

Planning and Zoning Commission
Regular Meeting Minutes
August 25, 2014
Page 1 of 2

Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:00 pm.

Roll Call

Regular Members Present: Grindle, Thompson, DeCesare, Hyde, and Langer.

Alternate Hochstetter also present, but not seated.

Audience for Citizens

Hyde brought up the CL&P line project, regarding watercourse disruption/ change. First Selectman Cahill stated that after the line project construction is done, the gravel brought in, should be brought out and the land should be returned to its previous state (aside from the addition of transmission lines).

Additions to the Agenda

Added "Discussion of Solar Panel Relocation at Town Hall" to Old Business #2

Approval of Minutes

MOTION: Hyde/ DeCesare moved/ seconded to approve the minutes of the July 28, 2014 meeting as written. All in favor; motion passed.

Old Business

1. Site Plan Preapplication - for expansion of parking area at Hampton Town Hall. Town of Hampton, applicant.
First Selectman Cahill stated that a contract had been signed with Jacobson Engineering for start survey work to have engineered drawing for the next meeting.

2. Discussion of Solar Panel Relocation at Town Hall
Shippee Solar contract has been signed, as they had the low bid to remove solar panels from the roof and install in the field below the tennis courts. Public Works department to do site work.
Grindle asked that solar installation be included in the engineered drawing of the town hall property from Jacobson.

New Business

1. Site Plan application - modification of exterior and interior lighting for energy efficiency at the Hampton Elementary School, Route 97. Town of Hampton, applicant.
Hyde spoke on behalf of the Green Energy Committee explaining the project.
The Board of Finance has approved the transfer of funds for the project.
Hyde made a motion to approve the change, but the motion was not seconded.
Discussion continued regarding dark sky compliance.

Planning and Zoning Commission
Regular Meeting Minutes
August 25, 2014
Page 2 of 2

Before fixtures are installed, a letter needs to be delivered to Fraenkel with more technical information regarding lumens throughout the entire parcel of land, and at property lines and that the plan complies with Hampton Zoning Regulations.

MOTION: Hyde/ Thompson moved/ seconded to approve the modification of exterior and interior lighting for energy efficiency as proposed at the Hampton Elementary School, pending a letter including more technical data regarding lumens delivered to Martha Fraenkel. All in favor; motion passed.

Staff Report

1. Overlay zones.

Fraenkel talked about the legality of certain regulations for the RA 80 zone regarding uniformity of applicability to property in zone, potential options for modification to conform more closely to the uniformity requirement, including: overlay zones for the business zone that would elaborate on specific enhancements to the zone's regulations, or adding a qualification with demanding standards that would likely require a traffic study, or create a new Route 6 development zone. Commission to consider those options for next meeting.

Communications

1. NECOG/WINCOG report - none
2. Conservation Commission report
Special Town Meeting on to vote on purchasing the development rights to the Campion farm will be scheduled in September.
3. CT Conference of Municipalities Convention 10/21/14
Fraenkel has more information available in her office.

Adjournment

MOTION: DeCesare/ Hyde moved/ seconded to adjourn the meeting. All in favor; motion passed.
Meeting was adjourned at 8:01P.M.

Respectfully Submitted,
Liz Stillman
Recording Secretary