

**TOWN OF HAMPTON, CT**  
**Planning and Zoning Commission**  
**Special Meeting Minutes**  
**May 18, 2015**

**Regular Meeting**

Chair Grindle called the special meeting of the Planning and Zoning Commission to order at 7:04 pm.

**Roll Call**

Members Present: Chair Kevin Grindle, Randy Thompson, Sue Hochstetter, Ev Hyde, Gary DeCesare, Gloria Langer (alternate)

Members absent: Wayne DeCarli (alternate)

Staff: Martha Fraenkel

**Old Business**

1. Discussion - development of community survey questions in conjunction with the preparation of a Plan of Conservation & Development.

Chair Grindle continued discussion starting at #5 on the proposed draft Town survey.

*Business opportunities in Town*

Langer asked why have other towns around us attract more commerce? and does that really result additional revenue that gives residents a tax break? She noted the success of the restaurant in Eastford village. She would not be opposed to proposals for other nonresidential uses, if carefully controlled.

DeCesare suggested adding to this question, if yes, what kind of businesses?

Hochstetter spoke about the value of business clusters, instead of scattered locations.

Langer asked why don't we make more of Rt. 6 or all of it a Business Zone? Kevin responded that theoretically there could be, but there has been no incentive or interest in the existing Business Zone, let alone its expansion. And some negative attitude has been expressed about additional business in Town.

Thompson noted that much of Route 6 falls in the Little River Valley and as such is sensitive environmentally as well as scenic -- hence unsuitable for development.

Langer considered the potential for development around the commuter lot.

Hyde commented that Hampton village center could not be developed much because of the existing lot layouts. Hochstetter said that parking could be located behind some of the residences.

It was concluded that the question should be reworked to read: *do you want more businesses in town?*

*Open Space Protection*

The language of this question was debated. Members agreed to ask: *should the town do more to preserve open space?*

*Farmland and Agriculture*

Members agreed to reword: *should the town work to protect existing farmland? should the town do more to encourage new agricultural operations?*

*Zoning*

Draft is ok as is

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*Hampton village and large house use.*  
This question will be deleted.

*Home businesses.*

Revise to add more background info on home business requirements and restrictions and note that approval of the home business is by Commission approval.

*Walking opportunities*

Revise to remove the word *unpaved*. Grindle said that the State DOT prefers pavement but unpaved surfaces may be allowed.

*Town future*

Members proposed rewriting this question to say: do you want to see (the following)? Each would have a one to five ranking scale.

- housing : \_\_\_ more \_\_\_ less
- business enterprises: \_\_\_\_\_ more \_\_\_\_\_ less
- business on Route 6: \_\_\_ more \_\_\_ less
- agriculture: \_\_\_\_\_ more \_\_\_\_\_ less
- preserved open space: \_\_\_ more \_\_\_\_\_ less

*Demographics*

The following questions will be asked:

- What is your age?
- How many in your household?
- Do you plan to stay in Hampton yes/no/other/comment

*Municipal facilities*

The question should assess the adequacy of Town facilities, not services: library, firehouse, town hall facility, senior center, transfer station, parks & recreation.

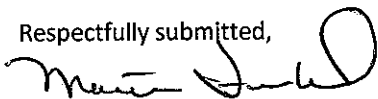
Thompson suggested possible additional questions about green energy, dark skies .

Survey respondents will be limited to residents who are 18 and up. Efforts will be made to prevent multiple submissions from an individual.

Adjournment

Grindle adjourned the meeting at 8:56PM.

Respectfully submitted,



Martha Fraenkel, Acting Recording Clerk