

**Town of Hampton, Connecticut
Planning and Zoning Commission
Special Meeting
April 4, 2013**

Call to Order

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

Roll Call

Grindle, Langer, DeCesare, Hyde, Thompson, Hochstetter, DeCarli (alt). All regular members were present.

Old Business

1. Discussion: zoning regulations revisions.

Grindle led members in review of draft regulations for the Business zone revised to 3/14/13.

Members discussed specification of the appropriate professionals to be required for preparation of site plans, including engineer, architect, landscape architect, and surveyor . Grindle remarked that if a landscape architect is not required, one will not likely be used since this would be seen as an unnecessary expense. The merits of regulatory requirements for the utilization of services by specific professionals was debated, with a range of opinions expressed. Members discussed the consideration of aesthetics in site plan preparation, with agreement that an engineer's training does not include aesthetics. Hyde disputed the need for a regulatory mandate for site plan preparation by professionals. It was suggested that requirements for use of professionals could be made waivable.

Discussion ensued on the existing regulation Section 52.2.B.12 that allows "Any use permitted in RA-80 Zone" to be authorized in the Business Zone. Consensus was that this very broad, permissive regulation should be eliminated in the proposed regulations.

Extensive discussion focused on whether residential uses should be allowed in the Business Zone. Existing regulations would allow residences, since any use permitted in RA-80 is allowed. Members discussed authorization of single family dwellings and of dwelling units that would be accessory to a primary business use, with size limits. Members expressed concerns about the use of what little Business zoned property there is for residential purposes. Some criticized the concept of mixing business and residential uses. Members ultimately agreed to limit the revised draft regulations for the Business Zone to non-residential uses, only.

It was also agreed that farm animals, which are currently allowed under "Any use permitted in RA-80 Zone" would be undesirable in a Business Zone.

At the next Commission meeting, bulk requirements and performance standards will be considered.

Adjournment

The special meeting was adjourned at around 8:35 P.M.

Respectfully Submitted,

Martha Fraenkel, Acting Recording Clerk