

**MINUTES - SPECIAL MEETING
HAMPTON PLANNING AND ZONING COMMISSION
AUGUST 12, 2010**

Present: Chairman Kevin Grindle, Gloria Langer, Bob Burgoyne, Wayne DeCarli,
Alternate Randy Thompson, Alternate Ev Hyde.

Absent: Gary DeCesare

Staff: Martha Fraenkel, Zoning Official and Acting Recording Clerk

CALL TO ORDER

Chairman Kevin Grindle called the meeting to order at 7:30PM.

OLD BUSINESS:

1. Zoning Regulations Revisions

The Commission reviewed the draft zoning map provided by WINCOG. Grindle requested a digital copy. Major watercourses were not shown; these are to be added and darkened. A public hearing will be scheduled for September 27. Grindle noted that there is now a WINCOG GIS site that displays lots of geographic information that will be useful, including assessor's information with parcel lines for the whole region. Fraenkel said the Commission may want to consider updating its POCD maps.

Regulations revisions – Conditional Uses

Members agreed to hold a meeting with the final opportunity for commissioner comments on the draft prior to another revision of the draft regulations for the RA-780 Zone.

Grindle and Hyde attended the AGvocate meeting and they will review our regulations for being agriculture-friendly.

The regulations for farm stores were reconsidered, to reference produce that is CT grown, with a reference to the *CT Grown program*. The First Selectman obtained a grant to start the committee to promote agriculture, led by Jennifer Kauffman. For 2010, 4 towns were added to the consortium. Fraenkel asked about revisiting commercial slaughtering as there is a growing demand for organic, small farm meat production and little local opportunity for slaughtering animals.

It was noted that the parking requirement should be for sufficient off street parking.

Campground regulations: the amount of open space was reconsidered, with the suggestion that the amount should be increased to no less than 40%. Members considered deleting this use entirely from the Regulations. The regulations should make control for the impacts of traffic/noise/dust/garbage.

Members were requested to come one more time with comments on remaining suggestions. The meeting date will be on 9/16/10.

The August 23 meeting was cancelled due to lack of business.

ADJOURNMENT

The meeting was adjourned at 9:15pm.

Respectfully submitted,

Martha Fraenkel, Acting recording clerk