

**HAMPTON PLANNING & ZONING COMMISSION
MINUTES - SPECIAL MEETING
FEBRUARY 10, 2011**

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:37 p.m.

Roll Call:

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

Absent: Robert Burgoyne,

Staff Present: Martha Fraenkel, Zoning Official

Old Business

1. Fine Ordinance. Members reviewed a redraft of the proposed fine ordinance prepared by M. Fraenkel that incorporated changes reviewed at the previous meeting. Fraenkel said that she had asked, per the Commission's prior query, the Town Attorney to describe the advantages of using a Town Ordinance as opposed to the Zoning Regulations to establish fines for zoning violations. Members agreed to table this subject until a complete response was received.

2. Zoning Regulations Revisions

Members reviewed draft regulations in Section 6.2 Performance Standards.

Grindle said that lighting standards may be difficult to enforce, specifically regarding the need for lighting for security purposes as well as for safety. He referenced standards in the Windsor Locks regulations that require lighting be reduced to zero foot-candles at the property line and said that these protect the residential character. Members expressed support for the use of motion sensitive lighting.

Members then discussed requirements for driveways. Fraenkel described the problems she has encountered with driveways graded so as to add stormwater to the Town system unnecessarily due to improper grading. Members asked about regulation of new driveway locations, pavement of existing driveways and inspection when the grading takes place. She recommended that, at the least, the Town have the ability to require an engineer reviews the grading to minimize stormwater flowing into the Town right of way.

Gindle recommended that the AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "AASHTO" standards be referenced in the driveway regulations

Adjournment:

Noting no further business, the meeting was adjourned at 9:00pm.

Respectfully submitted,

Martha Fraenkel
Acting Recording Clerk