

**Hampton Planning and Zoning Commission  
Monday, May 29, 2012 7:30pm  
Hampton Town Hall – 164 Route 97**

Chair Grindle called the Planning and Zoning Commission Public Hearing to order at 7:35pm.

**Roll Call/ Seating of Alternate Members**

Chair Grindle, Gary DeCasare, Wayne DeCarli, with Alternates Randy Thompson and Sue Hochstetter seated  
Ev Hyde arrived at 7:50pm.

**Public Hearing**

**1. Application for a 1 lot subdivision on the west side of Lewis Road, property of Benjamin and Jane Cornell, RA-80 Zone; Jennie Cornell, applicant.**

Benjamin Cornell gave a brief overview of the property and the plan for subdivision. Jenny Cornell reviewed some of the changes that had been made since Planning and Zoning had last talked with the applicants:

- Shortened the frontage to 50 feet from 200 feet
- Changed plot lines and did a driveway plan

Chair Grindle suggested using the existing driveway to access the new subdivision, but Benjamin Cornell stated the driveway would be too busy with the existing rental property/ hay field traffic.

The location of the house might be moved back 50 feet, but that has not been determined yet.

The plans have met the approval of Conservation Commission, IWWA and NDDH. Chair Grindle requested that the Department of Health also state in their approval letter that there is enough usable land available to place a replacement septic system if necessary.

Randy Thompson asked what crops were planted in the field. Mr. Cornell stated that it was hay, and that the remaining fields would stay fields to avoid mowing lawn.

The driveway to proposed house is approximately 950 feet.

Chair Grindle asked that on the driveway detail that drainage be addressed. Currently proposed drainage is not indicated, so about 250 feet of the driveway will drain back on to the road, so drainage needs to be managed. Storm water can not be draining on to town roads due to icing conditions. That section of the driveway needs to be revised on the final plans.

Sue Hochstetter asked what the material of the driveway would be (gravel, apron paved).

Chair Grindle summarized a letter from the DEEP that stated that wood turtles are possibly present; for any further information, an on-site environmental survey would have to be acquired, but is not requested. 100 foot buffer along brooks, streams and rivers is to be maintained along watercourses. DeCasare questioned the meaning and gravity of the implications of the letter.

Adjacent to the house lot up through the proposed leach field, the area of disturbance is about 95 feet from wetlands, but applicant indicated willingness to have that adjusted to 100 feet.

House development is planned on farmland soils, but the fields will continue to be harvested after the construction of the house, and the disturbance of farmland soils will be limited.

Chair Grindle read Article 3.1 of the subdivision regulations to assist the Commission in determining whether this was a traditional or conservation subdivision. The Planning and Zoning Commission agreed that this was a traditional subdivision, a vote will be held during the regular business meeting.

Benjamin Cornell's son will need to revise his deed and record it before the plan is filed.

Wayne DeCarli asked about the width of the driveway (15feet). The house is being delivered on trucks, so they wanted the driveway big enough to accommodate that. The driveway width could be reduced after that delivery.

**MOTION:** Hyde moved to close the public hearing at 8:30pm. Motion was seconded by DeCarli. All in favor, motion passed.

Public Hearing was closed at 8:30pm.

**Regular Meeting**

Chair Grindle called the Regular Meeting of the Planning and Zoning Commission to order at 8:30pm.

**Roll Call/ Seating of Alternate Members**

Chair Grindle, Gary DeCasare, Wayne DeCarli, Ev Hyde, with Alternate Sue Hochstetter seated .

**Additions to the Agenda**

Halloran letter added to communications

**Audience for Citizens- none**

**Approval of Minutes—April 23, 2012**

**MOTION:** Hyde/ DeCasare moved/ seconded to approve the minutes of the April 23, 2012 meeting with the revision note that Ev Hyde was present at the meeting. All in favor; motion passed.

**Old Business**

**1. Application for a 1 lot subdivision on the west side of Lewis Road, property of Benjamin and Jane Cornell, RA-80 Zone; Jennie Cornell, applicant.**

**MOTION:** to approve the application of Jennie Cornell for a 2 Lot Subdivision, new lot composed of 6.5 acres, located on Lewis Road just east of DEEP Air Line Trail from land currently owned by Benjamin L and Jane E Cornell, RA-60 Zone, according to plans titled “Proposed 2 Lot Subdivision Property of & Prepared for Benjamin L. & Jane E. Cornell 75 Lewis Road – Hampton, Connecticut Scale 1” = 80” – January 3, 2012” Revised to May 8, 2012, Prepared by Ralph Zahner, LS and by Lloyd McBroom, PE, 2 Sheets, with the following conditions:

- 1) Prior to filing the final plans, all pins and monuments for the lot boundary shall be set at the applicant's expense pursuant to Subdivision Regulations Section 11. Pins shall be placed no more than 300 linear feet apart. The final plan shall indicate that monumentation has been completed.
- 2) A deed conveying the road right-of-way along the respective lots to the Town of Hampton shall be approved by the First Selectman and shall be submitted to the Zoning Official for recording in the land records no later than at the time the final plans are filed in the land records.

- 3) In order to conserve Hampton’s natural resources, topsoil excavated during lot development shall be stockpiled for reuse and shall not be removed from the respective lots.
- 4) Signature block shall read “***Date of PZC Approval***” to replace “Date”. The signature block shall appear on each sheet.
- 5) Note on plans: “Driveways shall meet the requirements of Subdivision Regulations Section 9 and Zoning Regulations Section 6.13. Driveways which exceed ten percent over any segment of their lengths shall be paved to a width of ten feet, with maximum driveway apron grade of 5%. Driveways shall be graded so as to shed runoff into the respective lots and to prevent off-site runoff. An engineer’s certification of fulfillment of this condition is required prior to issuance of a certificate of zoning compliance at the time of lot development.” \*
- 6) Note on plans: Before the soil is disturbed, the silt fence and other erosion control measures as needed shall be properly installed, and the zoning official shall be contacted for approval of installation.
- 7) A deed showing that the additional acreage to be deeded to Scott & Kristy Cornell has been merged to form one single lot and has been recorded in the land records shall be submitted to the zoning official prior to recording the subdivision plan.
- 8) The final approval motion shall be placed on the final plans on sheet #1 and sheet #2.
- 9) Northeast District Department of Health shall indicate that there is suitable leaching capacity remaining to accommodate the lot at 75 Lewis Road.
- 10) The applicant shall submit subdivision approval from Northeast District Department of Health prior to recording the final plans
- 11) Limits of disturbance shall be a minimum of 100’ where applicable.

\*Amendment to #(5) Before the plan is recorded, the disposition of the stormwater of storm water shall be addressed by the P.E. on the final plan

**MOTION:** Hyde / DeCasare moved /seconded the approval of the traditional subdivision in accordance with the pre-application plan, noting that this final plan qualifies to meet Planning & Zoning Commission’s standards for subdivision. All in favor; motion passed.

**MOTION:** Hyde / DeCasare moved /seconded the subdivision plan stated above. All in favor; motion passed.

**New Business**

**1. Referrals to the Hampton PZC under CT General Statute Section 8-24; possible open space acquisition of Vadnais/ Edwards property, 50 acres between Cedar Swamp and Old Town Pound Roads; and possible acquisition of Lot 8, Loisel subdivision/ Loisel Trust, owner, map number 3-11/28/8, 160 acres located on Pudding Hill Road.**

**MOTION:** Hyde moved to support the acquisition of the Vadnais/ Edwards property and the Loisel property. Hochstetter seconded the motion. All in favor; motion passed.

**2. Request for recommendation to support a grant application by Town of Hampton to the CT DEEP for matching funds for acquisition of open space, property of Vadnais/ Edwards, 51 acres, Parcel number 2-7/12/25, located between Old Town Pound and Cedar Swamp Road and abutting the Goodwin State Forest.**

**MOTION:** Hyde moved to support a grant application by the Town of Hampton to the CT DEEP for matching funds for acquisition of open space, property of Vadnais/ Edwards. DeCasare seconded. All in favor; motion passed.

**Zoning Official Report**

Nothing to report at this time.

**Communications**

**1. WINCOG Report**

Mansfield is revising Pleasant Valley Road zoning regulations- currently zoned industrial and working to change that.

**2. Minutes Conservation Commission**

Conservation Commission minutes were reviewed by the Planning and Zoning Commission.

**3. Notice from the CT Siting Council, modification to the cell tower at 185 Fiske Road**

Antennas are to be replaced or upgraded; this will not affect the height of the tower.

**4. Halloran letter regarding Fuller property, South Brook.**

Adam fuller bee keeping- agricultural use in town. The property is almost all in Chaplin, but his access is in Hampton; Hampton has jurisdiction over activities IN Hampton. Fraenkel will talk to Mr. Fuller about farm store approval from the town of Hampton. Chair Grindle read his personal response to Mr. Halloran.

**Adjournment**

**MOTION:** Hyde/ DeCasare moved/ seconded to adjourn the meeting. All in favor; motion approved. Meeting was adjourned at 9:09PM.

Respectfully submitted,  
Elizabeth Stillman  
Recording Secretary