

**HAMPTON PLANNING & ZONING COMMISSION
MINUTES - SPECIAL MEETING
JANUARY 5, 2012**

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:34pm.

Roll Call/Seating of Alternates:

Members Present: Chairman Kevin Grindle, Gloria Langer, Gary DeCesare, and Everett Hyde and Alternate Randy Thompson

Absent: Wayne DeCarli

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

- Randy Thompson was seated for Wayne DeCarli.

New Business

1. Application for a 2 lot subdivision composed of 13.68 acres to be split from a 200 acre parcel on the north side of Windham Road at the Canterbury Town line, property of Robert J. and Deborah A. Darigan. Parcel is identified by the Hampton Assessor as Assessor's Map 4-12 Block 27 Lot 13.

Chairman Grindle read pertinent subdivision regulations regarding subdivision design to refresh the Commission on pertinent requirements.

Grindle said that since the applicant had waived the preapplication review per the regulations, there would be no comment on design selection until the public hearing.

Professional Engineer Terry Chambers of KWP made a brief presentation on the application for a two lot subdivision from a 200 acre parcel bounded on Lenny's Lane, Sand Hill, Windham and Raymond Road (the latter in Canterbury). The proposed lots front on Windham Road at the Canterbury line. The subdivision consists of a 10 acre and a 2.1 acre parcel in Hampton (a part of the subdivision is in Canterbury). The small parcel is to be combined with a lot of record in Canterbury and has no frontage in Hampton. Chambers said that the proposed activities are outside of the upland review area and no wetlands permit will be required. He said that the soils are suitable for development, and no infrastructure is proposed. The owner/applicant (Darigan) is amenable to either a traditional or a conservation subdivision but does not want to pay a fee in lieu of open space. Chambers noted that the Darigans' 238 acre parcel with a single family dwelling on Lenny's Lane is for sale.

Chambers has conferred with Attorney Ernest Cutnoir of Putnam, who opined that the 2 acre parcel without frontage is legal since it will be combined with land in Canterbury.

A site walk was scheduled for Saturday, January 21 at 9AM or, in case of inclement weather, for Thursday, January 26, 2012 at 4PM.

Adjournment:

DeCesare moved to adjourn. Hyde seconded. Grindle adjourned the meeting at 8:10pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk