

MINUTES
Hampton Planning and Zoning Commission
Public Hearing & Regular Meeting
September 28, 2015
Page 1 of 2

Public Hearing

1. Application for a home business at 20 Parsonage Road, property of Estate of Charlotte Rowe/James Oefinger for a tree service business in the RA-80 Zone (continued from 8/27/15).

Chair Grindle called the Public Hearing to order at 7:03 pm. The Commission was informed that Mr. Oefinger would not be present at the hearing and that he has requested an extension on his application. Grindle announced to the Commission that Mr. Oefinger was contacted by ZEO Martha Fraenkel via memo on September 17th with minutes from the August 24th Public Hearing attached, along with maps for his use. Fraenkel also indicated in the memo that large-scale maps were available for Mr. Oefinger to pick up at the town hall.

Chair Grindle announced that the Commission would take public testimony but no action would be taken on this date and that the application would be extended until the regular October meeting date. Audience member Susan Crawford of Cedar Swamp Road expressed concerns about a crane truck belonging to Mr. Oefinger that has been parked at a residence on Cedar Swamp Road. She noted that the vehicle has out of state plates. Audience member Perry Matchinis of Cedar Swamp Road echoed Ms. Crawford's concerns regarding the crane truck and voiced that the overall aesthetic of the neighborhood was becoming compromised due to many yards filled with unregistered cars and large work vehicles. He is also concerned about the consequences for those who do not follow the Zoning Regulations. The Commission and Mr. Matchinis agreed that his comments regarding the overall neighborhood and enforcement of the Regulations were more suited to the audience for citizens portion of the regular meeting and that they could be further addressed at that time. First Selectman Cahill spoke in favor of Mr. Oefinger's character and intentions, stating that he has done volunteer and reduced-price work for the town in the past.

Chair Grindle closed the Public Hearing at 7:31 pm.

REGULAR MEETING

Call to Order

Chair Kevin Grindle called the regular meeting to order at 7:32 pm.

Roll Call

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Everett Hyde, and Randy Thompson. Also present were Alternate Gloria Langer and Staff Member Martha Fraenkel.

Additions to Agenda

None.

Audience for Citizens

The Commission further discussed Mr. Matchinis' earlier concerns regarding amount of vehicles allowed on property in view of the road and the absence of consequences for non-compliance with Regulations.

MINUTES
Hampton Planning and Zoning Commission
Public Hearing & Regular Meeting
September 28, 2015
Page 2 of 2

Approval of Minutes

Hyde moved and Hochstetter seconded a motion to approve the minutes of 8/24/15. Hyde abstained. All other in favor; motion carried unanimously.

Old Business

1. Town Hall Site Plan – proposed design for parking lot development

Selectmen Cahill and Chapel submitted the proposed plan for the parking lot modification and answered questions regarding the plan. Hochstetter moved and Hyde seconded a motion to approve the parking lot modification plan, conditional upon the selectmen submitting a detailed construction sequence and scope of services to ZEO Fraenkel and Grindle. The construction sequence may either be phased or not, but must include locations of erosion and sediment control in compliance with the *DEP 2002 Erosion/Sediment Control Manual* and details for modular blocks, walls, and pavers. All in favor; motion carried unanimously.

2. 2016 Plan of Conservation & Development

Fraenkel showed a sample of the post card and reported that it would be mailed in the next week or so. The Commission requested extra copies of the post card so that they can be distributed by hand. Fraenkel distributed a copy of the state requirements for Plans of Conservation and Development. The Commission will review for its next meeting. With a goal of having a plan to distribute by September of 2016, the Commission decided to add one section of the plan to the regular monthly meeting per month and to also add an additional monthly meeting on the second Thursday. The Commission will also work on a list of guests to invite to the extra meetings. Thursday, October 8th will be the first extra meeting.

New Business

1. Application for a home business at 20 Parsonage Road, property of Estate of Charlotte Rowe/James Oefinger, for a tree service business in the RA-80 Zone.

Tabled until next month.

Staff Report

Fraenkel distributed a document listing neighboring town's home business regulations.

Communications

None.

Adjournment

Hyde moved and Hochstetter seconded a motion to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Valerie Imre
Recording Secretary