

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY, FEBRUARY 26, 2018
7:00 PM
PUBLIC HEARING & REGULAR MEETING**

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 7:05 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Susan Hochstetter, and Everett Hyde. Alternate Gloria Langer was seated for Randy Thompson. Also, in attendance were alternates Jamie Boss and Stanley Crawford and Staff John Guskowski.
3. **Audience for Citizens: *Citizens may address the Commission on items not otherwise on the Agenda*** – Kathleen Thompson spoke to the Commission concerning the lighting and signage at the Gas Station located at 396 Hartford Turnpike.
4. **Approval of Minutes: January 22, 2018 - Gary DeCesare moved to approve the January 22, 2018. Everett Hyde seconded and the motion passed with the following vote:
Yes: Gary DeCesare, Susan Hochstetter, and Everett Hyde
Abstain: Gloria Langer**
5. **New Business**
 - a. **Application Receipt – Zoning Amendment, Section 6.15: Signs. Applicant: Mickey Pankaj LLC.** – Everett Hyde moved to set a public hearing for March 26, 2018. Gary DeCesare seconded and the motion passed unanimously.
 - b. **Application – Zoning Amendment, adding “Restaurant” to Section 5.1.C.1 Applicant: Randy Saylor** – Randy Saylor addressed the Commission about his plan to open a restaurant in the old general store. John Guskowski clarified at this time the application is to change the wording in the regulations and not an application for a particular parcel of land. Sue Hochstetter noted that the type of restaurant should be clarified by the applicant. **Gary DeCesare moved to set the public hearing for March 26, 2018. Everett Hyde seconded and the motion passed unanimously.**
 - c. **Preliminary Discussion –Zoning Amendments to Define and Allow “Country Inns” – with Stonehurst at Hampton, LLC** – Greg A. Glaude had an informal discussion with the Commission about a text amendment to 6.22.R to include “Country Inn and Spa”. He also provided the Commission with a preliminary proposed definition of a Country Inn and Spa.
 - d. **Preliminary Discussion – Renee Cuprak** – Renee Cuprak spoke to the Commission about setting up an “Adult Camp” at 170 Estabrook Road. She provided the Commission with a preliminary draft of a special permit application, along with a map of the location of the land and a sketch of the house layout. John Guskowski recommended that the special permit be for two purposes home business and outside recreation, though noted that the Zoning Officer would make the determination of whether the home occupation was “high intensity”
6. **Old Business**
 - a. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation** – Chairman Kevin Grindle read the draft regulations of ground-mounted solar panels and a letter sent to the Commission from the Hampton Green Energy Committee. The Commission had an informal discussion with the Green Energy Committee on the draft ground-mounted solar panel regulations. Kate Donnelly spoke to the Commission on the draft regulations for ground-mounted solar panels and how the regulations could impede the installation of solar panels. Maryellen Donnelly spoke to the Commission about having staff handle ground-mounted solar panels and not requiring it to be a special permit. Rachel Girshick spoke to the Commission on definition of a front yard. Richard Prario addressed the Commission about possible regulations on houses on Main Street in Hampton. Robert Marsh spoke to the Commission about the draft regulations on ground-mounted solar panels and how the regulations could cause undue burden to property owners. Michael Quick questioned the Commission on how many towns were contacted about ground-mounted solar panel regulations

and what Susan Hochstetter thought about the regulations. **Susan Hochstetter moved to table the ground-mounted solar panel discussion till the next meeting and to inform the Hampton Green Energy Committee with any proposed changes. Everett Hyde seconded the motion and it passed unanimously.**

- b. Route 6 Business District – Follow-up on Selectmen’s Discussion – Susan Hochstetter moved to table Route 6 Business District until the next meeting. Gloria Langer seconded and the motion passed unanimously.**
 - c. Village District Discussion – Zoning Outline and Public Outreach Discussion - Susan Hochstetter moved to table Village District Discussion until the next meeting. Gary DeCesare seconded the motion and it passed unanimously.**
- 7. Staff Report – John Guskowski provided the Commission with John Valente’s staff report.**
 - a. Correspondence with Mickey Pankaj, LLC on Gas Station Special Permit – John Guskowski informed the Commission that a formal correspondence has been sent to Mickey Pankaj, LLC concerning non-compliant issues such as exterior lighting and canopy roof line.**
 - 8. Correspondence – John Guskowski provided the Commission with a correspondence from the State of Connecticut on intent to modify an existing telecommunications facility and a letter from FEMA regarding the United States Geological Survey.**
 - 9. Adjournment – Gary DeCesare moved to adjourn at 9:51 pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
2-27-18