

**MINUTES - SPECIAL MEETING
HAMPTON PLANNING AND ZONING COMMISSION
SEPTEMBER 16, 2010**

Present: Chairman Kevin Grindle, Gloria Langer, Wayne DeCarli, Alternate Randy Thompson,
Staff: Martha Fraenkel, Zoning Official and Acting Recording Clerk

CALL TO ORDER

The meeting commenced at 7:45PM.

OLD BUSINESS:

1. Zoning Regulations Revisions

The Commission reviewed comments and recommendations from the members present for changes to the Conditions section of the draft regulations. These will be incorporated into a new draft following receipt of comments from all Commission members who wish to propose additional changes.

Members present agreed that campgrounds and summer camps should not be included in the permitted uses in the new regulations, as these uses are not desired by the majority of residents. Regarding campgrounds, it was felt that the likely location along the Little River would negatively impact the resource.

Members asked for additional research on minimum acreage needed for shooting at Hunting and Fishing Clubs.

Fraenkel will provide a map of the Historic District at Hampton Hill.

Regarding Outdoor Lighting under Performance Standards, subsection H2a was deleted as impracticable.

Grindle proposed that there be a requirement for submittal of architectural plans for garden centers/retail plant center businesses, which are proposed to be allowed as a principal use in the RA-80 Zone by special permit on Route 6.

It was proposed that there be a requirement for adequate line of sight for all driveways for all uses.

Grindle will provide additional language for more detailed requirements governing stormwater management.

ADJOURNMENT

The meeting was adjourned at 8:55pm.

Respectfully submitted,

Martha Fraenkel, Acting recording clerk