reported on a dispute on Calvin Burnham regarding farm animals, mostly an odor problem. In addition, new farm buildings were not permitted.

Communications

1. WINCOG Report

Last meeting was cancelled

2. CT Federation PZCs quarterly newsletter Summer 2012

Was included in the Commission members' pack.

Adjournment

Next meeting will be August 13, 2012 at 7:30pm.

MOTION: Hyde/DeCesare moved /seconded to adjourn. Meeting was adjourned at 9:00pm.

Respectfully submitted,

Elizabeth Stillman, Recording Clerk