

**MINUTES OF SPECIAL MEETING  
HAMPTON PLANNING AND ZONING COMMISSION  
February 11, 2010**

Present: Chairman Kevin Grindle, Vice-Chairman Gary DeCesare, Gloria Langer, Bob Burgoyne, Alternate Ev Hyde  
Absent: Wayne DeCarli, Randy Thompson  
Staff: Martha Fraenkel, Zoning Official and Acting Recording Clerk

**CALL TO ORDER**

Chairman Kevin Grindle called the meeting to order at 7:37PM.

**SEATING OF MEMBERS**

Everett Hyde was seated for Wayne DeCarli

**NEW BUSINESS**

**1. Ordinance Committee.**

Deferred to a subsequent meeting. The Committee Chairman determined that it was premature to report on the work of the Ordinance Commission.

**OLD BUSINESS**

**1. Budget for 2010-2011**

Legal fees for this and the past fiscal year were reviewed. Members were concerned that billing is directed to the appropriate town board or commission. Members discussed whether or not the fees charged could fully support the commission's expenses. Hyde said that fees should be correlated with costs to the Town.

The Commission requests that a **monthly** treasurer's report be provided showing the Commission's budgetary status.

Various expenditures and budgetary line items were reviewed. Fraenkel recommended an additional \$200 for the PZC share of the office manager salary in order to compensate staff sufficient to retain her in the position. Members concurred, noting the very limited hours of the position. The line item will increase from \$1000 to \$1200. Compensation for engineering services was discussed. It was concluded that even if an engineer is retained for all town functions, the Commission will still need to budget for this cost. The Commission must also budget for Town Attorney review of regulations changes. No other changes were proposed to the 2009-10 budget.

**2. Zoning Regulations Revisions**

Proposed uses limited to the Route 6 corridor uses were reviewed: veterinary hospital, professional offices, child care centers, and garden centers.

Members recommended that there should be consideration of the maximum lot coverage on lots in the Business Zone, including total impervious surface coverage.

The Town of Brooklyn has developed Route 6 Corridor Design Guidelines for its Planned Commercial District, which is on the Town website. The Guidelines are expressed in both narrative and visual form and visually, with photos and graphics depicting acceptable design elements.

Fraenkel will produce a finished draft of revised regulations for the RA-80 Zone for review prior to another special meeting.

Fraenkel will research whether we can mandate energy conservation in a proposed development.

#### ADJOURNMENT

Grindle adjourned the meeting at 8:45pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk