

**Planning and Zoning Commission**  
**July 14, 2016**  
**SPECIAL MEETING**  
**Minutes**

**Call to Order - Regular Meeting**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:06p.m.

**Roll Call**

Present: Chair Kevin Grindle, Gloria Langer, Gary DeCesare, Sue Hochstetter, Ev Hyde, and Randy Thompson  
Absent: Ann Grenier.

**Old Business**

**1. 2016 PLAN OF CONSERVATION & DEVELOPMENT – ONGOING REVIEW**

Discussion ensued regarding the draft Plan, focusing on the currently drafted Energy Section.

Hyde stated that the Green Energy Committee can review the draft Energy Section before finalizing. Solar access should be considered in land development and regulations should support.

Provisions in the current zoning and subdivision regulations should be evaluated for revisions. The Regulations should be written to adapt to support new and evolving technology and to encourage the utilization of technological advances. Ashford's regulations have been updated and may contain some guidance.

Discussion ensued on the impact of solar panels, especially ground mounted, and specifically in the village, where lots are narrow and protection of the historic landscape is particularly important. Members considered the visual impact of energy production technology. Commission should consider adjustment to setbacks to property lines, buffers to neighbors and road, and the use of site plan review instead of issuance of a zoning permit by staff. This will be a topic for regulations revisions once work is done on the POCD.

Grindle noted that many it is difficult to apply regulations at the time of development (at staff level).

Members commenced discussion of abandoned roads and their potential for future use for non-motorized vehicles and walkers for transportation. Hampton's Public Improvement Standards should give consideration to energy demands. Grindle said 22 feet is the usual roadway standard width.

Fraenkel mentioned that the Small Cities program can fund insulation and weatherization improvements.

It was recommended that #3 and #4 in Goals and # 5 in Actions in the draft should be moved to the TRANSPORTATION Section.

It was also recommended that reuse of existing structures is added to the CULTURAL RESOURCES Section.

For the next meeting on 7/28/16, Commission will review the CULTURAL RESOURCES Section.

The meeting was adjourned at 8:55PM.

Respectfully submitted,

Martha Fraenkel

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Acting Recording Secretary