

HAMPTON PLANNING & ZONING COMMISSION MINUTES - NOVEMBER 22, 2010

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:30 p.m.

Roll Call:

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

Absent: Wayne DeCarli

Staff Present: Martha Fraenkel, Zoning Official

Seating of Alternates: Randy Thompson was seated for Wayne DeCarli

Additions to Agenda:

Bylaws Review

Correspondence: Referral from Brooklyn

New Business: 2011 Calendar

Audience for Citizens: None.

ByLaws Review

Burgoyne moved to strike the word annual and replace public with municipal in Article VI Section 1, which shall now read:

An organizational meeting shall be held as part of the first meeting which is scheduled following a municipal election, at which time officers will be elected.

DeCesare seconded. Unanimously approved.

Approval of Minutes:

Meeting of 10/25/10: Burgoyne moved to approve the minutes as submitted and DeCesare seconded. The minutes were unanimously approved.

W. DeCarli arrived at 7:43 pm and was seated in place of Randy Thompson.

Special Meeting of 11/4/10: Langer moved to approve the minutes as submitted. Burgoyne seconded. The minutes were approved with Burgoyne and Langer in favor, Grindle, DeCesare and DeCarli abstained.

Chairman Grindle reordered the agenda.

New Business**1. PZC meeting calendar for 2011.****MONDAY EXCEPT AS NOTED - 7:30pm**

JAN	24
FEB	28
MAR	28
APR	25
MAY	23
JUNE	27
JULY	25
AUG	22
SEPT	26

OCT	24
NOV	28
DEC Tuesday	27

Burgoyne moved to approve the proposed meeting schedule. DeCesare seconded. Unanimously approved.

Report from Zoning Official

Fraenkel reported on an enforcement case on Sarah Pearl Road, Soucy property.

She noted that she was working on 3 separate queries regarding the status of old roads with regard to development and access to properties. Discussion followed, with no action taken.

Communications:

1. WINCOG. No report due to no attendance.
2. Newsletter from CT Federation of PZCs
3. Notice – workshop on State Plan of Conservation and Development
4. Referral from WINCOG – Brooklyn on Adaptive Reuse and Conservation Subdivision. Fraenkel has requested the draft text on Reuse.

Old Business

1. Discussion: Zoning Regulations Revisions

Discussion resumed on Conditional Uses in the RA-80 Zone.

Members discussed the possible exclusion of senior housing as a permitted use in the RA80 Zone.

It was suggested that if senior housing is included in the regulations, there should be a minimum of 80,000 s.f. per unit. Concern was expressed for impact of lighting on the neighborhood. Discussion followed on the acceptability of this use in the RA-80 Zone.

Burgoyne moved to remove senior housing from the draft zoning regulations. DeCesare seconded. DeCesare, Burgoyne and DeCarli were in favor, with Langer and Grindle opposed. The motion was approved; senior housing will be removed from the draft revised regulations.

Burgoyne noted that this use could be reconsidered at a future date for reinsertion into the zoning regulations.

Members then considered tearooms in the RA-80 zone. There was interest in creating two sets of regulations to permit two different intensities of this activity: one that could permit daily operation and a second category to allow occasional activity, only, the latter with more relaxed standards with regard to buffers. Members agreed to draft the regulations to allow both intensities of use for tearooms, with the less intensive use permitted as a home business for up to 6 teas per year.

A special meeting was set for 12/16/10 at 7:30pm.

Adjournment:

Noting no further business, the meeting was adjourned at 9:05pm.

Respectfully submitted,

Martha Fraenkel
Acting Recording Clerk