

**Hampton Planning and Zoning Commission  
Monday, June 25, 2012 7:30pm  
Hampton Town Hall – 164 Route 97**

Chair Grindle called the Planning and Zoning Commission Regular Meeting to order at 7:37pm.

**Roll Call/ Seating of Alternate Members**

Chair Grindle, Gary DeCesare, Gloria Langer, with Alternates Randy Thompson and Sue Hochstetter seated for Hyde and DeCarli

**Absent:** Hyde, DeCarli

**Additions to the Agenda** - None

**Audience for Citizens** - None

**Approval of Minutes**

**MOTION:** DeCesare/ Thompson moved /seconded a motion to accept the minutes of the May 29, 2012 Planning and Zoning Commission meeting as written with the following corrections:

1. Change first paragraph on page 2 to read: The Planning and Zoning Commission agreed that this was a traditional subdivision, *finding that a conservation subdivision would not better achieve the goals identified in Section 3.1.*

2. On page 3 item #11 delete repeated “storm water”

All in favor with one abstention (Langer); motion passed.

**Old Business**

**1. Driveway plan, Cornell subdivision, Lewis Road**

Fraenkel gave an update on the plan since the last meeting, noting that the plan had just come back in and was still short on detail.

- What the plan proposes to do: Cross slope the driveway with a rip rap plunge pool, water percolates into the ground and not continue into the road
- Problems with the design- plunge pools don't usually work well because they need to be maintained, no swale on the side of the road if the plunge pool fails.
- Could do an easement across the street, run the storm water under the street
- ZEO will require an engineer certification to state the driveway was built to plan, so the plan has to be right.
- 90 degree angle where driveway intersects road is standard for optimal line of sight.

PZC members reviewed the plan and discussed the details that they would like clarified, and the plan for requesting that information in a revised driveway plan from the applicants. Chair Grindle will work with Fraenkel to produce a list of requested action points and contact the applicant and engineer.

**New Business**

**1. Revisions to zoning regulations – Business zone, wind turbines**

Current regulations leave the town open if an application came in for a business.

Chair Grindle stated he would like the commission to work on it this summer, and maybe commence some special meetings in the fall. Fraenkel is going to get town regulations from 4-5 other towns for research and comparison.

**Zoning Official report**

1. ZBA meeting coming up.
2. Enforcement cases pending.
3. Q&A Session at EastCONN tomorrow, explaining new map, and guidelines for the map are online “village development area”.
4. A color printer is needed to reproduce available resource information.

**Communications**

**1. WINCOG Report**

Referrals from last month- Bolton revised substantial amount of their regulations to essentially let the applicant propose what they'd like to do and regulations get crafted based on what would best suit that applicant.

**2. Correspondence to Conservation Commission from WINCOG – build out analysis**

- Chair Grindle read a letter from WINCOG suggesting their assistance in production of a build out analysis for about \$2000.
- Thompson described what it really entailed- essentially a “worst case scenario”
- Grindle explained why this would benefit Hampton (open space and conservation planning)
- First Selectman Allan Cahill stated that Pomfret said they used theirs as research to find out about conservation and as a teaching tool to show the community what could happen if planning wasn't done.

Adjournment at 9:02pm.

Respectfully submitted,

Liz Stillman, Recording Clerk