

**Hampton Planning and Zoning Commission  
Monday, April 23, 2012 7:30pm  
Hampton Town Hall – 164 Route 97**

**1. Call to Order**

Chair Grindle called the meeting to order at 7:33pm

**2. Roll Call/ Seating of Alternate Members**

Members Present: Grindle, Langer, DeCarli, DeCesare, Hochstetter (alternate for Ev Hyde),  
alternate Randy Thompson

Also Present: Martha Fraenkel (staff), Mike Chapel (selectman)

**3. Additions to the Agenda**

None

**4. Audience for Citizens**

None

**5. Approval of Minutes**

**MOTION:** Langer moved to approve the minutes from the Planning and Zoning Meeting dated March 26, 2012 as written. DeCarli seconded the motion. All in favor; motion passed

**6. Old Business**

**6.1. Preapplication: property of Ben and Jane Cornell, 75 Lewis Road in the RA-80 Zone for a possible**

Fraenkel stated there were no major updates; waiting on a plan submission and hoping to schedule a public hearing in May.

**6.2. Draft Fine Ordinance – status**

Fraenkel stated that the Ordinance Committee is looking into the history of the fine ordinance in Hampton, and will pursue the ordinance further, but only if PZC is in support.

Currently, for the Zoning Enforcement Official to pursue a violation, they would have to contact the town attorney and bring the issue to court. This ordinance would give the ZEO the option to issue a ticket for the violation.

Discussion followed regarding the monetary value of the tickets, particularly over a longer period of time, the wording of such ordinance and the responsibility of the Commission and ZEO to monitor these violations, or whether the Board of Selectmen should have a voice.

**MOTION:** Chair Grindle moved to draft revised language for a Fine Ordinance, to simplify the language and specify a lower fine, be it daily, weekly or monthly, and review the language to establish an appeals board. DeCarli seconded the motion. No further discussion. Motion passed 3:2 (DeCesare, Langer opposed).

**7. New Business**

**7.1. Preapplication- site plan – proposed Fletcher Library renovations and driveway expansion**

Grindle noted that this is an application- not a pre-application.

Chapel gave an overview of the project, which is a parking lot behind the library:

- Drainage work
- Landscape work to give privacy buffer and also help with drainage
- Walk way over to church/ overflow parking
- Bike Rack
- All topsoil preferably stays on this property, but in town at least
- Stone dust, potentially asphalt or other hard surface down the road on parking lot, but not now
- Handicap accessible directly from the library parking lot

Library has paid for engineering work and will pay for landscaping, town donating the excavating and rough grading work.

Chair Grindle stated that there was no requirement that the handicap parking space(s) be paved, but it would be preferable if pavement was extended to those space(s). Additionally, as the ADA requires one handicap space (van accessible) for every 25 spaces, the second existing handicap space could be made into one or maybe two additional parking spots.

Regina DeCesare is going to come in and sign the application

Chair Grindle requested that property boundary lines be included on any future mapping.

Chair Grindle asked that the Department of Health inspect the project area (particularly the septic system) and sign off on it to cover the Town.

**MOTION:** Chair Grindle moved to approve the application, including the following points:

1. PE stamped plan including all site plan proposed improvements, boundary information, construction details, sediment erosion controls, and landscape plan
2. Screening from adjacent properties, particularly to block headlights
3. Simple drainage calculation; indicating that drainage changes will not overflow existing drainage system
4. Health department approval before construction begins
5. If there is going to be a lighting system, that needs to be indicated on the plan and should be respectful to neighbors.

Hyde seconded the motion. Motion passed with one abstention (DeCesare).

## **8. Zoning Official Report**

Fraenkel stated there was a new home business at 86 E. Old Route 6 (antique Ford parts business, not selling out of the house, just warehousing).

Worked with Wolmers regarding ATV usage just south of Bennett Drive, indicated that they understood what would happen if the riding continued.

Sent letter to Naomi Ayotte saying she can renew her home business license now.

Randy Thompson and Martha Fraenkel are working on a grant from the DEEP for open space (grant is 50% of the appraised value of the land).

## **9. Communications**

### **9.1. WINCOG Report**

April meeting was cancelled

### **9.2. Minutes Conservation Commission 3/29/12**

The Conservation Commission met with Pomfret PZC, Conservation Commission and First Selectman to discuss what Pomfret has been able to accomplish regarding conservation property and land acquisition.

**9.3 CT Federation of PZC newsletter Spring 2012**

Noted that a use can remain, e.g., a store can still be a store, if it doesn't start being something different in the meantime.

**10. Adjournment**

**MOTION:** With no further business to come before the Commission, Hyde moved to adjourn the Planning and Zoning Commission meeting. DeCesare seconded. All in favor; meeting adjourned at 9:25pm.

Respectfully Submitted,

Elizabeth Stillman  
Recording Secretary