

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

**PUBLIC HEARING**

1. **Call to Order** – Chairman Kevin Grindle called the public hearing to order at 7:02 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter and Everett Hyde. Seated for Randy Thompson was Jamie Boss. Also, in attendance were alternate Stanley Crawford and Staff John Guskowski.
3. **Public Hearing-**
  - a. **Zoning Amendment, Section 6.15: Signs. Applicant: Mickey Pankaj, LLC** -Chairman Kevin Grindle read the public notice published in the Willimantic Chronicle on March 15, 2018 and March 22, 2018. Rodney Galton, PE, of CLA Engineering, spoke on behalf of Mickey Pankaj, LLC and provided the Commission with a proposed sign amendment. The Commission had a brief discussion on the proposed sign amendment. Chairman Kevin Grindle opened the public hearing to the public. Ann Gruenberg from Main St. Hampton questioned about the lighting of the signage in the Route 6 business corridor. Chairman Kevin Grindle fielded the questions concerning lighting. Roger Burten from Drain Street also questioned the lighting of signage in the Route 6 business corridor. Gay Wagner addressed the Commission about the proposed sign amendment and pointed out that the property allows for multiple signs so an increasing in the freestanding sign is not necessary, with the correct utilization of signage on the building. Cathy Thompson urged the Commission to keep the regulations that already are in place. Neal Moon addressed the board concerning the proposed text amendment. Chairman Kevin Grindle read into record a letter from Joann Freeman. Rodney Galton read the proposed text amendment for public record. Russell Moffitt addressed the Commission about the possibility of a rotating sign. Planner John Guskowski noted that the Commission was able to modify the proposal and approve a narrower or more restrictive version of the amendment if so desired. **Gary DeCesare moved to close the public hearing at 8:09 pm. Everett Hyde seconded and the motion passed unanimously.**
  - b. **Zoning Amendment, adding “Restaurant” to Section 5.1.C.1. Applicant: James Saylor** – Chairman Kevin Grindle read the public notice published in the local newspaper on March 15, 2018 and March 22, 2018. James “Randy” Saylor addressed the Commission on a proposed text amendment to Section 5.1.C.1. The Commission discussed the proposed zoning amendment. Gay Wagner addressed the Commission concerning the Hampton General Store. Chairman Kevin Grindle opened up the public hearing to people in favor of the zoning amendment. Ann Gruenberg, Russell Moffitt, Dava Siedman, Roger Burten, Doug Thurber, and Neal Moon spoke in favor of the Hampton General store becoming a restaurant. Gay Wagner addressed the Commission voicing the concern of a restaurant in a private property. Alan Cahill addressed the Commission on the proposed zoning amendment. Chairman Grindle requested that the applicant work with Staff on potential modifications to the amendment to narrow the universe of possible future eligible applicant properties. **Everett Hyde moved to keep the hearing open to the April Meeting. Gary DeCesare seconded and the motion passed unanimously.**
4. **Adjournment** – Gary DeCesare moved to adjourn the Public Hearing at 9:05 pm. Everett Hyde seconded and the motion passed unanimously.

## REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the regular meeting to order at 9:06 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Susan Hochstetter and Everett Hyde. Seated for Randy Thompson was Jamie Boss. Also, in attendance were alternate Stanley Crawford and Staff John Guskowski.
3. **Audience for Citizens:** *There were no citizen comments*
4. **Approval of Minutes: February 26, 2018** - Gary DeCesare moved to approve the February 26, 2018 minutes. Everett Hyde seconded and it passed unanimously.
5. **New Business** – No new business.
6. **Old Business**
  - a. **Zoning Amendment, Section 6.15: Signs. Applicant: Mickey Pankaj, LLC** – Chairman Kevin Grindle read Staff John Guskowski’s staff memo on the application for Zoning Amendment, Section 6.15: Signs. John Guskowski elaborated on his comments he provided the Commission. Rodney Galton and Mickey Pankaj both addressed the Commission on the Zoning Amendment, Section 6.15: Signs. **Susan Hochstetter moved to approve the application with the following amendment: that subsection 1 indicate “In the case of multiple businesses on one lot, the Commission may allow an increase in size to a maximum of 48 square feet by Site Plan review following the submission of a visual rendering, to scale, of the proposed sign,” and that subsection 2 retain the maximum height at eight feet from grade. Everett Hyde seconded and the motion passed with the following vote:**  
**Yes: Everett Hyde, Susan Hochstetter, Jamie Boss**  
**Opposed: Gary DeCesare**
  - b. **Zoning Amendment, adding “Restaurant” to Section 5.1.C.1. Applicant: James Saylor** – Susan Hochstetter moved to table until the next meeting. Everett Hyde seconded and the motion passed unanimously.
  - c. **Zoning Discussion – Draft Ground-Mounted Solar Panel Regulation** – Everett Hyde moved to table until the next meeting. Jamie Boss seconded and the motion passed unanimously.
  - d. **Village District Discussion – Zoning Outline and Public Outreach Discussion** - Everett Hyde moved to table until the next meeting. Susan Hochstetter seconded and the motion passed unanimously.
  - e. **Route 6 Business District – Follow-up on Selectmen’s Discussion** – Everett Hyde moved to table until the next meeting. Susan Hochstetter seconded and the motion passed unanimously.
7. **Staff Report** – John Guskowski asked the Chairman to assign Commission members to help update a “How to Obtain a Permit in Hampton” guide for residents. Chairman Kevin Grindle tasked Susan Hochstetter and Stanley Crawford to work with staff on this.
8. **Correspondence** – None
9. **Adjournment** – Everett Hyde moved to adjourn at 9:35 pm. Susan Hochstetter seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
3-27-18