

HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
SEPTEMBER 26, 2011

PUBLIC HEARING

Application of the Hampton Planning and Zoning Commission for revisions to the Hampton Zoning Regulations pertaining to activities that are permitted in the RA-80 Rural Residence Agricultural Zone. The revision will update Section 5.1 RA-80 Rural Residence Agricultural Zone of the Regulations, with changes proposed to other sections of the Hampton Zoning Regulations that govern the activities permitted in the RA-80 Zone. Additional changes are proposed to Section 2.2 Definitions, Section 4 Area and Yard requirements, Section 5.4 Prohibited Uses, Section 6 Special Regulations, and Section 7.4 Board of Appeals.

Chairman Grindle opened the Public Hearing at 7:30 p.m. Members present were Grindle, DeCesare, Langer, DeCarli and alternates Thompson and Hyde. Grindle read the legal notice as it appeared in the Chronicle on 9/14/11 and 9/21/11 and read the 9/7/11 Comments from WINCOG into the record.

Grindle reviewed the key components of the proposed regulation change, emphasizing that these changes are strictly for the RA-80 zone. He noted that many of these changes have been made to be consistent with regional updates and to be consistent with surrounding towns and state requirements.

Martha Fraenkel, Zoning Official, noted a referral was sent to NECOG, but no comments were received. Fraenkel has received comments from the Town Attorney and reviewed his suggestions. She highlighted the significant changes to the regulations, which include: Farm Store: Year Round, as opposed to a seasonal farm stand; Farmers Markets; Tea Rooms; setbacks not required for ADA improvements/structures and for outbuildings under 200 square feet; horse related activities; expanded prohibited uses; lighting; driveway construction; waste management plans; village area satellite dish antenna; box trailers; and ZBA administrative changes.

Hyde questioned: the bonding requirements in regards to the response from the Town Attorney; if there is any oversight on horse events; and the Dark Skies organization referenced in the proposed regulations, noting the ever changing lighting requirements.

Grindle opened the floor for public comment.

Michael Ford, 171 West Old Route 6: Asked the Commission if there were any requests for commercial bakeries. He stated that he hopes the regulations are strong and

enforceable. He also expressed concern about the driveway standards and the Town's road improvements and water draining to residential properties. Grindle said that the Commission would soon be working to upgrade the Town's Public Improvement Standards

Dot Blocker, 181 West Old Route 6: Said she thinks a number should be assigned to the number of animals allowed per acre on residential properties, and questioned what will be done with the manure from the animals being housed on small lots. She suggested that a certain number of animals per parcel trigger a special review. Grindle noted that Hampton is not undertaking animal regulations at this time. Blocker questioned the definition of "Junk Yard" and who will be policing this? She stated that a buffer (fence, tree and building) should be required to protect neighbors from the visual impact.

First Selectman Kate Donnelly questioned whether an existing outbuilding over 5,000 square feet in size is grandfathered. Donnelly asked for clarification on the difference between a roadside stand and farm store or farmers market, and questioned the difference between a tea room and a coffee house. She asked if consideration had been given to allowing more than 2 unregistered vehicles on a property.

Grindle noted no further comments or questions from the Public or Commission. It was agreed by the Commission to keep the Public Hearing open to allow for discussion with the agriculture committee and for review of the comments from the Town Attorney. Hyde MOVED, DeCesare seconded, to continue the Public Hearing until October 24, 2011. MOTION PASSED UNANIMOUSLY at 9:05 p.m.

REGULAR MEETING

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 9:06 p.m.

Roll Call:

Members Present: Wayne DeCarli, Gary DeCesare, Kevin Grindle, Gloria Langer and Alternates Everett Hyde and Randy Thompson.

Seating of Alternates:

None.

Staff Present: Martha Fraenkel, Zoning Official

Additions to Agenda:

None.

Audience for Citizens:

Selectman Kate Donnelly noted that: WINCOG is finalizing a contract for a shared Town Engineer (Jacobson); the Town Public Works Garage is completed (without the

cupola) and the open house is Saturday, 10/8/11 from 11 a.m. to 1 p.m. She also questioned if the Town can request a row of trees be planted as a screen between the newly renovated EastConn site and the Service Master site, noting the visual impact when traveling west on Route 6.

Approval of Minutes:

8-22-11 Meeting Minutes: DeCesare MOVED, Hyde seconded, to table approval of the 8-22-11 meeting minutes until 10/24/11. MOTION PASSED UNANIMOUSLY.

Old Business

1. Application of the Hampton Planning and Zoning Commission for revisions to the Hampton Zoning Regulations

This item was tabled, Public Hearing was continued.

New Business

None.

Report from Zoning Official

Fraenkel reported that she has issued permits for: an outdoor wood burning furnace at Old East Route 6 and Bigelow Road; a new house permit for Mark Ayotte; a common driveway permit for James Newcity; and renewed James Krall's Home Occupation permit.

Communications:

Noted.

Adjournment:

Noting no further business Hyde, MOVED, Langer seconded, to adjourn the meeting at 9:20 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea
Planning and Zoning Commission Clerk