

**TOWN OF HAMPTON**  
**Planning and Zoning Commission**  
**Regular Meeting Minutes**  
**March 28, 2016**

**REGULAR MEETING**

**Call to Order**

Chair Kevin Grindle called the meeting to order at 7:10 p.m.

**Roll Call**

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Everett Hyde, and Randy Thompson. Absent were Alternates Gloria Langer, Wayne DeCarli and Staff Member Martha Fraenkel.

**Additions to Agenda**

New Business – Discussion with M. Chapel to provide update from Selectmen’s office.

Hochstetter/Hyde moved/seconded to add New Business item to Agenda; motion passed unanimously.

**Audience for Citizens**

Dayna McDermott-Arriola; Requested an update from the commission on the status of the package liquor store at 396 Hartford Turnpike/Business Zone; Pankaj Patel, owner/applicant. The Commission indicated that the application has been approved and that a full record of the January 25, 2016 public hearing is available on the Town’s web site. It was also noted that Mr. Patel has discussed the possibility amending the Business Zone regulations to allow the retail sales of gasoline with the commission and February 22, 2016 meeting minutes reflect this record. Ms. McDermott-Arriola also requested the Commission forward the minutes of pertinent meetings to the Hampton Gazette.

Lois Kelley; Requested an update on the pending Connecticut State Police Shooting Range application on property located on Sand Hill Road & Drain Street.

**Approval of Minutes**

**MOTION:** Hochstetter/Hyde moved/seconded to approve the minutes of the 02/22/16 meeting. All in favor of approving the minutes; motion passed unanimously.

**Old Business**

**1. 2016 Plan of Conservation & Development – ongoing review**

Tabled.

**New Business**

**1. Discussion: with M. Chapel to provide update from Selectmen’s office.**

M. Chapel reviewed the following items with the commission;

1. The pending application before the Connecticut Siting Council of a solar farm at 390 Hartford Turnpike & Fisk Road. The Commission requests that Staff provide an update regarding the Siting Council application process including the time and place of public hearings and a time-frame for submitting public comment. K. Grindle indicated that Staff has reviewed the plans and

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comments including but not limited to buffering/screening neighboring properties, landscape restoration and location within the Business Zone have been discussed.

2. The pending Connecticut State Police Shooting Range application on property located on Sand Hill Road & Drain Street. Discussion pertaining to the scope of the pending application was had, S. Hochsetter reminded the members that this is a preliminary application and an April 6<sup>th</sup> Public Hearing has been scheduled, it was concluded that questions, comments and subsequent conversation should be tabled until that Public Hearing.
3. Recommended increase to the Planning and Zoning Commission's FY 16/17 budget for Legal & Engineering Fees to cover the anticipated costs of reviewing the Solar Farm & Shooting Range applications. K. Grindle will review this item with Staff.
4. An out of State applicant interested in small scale agriculture, retail grocery and home based occupation had approached M. Chapel and expressed interest in Hampton. The Commission agreed that small scale agriculture and home based occupations are consistent with Hampton's Zoning Regulations and Plan of Conservation and Development.

**Staff Report**

The commission recommends that Staff review the Community Survey results and edit them to remove offensive comments/language prior to distributing them for public review.

Special Meeting set for April 14<sup>th</sup>, 2016 at 7:00pm at which time Solar Power regulations and 2016 Plan of Conservation & Development - ongoing review will be discussed.

**Communications**

**1. Conservation Commission Report**

None.

**Adjournment**

MOTION: DeCesare/Hyde moved/seconded to adjourn the meeting. All in favor; motion passed. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Kevin Grindle  
Acting Recording Secretary