

HAMPTON PLANNING & ZONING COMMISSION
MINUTES

Monday, January 28, 2013

REGULAR MEETING

Call to Order

Grindle called the meeting to order at 7:30pm.

Roll Call/Seating of Alternate Members

Chair Kevin Grindle, Sue Hochstetter, Ev Hyde, Gary DeCesare, Randy Thompson - present & seated
Gloria Langer, DeCarli (Alternate) - absent

Additions to Agenda

None

Audience for Citizens

None

Approval of Minutes

Hyde moved and Thompson seconded a motion to approve the minutes of December 17, 2012, amended to remove DeCarli as seated alternate as he was not yet sworn in. Motion was unanimously approved except DeCesare abstained.

Old Business

1. Response from State of CT Office of Policy and Mgt. re Town comments on draft CT Plan of Conservation and Development.

Fraenkel explained that the State POCD map can still be amended to incorporate locally important farmland soils, which have been identified by the US Dept of Agriculture's Natural Resources Conservation Service. Grindle moved and Hyde seconded the motion to recommend that the Board of Selectmen contact Dan Morley, OPM, to request that the Plan of Conservation and Development include Hampton's locally important farmland soils. Motion was unanimously approved.

Members requested that WINCOG print out the farmland soils map at a large scale.

2. Discussion - revisions to Zoning Regulations, with focus on Business Zone and related regulations.

Members continued to review a draft proposal for Business Zone regulations dated 10/22/12. Grindle began the discussion with consideration of tavern and cafe liquor laws from the CT General Statutes, noting that cafe permits require food to be served with alcohol, and taverns permit beer and wine without food. The Commission agreed to not permit taverns.

Appropriate restaurants were considered, including alcoholic beverage availability. General concerns regarding restaurants included: suitability of chain and fast-food restaurants; unacceptability of drive-throughs as part of restaurants; lighting; signage; trash/solid waste; limits to hours of operation; traffic on local roads; maintenance of rural character; suitable scale; extent of pavement; size of operation/square footage

Package stores were discussed. Concerns were expressed about: signs in windows ; neon sign s; traffic on route 6.

Hochstetter stated that she found funeral homes, except for crematorium, to be an acceptable use in the zone.

Commercial recreation facilities were considered. Concerns were expressed regarding traffic, parking, building footprint, hours of operation, and lighting.

Grindle proposed that Performance Standards for the business zone be developed. These would have universal application within the zone. He noted that he is trying to complete the Business Zone draft by the end of March for a hearing in May or June.

New Business

None

Staff Report

Communications

1. Newsletter of Federation of CT PZCs, winter 2013
2. Land Use Law workshop March 16, 2013 at Wesleyan - HIGHLY RECOMMENDED.
3. WINCOG report - meeting was cancelled
4. Conservation Commission report - Thompson and Fraenkel will complete administration of the DEEP grant for acquisition of the Rita Edwards property, Cedar Swamp Road.

Adjournment

Grindle adjourned the meeting at 8:55pm

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk