

HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY AUGUST 28, 2017
7:00 PM
MEETING MINUTES

1. **Call to Order** – Chairman Kevin Grindle called the meeting to order at 7:03 pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde, and Randy Thompson. Also in attendance were alternates Gloria Langer and Stanley Crawford and Staff John Guskowski.
3. **Audience for Citizens:** *Citizens may address the Commission on items not otherwise on the Agenda* – None
4. **Approval of Minutes: June 26, 2017** – Gary DeCesare moved to approve the June 26, 2017 minutes. Everett Hyde seconded and the motion passed with one abstention from Randy Thompson.
5. **New Business**
 - a. **Subdivision Application – One Lot Resubdivision of Property of Donahue, 87 Windham Road, Map 3-13, Block 29, Lot 35 (Receipt of Application)** – John Guskowski informed the board that he had received an application for the property referenced on 87 Windham Road, Map 3-13, Block 29, Lot 35. Susan Hochstetter moved to receive the Resubdivision application for 87 Windham Road and to schedule a Public Hearing for September 25, 2017. Everett Hyde seconded and the motion passed unanimously.
 - b. **Special Permit Application – Signage and Canopy plan for Gas Station at 396 Hartford Turnpike: Mickey Pankaj, LLC (Receipt of Application)**- John Guskowski informed the board that do to branding requirements an additional red strip of lighting is being proposed for the canopy. Mickey Pankaj answered questions regarding the changes to the canopy. Everett Hyde moved to receive the Special Permit Application for 396 Hartford Turnpike and to schedule a Public Hearing for September 25, 2017. Gary DeCesare seconded and the motion passed unanimously.
 - c. **Preliminary Discussion – Mona Tobin (Route 6/ South Brook Street): Additional Conditional Uses in RA-80 District of Properties on or adjacent to Route 6** – Mona Tobin spoke to the board on why she felt the property should be changed from a residential to a commercial use. Doyle Tobin also spoke about the reasons he felt that the property should be changed from residential to commercial. The board discussed the change in zoning for the properties. John Guskowski explained the different methods that could be utilized to change the property’s zoning and/or increase the permitted uses allowed on the properties and invited Mona and Doyle Tobin to discuss the possibilities with him.
 - d. **Preliminary Discussion – Potential Regulation amendment concerning Special Event Facilities.** – Normand Thibeault, Jr. from Killingly Engineering Associates provided the board with a draft amendment to regulation 5.1.C.2. He spoke to a buffer of at least 100 feet from all property boundaries, the hours of operations, health district applications, parking, noise, signage regulations and performance standards. The board discussed the possible amendment and provided direction.
6. **Old Business**
 - a. **Village District Discussion - Roadmap** – John Guskowski provided the board with a proposed process to continue with the process of re-zoning an area of the town as a Village District. The board discussed the matter and tasked the staff with providing a draft intent for the board to discuss at the next meeting.
 - b. **Zoning Research Discussion – Ground-mounted solar panels** – The board had a brief discussion on the information that they had found when contacting neighboring towns about their policies on ground mounted-solar panels. The board tasked staff with compiling the data collected from all members and providing it for discussion.

c. Plan of Conservation & Development – Implementation Priorities – Tabled at this time.

7. **Staff Report** - John Guskowski provided the board with a report from John Valente.
8. **Correspondence** – Invitation to a conference put on by CCM.
9. **Adjournment** – **Everett Hyde moved to adjourn at 9:15 pm. Gary DeCesare seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
8-29-17