

**HAMPTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MINUTES**  
**MARCH 28, 2011**

**Call to Order**

Chairman Grindle called the meeting of the Hampton PZC to order at 7:32 p.m.

**Roll Call**

Members Present: Chairman Kevin Grindle, Robert Burgoyne, Gloria Langer and Alternates Randy Thompson and Ev Hyde

Absent: Gary DeCesare

Staff Present: Martha Fraenkel, Zoning Official

**Seating of Alternates**

Hyde was appointed to act in DeCesare's absence.

**Additions to Agenda**

1. Old Business: policies and procedures - ordinances.

**Audience for Citizens**

None.

**Approval of Minutes**

2/28/11 Regular Meeting. Hyde moved and Burgoyne seconded a motion to approve the minutes as submitted. Burgoyne moved to amend the submitted minutes to state BOARD OF SELECTMEN (replacing BOARD) on page 2, regarding GIS at Town Hall. The motion was approved unanimously as amended except with DeCesare in abstention.

3/10/11 Special Meeting. Hyde moved and Burgoyne seconded a motion to approve the minutes as submitted. The motion was unanimously approved except Hyde in abstention.

**Old Business**

1. Discussion: zoning regulations revisions

No action taken. Fraenkel will prepare the final draft for the next regular meeting on April 25, 2011.

2. Discussion: subdivision regulations revisions

No action taken.

3. Town Ordinance – fines for infractions

The First Selectman was present to revisit the proposed ordinance to establish fines for zoning infractions coupled with an ordinance for appeals. The Ordinance committee is seeking revisions to the previous submittal. Members discussed the appeal ordinance, which was never considered at Town meeting. It was noted that the appeal ordinance was drafted to include all types of violations of the law, i.e.,

not limited to zoning violations. It was agreed that the draft should be rewritten to remove references to other (non-zoning) types of violations.

### **Report from Zoning Official**

Fraenkel reported on a proposed revision to CT General Statute Section 52-557 f regarding liability of property owner when land is opened for recreation at no charge. The proposed revision would extend this protection to property owned by municipalities and other governmental organizations.

She also reported on potential assistance from DEP on the development of Low Impact Development (LID) stormwater regulations in the Town Zoning and Subdivision Regulations. DEP has expressed interest in working with small towns in the area on improving stormwater management and is seeking grant to fund such assistance.

### **Communications**

**WINCOG Report.** Grindle said that Coventry has developed regulations that would authorize commercial activities at large farms. Fraenkel will obtain the text for members. He reported further on the plan for management of the Route 6 corridor and its pertinence to Route 44; a moratorium will be imposed for Route 44 while a development plan is formulated.

**Workshops:** noted. The State Archaeologist Nick Bellantoni will speak on 4/14/11.

**First Selectman Report.** First Selectman Donnelly reported that CL&P will conduct public hearings to review its plans for expansion of capacity in the existing CL&P right of way.

### **Adjournment:**

Noting no further business, Grindle adjourned the meeting at 8:16 p.m.

Respectfully submitted,

Martha Fraenkel  
Acting Recording Clerk