**Call to Order**

Vice Chair DeCesare called the regular meeting of the Planning and Zoning Commission to order at 7:34pm.

**Roll Call**

Regular Members Present: Gary DeCesare, Gloria Langer, Ev Hyde.

Alternates Present: Wayne DeCarli and Sue Hochstetter, both seated.

Staff: Martha Fraenkel

Absent: Grindle, Thompson

**Audience for Citizens**

None.

**Approval of Minutes**

**MOTION**: Hyde/ DeCesare moved/ seconded to approve the minutes of the September 30, 2013, amending the first line of Old Business #1 to read, “Commission discussed how to bring proposed revisions to public hearing, and sending revisions to town lawyer for review” and removing an extra PM at adjournment. All in favor; motion passed.

**Old Business**

**1. Discussion - revisions to zoning regulations, with focus on Business Zone and miscellaneous related regulations**

Signage - Martha Fraenkel reviewed the previous meeting’s discussion regarding signs, noting that the sign regulations have not been used very much over the nearly 20 years they’ve existed and are currently not user-friendly for the customer or the enforcer. The revisions are intended to remedy that for both parties.

Fraenkel reviewed proposed sign regulations with the Commission, and the following decisions were made:

* Maximum size for an identification sign in the residential zone – 8 square feet
* Schools, churches and farmers’ markets- permit staff discretion or send to PZC for review
* Signs shall not obscure traffic or line of sight
* Window signs are allowed to be lit up during business hours only

Discussion regarding prohibitions/ exceptions will begin at next PZC meeting.

**New Business**

1. **Discussion- Hampton membership in WINCOG, transition to another regional council of governments (COG)**

Discussion was held regarding benefits and liabilities of Hampton leaving WINCOG and joining NECCOG. The GIS planning tools/ visual mapping and liaison with Jacobsen (consulting engineer) are two priorities. The commission would like to continue working with Jacobsen and needs to have any services and resources paid for by the Town transferred to NECCOG.

**Staff Report**

1. Safe Haven Farm is considering a proposal to operate a farm store/ general store and is looking for feedback from PZC.

**Communications**

1. WINCOG Report- none
2. Conservation Commission Report- walk of the Edwards property Saturday, November 2 at 10AM. The same grant from DEEP (Open Space and Watershed Grant) that partially funded the purchase of that property has reopened; it provides matching grant of 50-60%.
3. CT Federation of PZCs newsletter
4. Regulations Change - Referral from Brooklyn – it was noted that the revisions will limit accessory buildings in front yards on corner lots.

A special meeting was scheduled for November 7, 2013 at 7PM to discuss zoning regulations.

**Adjournment**

Meeting was adjourned at 9:21P.M.

Respectfully Submitted,

Liz Stillman

Recording Secretary