

HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
MAY 24, 2010

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:32 p.m.

Roll Call:

Members Present: Chairman Kevin Grindle, Robert Burgoyne, Gary DeCesare, Wayne DeCarli and Alternates Randy Thompson and Everett Hyde

Members Absent: Gloria Langer

Staff Present: Martha Fraenkel, Zoning Official, Acting Recording Clerk

Seating of Alternates:

Alternate Thompson was appointed to act in Langer's place.

Additions to Agenda:

None.

Audience for Citizens:

None.

Approval of Minutes:

Burgoyne moved to approved the minutes of 4 26 10 as presented. Decesare seconded the motion. Motion was unanimously approved except DeCarli abstained

Burgoyne moved to approve the minutes of 5 13 10 as presented. Hyde seconded the motion. Motion was unanimously approved except DeCesare abstained.

Old Business

With no objection Chairman Grindle moved New Business to next item considered and Old Business to the end of the agenda.

New Business

1. Preapplication proposed home business in existing barn of Mark Ayotte, Old Town Pound Road.

Mark Ayotte described his proposal to open an antiques, local crafts and collectables business in his existing barn adjacent to the residential property of Naomi Ayotte, who would be the operator. There would probably not be any other employees. There will be no changes to the building or surrounding landscape. There is one residence within 500 feet. Neighbor Sean McClintock provided a letter saying he supports the application. Deliveries would be 1-2 per month. The business would be open about 6 hours from 10-4 for 4-5 days/week. The antiques business was previously located at the general store. They would like to also sell some locally made products such as soap and honey. All sale items would be stored inside and occupy 1080 s.f. of the building; the remainder of the building would be used for personal storage. A small wooden sign would be posted without illumination.

Grindle said that currently there is no residence on the subject property and this is a hurdle to the application. Burgoyne commented that there has to be a home before there can be a home business. He said he was concerned that the business could turn into a different type of retail or other commercial enterprise.

Ayotte said he could not accurately project when he would move into a residence on his own property.

Members discussed possible routes to allowing this business, such as a regulations change or authorization from the zoning board of appeals.

Grindle reminded the Ayottes that a home is required for a home business.

Fraenkel said that, at this time, the regulations would not allow retail antiques business in the RA80 Zone if there is no residence established. Grindle said that use of a lease may be a way of satisfying the requirements for a residence on the premises.

Naomi Ayotte will meet with the zoning official to explore the options.

Communications

WINCOG report. Hyde reported they discussed the new Chaplin POCD. Chaplin may develop a commercial node at the package store at Lynch Road. No development is proposed on Route 6 east of 198. He noted that there was discussion of professional responsibilities for site plan preparation as well as an active application on dog training.

Zoning Official

Fraenkel reported that there was no final word on cost of the new town zoning map from WINCOG. The enforcement problem of Alan Soucy on Sarah Pearl Road is apparently resolved due to the fire and removal of all waste on the site, including the shingles.

Adjournment

The meeting was adjourned at 9:03 PM.

Respectfully submitted,

Martha Fraenkel
Acting Planning and Zoning Commission Clerk