

HAMPTON PLANNING & ZONING COMMISSION

MINUTES

Monday, December 17, 2012

REGULAR MEETING

Call to Order

Grindle called the meeting to order at 7:39pm.

Roll Call/Seating of Alternate Members

Chair Kevin Grindle, Gloria Langer, Sue Hochstetter, Ev Hyde, Randy Thompson - present & seated

DeCesare - absent

DeCarli (Alternate) - present

Additions to Agenda

1. New Business - response from OPM to comments on the draft State of CT Plan of Conservation and Development
2. Communication - letter from Dot Blocker to PZC Chair, 12/17/12 re screening for home on West Old Rt 6

Audience for Citizens

Mike Ford, West Old Route 6, expressed his dissatisfaction with approval of a hoop house to be placed behind the Town Garage on West Old Rt. 6. He also expressed concerns about adequacy of the landscape screening at the Town Garage site and said he had spoken to Mike Chapel, who has proposed the relocation of some of the screening trees to be closer to the garage building on its west side and to provide some screening on the eastern bank adjacent to the Fire House.

Approval of Minutes

Hyde/Langer moved to approve the minutes of November 26, 2012. Unanimously approved.

Chair Grindle reordered the agenda.

Communications:

1. Dorothy Blocker letter, 181 West Old Rt 6 re Hampton town garage, dated 12/17/12.
Grindle read the letter into the record regarding landscaping that serves to buffer her property, including landscaping to screen the storage area on the north side of the firehouse. Blocker said that Selectmen Chapel plans to utilize existing evergreens and newly donated trees and shrubs to provide additional screening. She also addressed the placement of the old hoop house at the new town garage location.

Grindle described the determination at the November meeting to task the Selectmen with adjusting the landscaping to facilitate haying the field while at the same time providing adequate landscape buffering to the Ford and Blocker properties on the south side of West Old Route 6.

Members agreed that buffering the houses as previously approved was more important than haying the field; haying is of secondary importance and the intent of the approved plan should be adhered to with regard to

screening adjacent residential properties. Trees positioned southwest of the building are not thriving because of the high water table. Grindle reported that he had spoken at length to Chapel about the landscape modifications that Chapel proposes to make, including screening of the firehouse as well as the garage.

The Commission will request a modified plan of the landscape buffer from the Selectmen for review and approval by the Chair and staff.

New Business

1. Response from OPM re Town comments on draft CT Plan of Conservation and Development.

Commission reviewed comments from OPM re: Hampton's comments on the draft state Plan of Conservation & Development. Fraenkel noted that the Town's recommendation regarding a smaller area for core forest blocks had been accepted and the area would be reduced to 50 acres. Fraenkel will investigate the possible placement of the national historic register district on the state POCD map.

Old Business

1. Discussion - revisions to zoning regulations, with focus on Business Zone and related regulations.

Members revisited a draft proposal for B Zone regulations dated 10/22/12, reviewing previous work. Members considered restaurants versus pubs and taverns and bars and asked for a review of definitions for these categories. It was agreed that there will be no stand alone auto/boat/rv sales separate from a repair facility.

The desirability of convenience stores with gasoline sales was discussed. The use could be eliminated or size could be controlled by the new regulations. It was proposed to modify retail sales to read "retail sales excepting gasoline". The review was tabled to the next regularly scheduled meeting.

Staff Report

Fraenkel reported that she had completed an interview for a Yale project regarding regulatory obstacles to solar equipment installation. The interviewer will share information about how solar equipment is regulated across the state, and members agreed that how such equipment is regulated is a matter for special consideration, as distinct from other accessory uses.

Communications

1. Modification to telecommunications equipment, 263 Main Street (Congregational Church), AT&T
Fraenkel explained that there will be no footprint changes; all equipment will be contained within the existing enclosure to rear of Church and new antennae will be placed in the steeple.

2. WINCOG Report. Hyde reported that there had been extensive discussion of the water source for UCONN's proposed tech park, with possible hookups to the Metropolitan District Commission, Connecticut Water Company/Shenipsit Reservoir in Ellington, or Windham Water Works.

Adjournment

Grindle adjourned the meeting at 9:39pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk