

**Planning and Zoning Commission  
Regular Meeting  
November 26, 2012  
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**Regular Meeting**

**Call to Order**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:36pm.

**Members present**

Grindle, Langer, DeCesare, Hyde and Thompson. Alternates present: Hochstetter, DeCarli

**Old Business**

**1. Buildout Analysis:** a presentation by the University of Connecticut Department of Landscape Architecture that displays the result of full development of the Town according to the current Town zoning and subdivision regulations and zone map.

Students from UCONN's Landscape Architecture program's Planning and Design class with Professor Kristin Schwab presented a buildout analysis to the Planning and Zoning Commission as well as members of the Hampton community. The presentation was a planning study the students did based on current zoning regulations and subdivision regulations for the Town of Hampton. The students said that there are about 7500 acres that could be built out. Utilizing a mathematical model for the buildout analysis, traditional subdivision design could result in 3100 parcels and 5900 parcels could be created under conservation subdivision layout. Maps and drawings from the presentation are available for view in the Planning and Zoning office at the Town Hall.

**Additions to the Agenda**

**1.** Membership status was added under New Business

**Approval of Minutes**

**MOTION:** Hochstetter/ Grindle moved/ seconded to approve the minutes of the September 24, 2012 minutes as written. All in favor; motion passed.

**MOTION:** Hyde/ DeCesare moved/ seconded to approve the minutes of the October 22, 2012 minutes as written.

**New Business**

**1. Site Plan Modification: Town Garage,** West Old Route 6, for placement of a hoop house to the rear of garage. Town of Hampton, applicant.

Selectman Mike Chapel described the scope of the project, which involves moving the existing hoop house from the old Town Garage location to the new Town Garage and placing it behind the Garage so it would not be visible from the road, with the building and trees to screen its visibility. Selectman Chapel also discussed moving some of the evergreen trees that are currently located in the front lawn back around the hoop house for screening, which would make making mowing the field easier.

Fraenkel noted that the landscaping was carefully approved by the Planning and Zoning Commission to shield the houses across the street from the Town Garage, and this buffer should not be undone. She noted that the application was to move the hoop house, not to change the landscape plan.

First Selectman Cahill stated that the current screen plantings are failing in their locations and that new plantings should be located closer to the road.

Chair Grindle suggested approving the move of the hoop house and reaching out to the neighbors over the winter to modify the landscape plan with an amicable agreement before spring planting time.

**MOTION:** Hyde/ Thompson moved/ seconded to approve the site plan modification for placement of a hoop house to the rear of the New Town Garage. All in favor; motion approved.

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**Old Business (resumed)**

**2. Discussion- revisions to zoning regulations, with focus on Business Zone and miscellaneous related regulations.**

**MOTION:** Grindle/ Langer moved/ seconded to table the discussion. All in favor; motion passed.

**New Business (resumed)**

**2. PZC Agenda Schedule 2013**

**MOTION:** Langer/ DeCesare moved/ seconded to approve the following Planning and Zoning Commission Schedule for 2013 regular meetings:

January 28  
February 25  
March 18  
April 22  
May 28  
June 24  
July 22  
August 26  
September 23  
October 28  
November 25  
December 16

All in favor; motion passed.

**3. Planning and Zoning Commission Membership**

The November 2012 meeting was the last meeting with Wayne DeCarli as a full member. Chair Grindle thanked DeCarli for his time served and hoped he would consider serving as an alternate with the Board of Selectmen's approval. Randy Thomson is now a full voting member of the Commission.

**Staff Report**

Fraenkel gave an update on lot splits that are not subdivisions; Bayne property on Windy Hill Road has been split.

**Communications**

WINCOG Report – Chair Grindle reported that it was a light meeting, and that he had informed the group about the buildout analysis performed for Hampton.

**Adjournment**

**MOTION:** DeCesare/ Hyde moved/ seconded to adjourn the regular meeting. All in favor; motion passed.

Meeting adjourned at 9:13pm

Respectfully Submitted,

Liz Stillman  
Recording Secretary