

TOWN OF HAMPTON
Planning and Zoning Commission
Public Hearing & Regular Meeting Minutes
October 26, 2015

Public Hearing

1. Application for a home business at 20 Parsonage Road, property of Estate of Charlotte Rowe/James Oefinger for a tree service business in the RA-80 Zone (continued from 9/28/15).

Chair Grindle called the Public Hearing to order at 7:06 pm. Mr. Oefinger presented a site plan that he submitted which included relocating vehicle storage to the northeast corner of the property. He said no screening was needed because the native vegetation will provide sufficient screening. He said that there would be no hazardous materials on the property.

Commission members explained that all screening must be provided by vegetation on this lot, not on the neighboring lots. The Commission would like Mr. Oefinger to present: a detailed list of vehicles, dimensions of proposed vehicle parking area from property line, dimensions of garages. Testimony in favor of the application by Selectman Cahill and Selectman Chapel was received by the Commission. Resident Perry Matchinis stated that his prior concerns regarding the application had been discussed with Mr. Oefinger and hopefully resolved. Mr. Oefinger requested a continuation of the hearing and the Commission granted the hearing continued until the November 12 Special Meeting. Mr. Oefinger invited any members of the Commission wishing to visit the site an opportunity to do so by meeting him at his general store in the morning.

Chair Grindle tabled the Public Hearing at 7:35 pm.

REGULAR MEETING

Call to Order

Chair Kevin Grindle called the regular meeting to order at 7:35 pm.

Roll Call

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Everett Hyde, and Randy Thompson. Also present were Alternates Gloria Langer, Wayne DeCarli and Staff Member Martha Fraenkel.

Additions to Agenda

None.

Audience for Citizens

Mr. Matchinis addressed the Commission. He reported that earlier concerns regarding unregistered cars on Cedar Swamp Road had been recently reconciled. He noted that there was still a large commercial dump truck parking illegally at a residential address and he urged the Commission review the issue. Chair Grindle stated that the matter would appear as an item on an upcoming agenda.

Approval of Minutes

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DeCesare moved and Hyde seconded a motion to approve the minutes of 9/28/15. All other in favor; motion carried unanimously. Hyde moved and DeCesare seconded a motion to approve the minutes of 10/8/15. All other in favor; motion carried unanimously.

New Business

1. Application for a home business at 20 Parsonage Road, property of Estate of Charlotte Rowe/James Oefinger, for a tree service business in the RA-80 Zone.

Tabled until next month.

2. Preapplication for a package liquor store at 396 Hartford Turnpike/Business Zone; Pankaj Patel, owner.

Mr. Patel presented a preliminary plan for a liquor store at 396 Hartford Turnpike, which is currently a storage facility with an apartment on the second floor. Mr. Patel's plan would maintain storage and the apartment and would improve landscaping, lighting, and signage of the property. The Commission urged Mr. Patel to consider the regulations set forth by the Commission when planning the upcoming improvements. He will prepare a site plan and submit an application.

Old Business

1. 2016 Plan of Conservation & Development

Housing –

- Fraenkel noted that previous housing numbers were wrong because data was not reported by the town in past years so it was estimated incorrectly.
- Under Action and Implementation, Small Cities Grant Program should be added.
- Commission will evaluate whether housing needs of the community are being met – housing stock, attracting younger families, size of the units.
- There has been almost no subdivision activity in the past 10 years.
- Commission is asked to email Fraenkel with goals, actions, and implementation ideas for this section.

Traffic & Transportation –

- Grindle will obtain traffic counts for the municipal roads in Hampton.
- Commission considered the impact repaving (essentially widening) roads has had on traffic.
- As a goal, Commission discussed adding periodic reassessment of roads that are not currently on the Town A State Road List.
- As a goal, Commission discussed utilizing town roads as amenities, recreational opportunities.
- Commission discussed adding Conservation Commission to list of Commissions/Committees responsible for the implementation of the actions in this section.

Discussion of 2016 Plan of Conservation & Development will be continued at the next Special Meeting on Thursday, November 12, 2015.

Staff Report

None.

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Communications

1. Conservation Commission report

Randy Thompson reported for the Conservation Commission. There is a new grant round for open space at CT DEEP.

2. Newsletter CT Federation of PZC Fall 2015

Adjournment

Hyde moved and Thompson seconded a motion to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 9:04 p.m.

Respectfully submitted,
Valerie Imre
Recording Secretary