

**Planning and Zoning Commission
Regular Meeting
March 18, 2013**

Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:36pm.

Roll Call

Grindle, Langer, DeCesare, Hyde, and Thompson. Alternates present: Hochstetter - not seated.

Additions to the Agenda

-Under New Business – Municipal Campus Master Plan presented by Board of Selectmen
-Under Communications #4 – discussion regarding Federal Association of Planning and Zoning Commissions regarding immunity for board members

Audience for Citizens

Gay Wagner asked if people could speak on topics as they came up, and Chair Grindle agreed.

Approval of Minutes

MOTION: Hyde/ DeCesare moved/ seconded to approve the minutes of the February 25, 2013 minutes as written. All in favor; motion passed.

New Business

1. Preliminary Discussion of Municipal Campus Master Plan

Chair Grindle asked that discussion focus on the larger design plan at this time, and discuss finer details at a later date.

Selectman Mike Chapel explained that Tom Gaines had hired a company to design a Town Hall campus plan, which was presented on March 14, 2013 to the Board of Selectmen. The selectmen requested feedback from the community before going back to the designer.

The question was raised how this plan works in to the Town of Hampton's Plan of Conservation and Development, and to evaluate what is good and what isn't about this design and how it fits the Town of Hampton.

Selectman Bob Grindle stated that there hasn't been a Board of Selectmen meeting about this plan yet, but that it was a good place to spark discussion, rather than a blank slate.

Planning and Zoning members gave their initial reaction, having seen the plan for the first time, with a general consensus that the process for which the company was hired and direction they were given was not ideal. As the Town had just approved the purchase of a considerable plot of land contiguous to the designed area, that (new) land should be incorporated into a master plan as well.

Discussion followed regarding placement of individual features, such as the playscape that is about ready for installation and the safety of the placement so close to the ball field/ road. Gay Wagner expressed concern that this would perhaps delay the installation of the playscape (aiming for mid-May). It was suggested that the Town take over the management of the project from Mr. Gaines.

The ball field is not regulation for Little League, and either moving or expanding the field could create opportunities for greater use and participation.

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Hochstetter suggested that the plan should embrace the Scenic Route 97, scenic views, and historic register of places while doing a whole plan for the whole campus (including the lot behind the town hall to be purchased).

Discussion continued regarding phases of the plan, and the length of time that could be taken to complete such a plan, with playscape installation being part of Phase 1.

Martha Fraenkel stated that an CT General Statutes section 8-24 application would be required for this plan because it is such a significant change.

A committee consisting of various members of town (including someone from the Historical Society) could be established, as the Town has a responsibility to protect the historical and cultural resources and rural landscape (POCD 6.3.0).

It was decided that specific recommendations should come from the Recreation Commission or Board of Selectmen, not the Planning and Zoning Commission at this time, and the Planning and Zoning Commission expressed thanks to the Selectmen for explaining the plan and to Tom Gaines for hiring the company that provided this starting point.

Old Business

1. Discussion- revisions to zoning regulations, with focus on Business Zone and miscellaneous related regulations.

A Special Meeting was scheduled for Thursday, April 4, 2013 at 7PM to discuss these topics.

Staff Report – Fraenkel stated that open space mapping is not comprehensive and suggested putting a request out in newsletters requesting information from Hampton residents about conservation easements, and to develop a process to keep the information up to date.

Communications

1. WINCOG Report – meeting was cancelled due to lack of business
2. Conservation Commission Report – expected reimbursement from the State for the recent land purchase is in 8-10 months (\$101,000)
3. Correspondence CT Siting Council re: modification of facility at 185 Fisk Rd Cingular Wireless – council gave notice, but it is a simple modification
4. Federal Association of Planning and Zoning Commission Discussion- Hyde will be making copies and distributing handouts for Commission members regarding immunity for board and commission members

A Special Meeting is scheduled for Thursday, April 4, 2013 at 7PM.

Adjournment

Meeting was adjourned at 9:09 P.M.

Respectfully Submitted,

Liz Stillman, Recording Secretary