

**Town of Hampton
Planning and Zoning Commission
Regular Meeting Minutes
September 24, 2012**

1. **Call to Order-** Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:33PM.
2. **Roll Call**
Present: Grindle, DeCarli, DeCesare, Hyde and Langer
Absent: None
Alternates Present (not seated): Thompson, Hochstetter
3. **Additions to the Agenda**
Old Business #5, discuss the Hampton Farmers' Market was added to the agenda.
4. **Approval of Minutes**
MOTION: Langer/ DeCesare moved/ seconded to approve minutes from August 13, 2012 Planning and Zoning Commission meeting as written. All in favor; motion passed with two abstentions (Hyde, DeCarli).
5. **Old Business**
 1. **Cornell Subdivision Extension for Filing**
MOTION: Hyde/ DeCesare moved/ seconded to approve a request from Jenni Cornell for a 90 day extension for filing for the Cornell subdivision. All in favor; motion passed.
 2. **State of CT Draft Plan of Conservation and Development 2013- 2018**
Martha Fraenkel explained the CT draft plan of conservation and development process, and stated that comments were due by October 5, 2012.
Commission members reviewed draft Plan of Conservation and Development and made comments to be submitted to the State regarding a state proposed growth area in the center of town.
DeCesare commented that the plan was heavily weighted towards urban area and for development more than conservation. Hyde mentioned that Hanover has a city sewer now. Grindle stated that the plan was based on the assumption of top down growth, and Hampton's growth is the opposite of that.
The Commission decided to leave the map as it was, with the comment that conservation is a higher priority to Hampton than development to protect and conserve the village on a historical level.
Fraenkel agreed to send a draft letter to the commission with response, before Grindle sends to the State.
 3. **Discussion- consideration of build out analysis/ planning services, appropriation**
Thompson has contacted WINCOG to discuss build out analysis with UCONN students for about \$500 (for WINCOG GIS services), stating that having the map on file could be very useful for the town down the road. It is a possibility that the cost could be split with the Conservation Commission.
The project is slated to start October 1, 2012 with the UCONN students.
MOTION: Langer/ Grindle moved/ seconded to bear one third of the costs of a build out analysis for the Town of Hampton / planning services done by UCONN students. Motion passed 4 yay – 1 nay (DeCesare).

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4. Discussion- revisions to zoning regulations

MOTION: DeCesare/ Hyde moved/ seconded to table discussion of zoning regulation revisions to the next meeting. All in favor; motion passed.

5. Farmer's Market

While the Commission supports the market in Hampton, the Farmers' Market vendors are not parking where agreed to in initial application. Vendors should be parking in the grange parking lot or the town hall parking lot.

New Business

None

Zoning Official Report

None

Communications

1. WINCOG Report- Hyde reviewed the WINCOG meeting for the commission
2. Referral from Town of Pomfret, proposed Zoning Regulation Revisions- Pomfret is revising regulations re: review of large out buildings.
3. Board of Finance Annual Report request- report from Planning and Zoning Commission is due November 16, 2012
4. Zoning and Livestock Guidance Document – is now available

Adjournment

MOTION: Hyde/ Langer moved/ seconded to adjourn meeting. All in favor; motion passed.
Meeting adjourned at 9:09PM.

Respectfully submitted,

Liz Stillman
Recording Secretary