

Hampton Planning & Zoning Commission
Hampton Town Hall, 164 Route 97
Public Hearing Minutes
September 26, 2016

Call to Order

Chairman Grindle called the Public Hearing to order at 7:03 PM

Roll Call

Members present were Chairman Grindle, DeCesare, Hochstetter, Hyde, and Thompson. Also present were Alternates Decarli, Langer, Crawford and staff John Guskowski.

Chair Grindle Reported that a legal notice advertising the Public Notice ran August 10 and August 17, 2016 in the local newspaper.

The Hampton Planning and Zoning Commission will conduct a public hearing on Monday, August 22, 2016 at 7:00 PM in the town hall Route 97, for the following: Application to amend the Hampton Zoning Regulations to allow gasoline sales in the Business Zone by special permit Pankaj Patel applicant. The public may speak and submit written communications until the close of the public hearing. The text of the proposed amendments is available from the Town Clerk Public Regulations by Patel, Section 5.2 (Gasoline Sales in Business Zone) and Section 6.24 (Gasoline Facility Requirements).

Mr. Bob Deluca of CLA Engineers was introduced as a representative of Mr. Patel. The Commission was presented with an overview of the proposed revisions to the application in response to comments received at last month's meeting. The following items were added to the proposed text amendments;

- Sec. 6.24.8 The applicant shall be required to submit its Storm Water Pollution Prevention Plan to the town as evidence of best management practices in place to protect water resources. In addition, the applicant's site plan shall meet recommendations in the CT DEP 2004 Storm water Quality Manual
- Sec. 6.24.9 There shall be no products displayed in the front yard or side yard or side street yard, if any, except that automobile products such as lubricating oil customarily sold for retail as part of the operation of the station may be displayed on the pump island and coin operated dispensing machines for soft drinks, milk, ice and the like may be located in the front yard or side street yard if any, if such machines are situated immediately adjacent to the principal building on the lot, and provided further that there shall be a maximum of two (2) such machines per frontage.

Sec. 4.2

(Added at the end of the section)

1. Gasoline Canopies/Dispensers

The outer dripline of gasoline canopies shall be exempt from front yard setbacks provided a minimum 20 foot wide landscape buffer from the State Highway edge of pavement is maintained and it does not impair traffic sightlines. The applicant must show evidence of obtaining a CT DOT landscape easement to satisfy this landscape buffer requirement prior to receiving Town approval. The base/vertical support of canopies, gasoline pumps and related appurtenances shall be set back a minimum of 10 feet from front property line.

The Commission discussed the proposed revisions with Mr. Deluca and the applicant with attention on the proposed exemption to the front yard setback, stormwater quality and outside display areas.

Commission member Randy Thompson provided an overview of the Commission historic work on revisions to the business zone to provide the applicant and audience an understanding of the work that's been done.

Chair Grindle opened the hearing to testimony in favor of the application;

Diane Gagnon Spoke in favor of the application last month and still has no problem with it.

Dick Brown Indicated that gasoline sales are useful facilities and we don't have a lot of applications in Town. He believes it's a good decision for the commission to vote in favor.

Selectman Mike Chapel Is still in favor of the application.

Kathy Newcombe Indicated that she believes since the applicant owns/operates other gas stations he would make a gas station in Hampton a success as well.

Dayna McDermott Is still in favor of the application and believes we need more business in Hampton.

Greg Freiman Thinks the Commission needs to approve this application and believes Mr. Patel has gone through enough hoops with this application process.

Irene Brown Indicated to the Commission that if the trend of severe weather persists the Town of Hampton would benefit from having a gas station within walking distance during emergencies.

Chair Grindle opened the hearing to any others who would like to speak;

Kathy Thompson Indicated that she is concerned that this regulation pertains to the entire business zone.

Commission member Hyde indicated to the audience that anyone can apply to amend the regulations and go through the same process this applicant is going through. Alternate Crawford noted that all likelihood no one else would go through the process and complete it.

Greg Freiman Asked the Commission what else this applicant needs to do before a gas station can be built. Chairman Grindle reviewed the remaining steps for G. Freiman.

Joanne Freeman Reminded the Commission that gasoline sales was the last of the suggested items which respondents selected. Discussion ensued with the Commission. Staff Guskowski reminded the Commission that until the new Plan of Conservation and Development is adopted the recently completed survey is a non binding document.

Chairman Grindle read letter a from Peter and Eleanor Linkkila in which they indicated that they believe gas stations are not allowed under present planning and zoning regulations therefore they do not feel there is any need for an exception. The small amount of revenue the town would receive from this station doesn't seem to offset the potential problems such as;

- The site does not meet the setback requirements,
- Ingress and egress of gasoline tanker trucks could create a traffic hazard,
- The site borders a public watershed and wetland area,
- Very close to a propane facility and could pose a fire hazard,
- This use is subject to crime and robberies and Hampton doesn't have a Resident State Trooper,
- Does not seem to fit into the 2007 Plan of Conservation and Development,
- Hampton does not need this use as we have convenient stations in adjoining towns.

Additional discussion was had between Commission members and the applicant pertaining to comments received from the public and the proposed revisions to the application.

Motion: DeCesare/Hyde moved and seconded to close the public hearing. All in favor; motion passed. The public hearing closed at 8:08pm.

Hampton Planning and Zoning Commission
Hampton Town Hall 164 Route 97
September 26, 2016
Regular Meeting

Call to order

Chairman Grindle called the meeting to order at 8:08 PM.

Roll Call

Members present Chairman Grindle, DeCesare, Hochstetter, Hyde, Thompson and Alternate Decarli, Langer, Crawford and Staff John Guskowski.

Additions to agenda

None

Audience for Citizens

None

Approval of Minutes:

Minutes from August 22, 2016 – Tabled.

Motion: DeCesare/Hyde moved and seconded to approve the minutes of the August 18, 2016 meeting. All in favor; motion passed.

Old Business

- A. Proposed Text Change of Zoning Regulations by Patel, Section 5.2 (Gasoline Sales in Business Zone) and Section 6.24 (Gasoline Facility Requirement).

Motion: Hyde/DeCesare moved/seconded to approve the proposed text change of the regulations as prepared by CLA Engineers based upon their consistency with the 2007 Plan of Conservation and Development. In favor; DeCesare, Hyde, Grindle. Opposed; Hochstetter, Thompson. Motion passed.

- B. 2016 Plan of Conservation & Development – Ongoing Review
Progress of the September 15, 2016 meeting was reviewed with Staff and Mapping requirements were reviewed with Commission. It was decided that Staff Guskowski would contact NECCOG and inquire about having sample maps prepared for the Commission's October 24, 2016 Regular Meeting. A Public Hearing will be scheduled for November, date to be determined at the October meeting.

New Business

None

Staff Report

Chair Grindle reported that the Zoning Official's report will be forthcoming.

Staff Guskowski reported that there has been a recent increase in interest in properties within the Business Zone.

Communication

Chair Grindle and Staff Guskowski reported to the Commission that there are multiple grant opportunities currently available including Agriculture Viability and Recreation Trails Grants that they'll be working with Town officials to determine if the Town wants to pursue.

Adjournment

Motion: DeCesare/Hyde moved/seconded to adjourn the meeting. All in favor; motion passed. The meeting was adjourned at 8:56 p.m.

Respectfully submitted,

Donna Cloutier
Recording Secretary