

**HAMPTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MINUTES**  
**8 22 2011**

**Call to Order**

Chairman Grindle called the meeting of the Hampton PZC to order at 7:35 p.m.

**Roll Call**

Members Present: Chairman Kevin Grindle, Gary DeCesare, and Gloria Langer, Alternate Randy Thompson, Alternate Ev Hyde

Absent: Wayne DeCarli

Staff Present: Randy Thompson Acting Recording Clerk

**Seating of Alternates**

Thompson was seated for DeCarli.

**Additions to Agenda**

None.

**Audience for Citizens**

None.

**Approval of Minutes**

DeCesare moved to approve the minutes of the meeting on 7 25 11 as submitted, and Grindle seconded. The motion was approved with Langer abstaining.

**Old Business**

**1. Zoning Regulations Revisions.**

Grindle presented two items to be considered by the commission for the inclusion in the current zoning regulation revisions.

1. Seasonal Camps: Should we add a section within the regulations for Seasonal Camps? This section would cover seasonal, private recreational uses such as campers on property where there is no primary dwelling. Discussion followed regarding the need for such a section, the commission determined that a brief section incorporating Seasonal Camps should be added to the regulations and discussed further at the next regular meeting. A definition of 'seasonal' shall also be added.
  
2. Driveway section modification: Would the commission be interested in added the following language to the driveway section "Each parcel proposed for development shall be capable of accommodating its own driveway"? Discussion followed regarding what impact this would have to current standards, Grindle indicated this would strengthen our conservation subdivision regulations and not impact our current driveway standards. The commission determined they would be comfortable with such a modification and requested the Zoning Officer provide them with further information on this topic.

**New Business**

- 1. Site Plan Modifications, Town Garage, West Old Route 6.** First Selectman Donnelly informed the commission of a problem with installing the two cupolas previously approved on the roof of the new public works garage. There appears to be a contractual and possible warranty problem with installing cupolas on the new roof along with a concern by the building inspector regarding compliance with building code 'wind speeds'. Discussion followed with many members of the Town Garage Building Committee present in the audience.

The Garage Committee requested the Site Plan approval be modified to allow the cupolas to not be installed on the building. More discussion followed among Commission members.

A motion was made by Grindle and seconded by DeCesare to approve the site plan modification for the possible removal of the approved cupolas from the new Town Garage project as presented by the Garage Committee. The motion was unanimously approved.

**Zoning Official report.**

None.

**WINCOG report.**

Monthly meeting was cancelled last month.

**Adjournment**

Chairman Grindle adjourned the meeting at 8:30pm.

Respectfully submitted,

Randy Thompson, Acting Recording Clerk