

**HAMPTON PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**MINUTES**  
**JANUARY 14, 2010**

**Call to Order**

Chairman Kevin Grindle called the meeting of the Hampton PZC to order at 7:39 p.m.

**Roll Call**

Members Present: Chairman Kevin Grindle, Robert Burgoyne, Wayne DeCarli, Gloria Langer and Alternates Randy Thompson and Everett Hyde

Members Absent: Gary DeCesare

Staff Present: Martha Fraenkel, Zoning Official/Acting Recording Clerk

**Seating of Alternates**

Chairman Hyde seated Randy Thompson for Gary DeCesare.

**Old Business**

1. DOT parcel at the Banford property – Route 6.

The Banfords have offered to give a conservation easement to the Town or Joshua's Tract Land Trust, or the fee interest to Joshua's Tract, in the two western parcels they own on the south side of Route 6 across from West Old Route 6, if the Town will agree not to acquire the DOT parcel along the Banford property on Route 6.

The conservation easement document itself has not been reviewed by the Commission.

The Commission wants a conservation easement, not the fee interest, to be granted to Joshua's Trust, and will relinquish its interest in purchase of the DOT property when the Conservation Commission informs the PZC that it has approved the easement document.

2. Regulations revisions.

The Commission continued its review of draft regulations dated 12/12/09.

Hyde commented that each site presents a unique set of assets and constraints and regulations should provide sufficient flexibility to allow a unique site plan based on these assets and constraints.

Grindle brought the Commission's attention to uses proposed for Route 6 only. The draft regulations propose four such uses: garden center, medical and professional offices, child day care center and veterinary hospital. Members agreed that the zoning regulations must be crafted to preclude the development of a strip mall on Route 6.

Definitions and conditions for agricultural uses were considered, including farmstand, farmers' market and farm store.

Prohibited uses were reviewed. The Commission agreed that commercial solid waste facilities as such facilities are defined by state statute, should be added to the list of such (prohibited) uses.

Fraenkel distributed the first draft of conditions for special permit uses.

The special meeting was adjourned at 9:05pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk