

**HAMPTON PLANNING & ZONING COMMISSION
MINUTES - SPECIAL MEETING
DECEMBER 16, 2010**

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:38 p.m.

Roll Call:

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

Absent: Randy Thompson

Staff Present: Martha Fraenkel, Zoning Official

Seating of Alternates: No alternates were seated.

Minutes

Decesare moved to approve the minutes of 11/22/10 as submitted. DeCarli seconded. The minutes were unanimously approved.

Old Business**1. By-laws Review**

Due to the requirements of the existing bylaws, the Commission must confirm approval of changes proposed to the by-laws at the previous meeting.

Burgoyne moved to approve the by-law changes regarding the organizational meeting following a municipal election found in the PZC By-laws in Article VI. DeCesare seconded. Article VI Section 1 shall now read: *An organizational meeting shall be held as part of the first meeting which is scheduled following a municipal election, at which time officers will be elected.*

The by-law changes were unanimously approved.

2. Referral from Brooklyn – adaptive reuse of agricultural buildings. The proposed definitions were reviewed. It was noted that our regulations do not provide definition of craftsperson, and that this may be a useful future amendment.

Chairman Grindle reordered the agenda.

Zoning Official Report

Fraenkel reported on progress on an enforcement case on Sarah Pearl Road, Soucy property.

She has received a request from EASTCONN to be allowed to remove excess topsoil to an out-of-town location. The Commission declined to authorize this request and directed Fraenkel to continue to work with EASTCONN to find a suitable location within Hampton.

Communications

1. WINCOG report. Grindle noted that other area Towns are working on regulations revisions and that Tolland is adopting the application of Public Act 490 to open space, with a 10 acre minimum. He reported that Bolton is working on regulation of food vendor carts in the right-of-way.

2. Referral from Chaplin. Members reviewed changes affecting home occupations and permitted vehicles.

Old Business

1. Discussion: Zoning Regulations Revisions

Discussion resumed on Conditional Uses in the RA-80 Zone.

Members reviewed draft regulations on:

- veterinary hospitals;
- dish antenna, noting that a map of the historic district must be added to the regulations due to their special treatment in the Hampton Historic District;
- excavation and filling, with discussion on the stated exemptions, specifically that there should be a volume limit for application of an exemption, possibly capping the exemptions at 5000 cy. Grindle will research an appropriate number. Processing, including crushing, activities were considered, with members preferring to prohibit crushing and increasing the distance from processing to property lines to 1000 feet.

A special meeting was set for 1/13/11 at 7:30pm.

Adjournment:

Noting no further business, the meeting was adjourned at 9:05pm.

Respectfully submitted,

Martha Fraenkel
Acting Recording Clerk