

HAMPTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
MINUTES
JULY 29, 2010

PUBLIC HEARING

1. Special permit for a home business for counseling services in a detached structure to be accessed from Station Road, on a parcel identified on the assessor's map as 2-7 block 12 lot 16C, RA-80 Zone; Maryellen Donnelly Family Trust, owner/James Krall, applicant.

Chairman Grindle opened the Public Hearing at 7:38 p.m. Members present were Chairman Kevin Grindle, Robert Burgoyne, Gary DeCesare, Gloria Langer, and alternates Randy Thompson and Everett Hyde. Hyde was seated in DeCarli's absence.

Chairman Grindle read the legal notice as it appeared in the Chronicle on 7/16/10 and 7/23/10.

James Krall, applicant, and Maryellen Donnelly, spouse, presented the proposal to build an accessory building on the Donnelly Family Trust property, to be used as a home business for counseling services. They propose the building to be not more than 1,200 square feet in size with use of the existing driveway off of Station Road. Mr. Krall stated that there would be approximately 24 one hour sessions per week, which would require no more than 3 parking spaces. They are proposing the building to be south facing and they plan to install solar lighting, downward facing motion detector lighting, adding that the building cannot be seen by neighbors therefore lighting will not be an issue. Krall noted that there are no wetlands on the property and this use will not generate any noise or outdoor storage. No weekend sessions or signage are proposed.

The applicant stated that they have been granted approvals from the Health Department on 7/7/10, Fire Marshal and Building Official on 7/8/10 and also submitted proof of mailing to 25 abutters. They are proposing underground utilities coming from Station Road pole #275.

Chairman Grindle questioned the number of parking and handicapped spaces and the grade of the driveway.

Fraenkel noted that she had the same concerns and she suggests that the applicant speak to the Fire Marshal and receive a sign off from him on the adequacy of the driveway prior to occupying the building. She also stated that the lot line revision has left the remaining property with less than 200' of frontage. The applicant understood and stated that have no intention of subdividing the property.

Chairman Grindle opened the floor for comments or questions from the Commission or public. Richard Brown and Susan Hochstetter were both in favor of the proposal.

Chairman Grindle noted no further comments or questions from the Commission or public. The applicants requested the public hearing be closed at 8:11 p.m.

SPECIAL MEETING

Call to Order:

Chairman Grindle called the Meeting of the Hampton PZC to order at 8:11 p.m.

Roll Call:

Members Present: Robert Burgoyne, Gary DeCesare, Kevin Grindle, Gloria Langer and Alternates Randy Thompson and Everett Hyde

Members Absent: Wayne DeCarli,

Seating of Alternates:

Alternate Hyde was seated in DeCarli's absence.

Staff Present: Martha Fraenkel, Zoning Official

Additions to Agenda:

None.

Audience for Citizens:

None.

Approval of Minutes:

6/28/10- Hyde MOVED, Burgoyne seconded, to approve the minutes of the 6/28/10 meeting as presented. MOTION PASSED UNANIMOUSLY.

7/8/10- Hyde MOVED, Burgoyne seconded, to approve the minutes of the 7/8/10 special meeting as presented. MOTION PASSED UNANIMOUSLY.

Old Business

1. Special permit for a home business for counseling services in a detached structure to be accessed from Station Road, on a parcel identified on the assessor's map as 2-7 block 12 lot 16C, RA-80 Zone; Maryellen Donnelly Family Trust, owner/James Krall, applicant.

Hyde MOVED, Burgoyne seconded, to approve the application of James Krall for a professional office for individual and family counseling in a structure to be erected on Station Road, according to construction plans prepared by Country Carpenters, Inc. for James Krall, dated 6/17/10, and a site plan prepared by KWP associates entitled "Site Plan Septic System Design Plan Prepared for James H. Krall & Maryellen A. Donnelly, Station Road, Hampton, Connecticut" dated 6/22/10 revised to 7/23/10, on property of Maryellen Donnelly Family Trust, RA-80 Zone, with the following conditions:

1. The home occupation permit is valid for one year and subject to annual renewal following the submittal of a written request for renewal from the applicants. The permit is valid for these applicants and property owners at the stated location only and does not transfer to subsequent property owners or other location.
2. The business is limited to the area shown on the submitted application.
3. Parking must be provided off the street at all times, and a turnaround shall be maintained to keep customers from backing into the street. The area developed for vehicles shall be the minimum needed to accommodate the business.

4. The activity shall not change the residential/agricultural character of the property or neighborhood.
5. The activity shall not result in objectionable noise, light, or unsightly conditions noticeable from off premises. Any exterior lighting shall be directed downward, shall not illuminate offsite properties, and shall not remain on when not in operation.
6. There shall be no outside storage of business related items without approval of the Commission.
7. The amount of traffic generated by the business shall not be measurably greater than that of a usual residence.
8. There shall be no more than 2 nonresident employees.
9. The business shall operate at all times in compliance with applicable zoning, building, health and fire codes.
10. One unlit sign may be erected on the premises in compliance with Section 6.16.A, Signs, limited to 4 square feet.
11. Prior to issuance of a Certificate of Occupancy, the Fire Marshal shall approve the driveway to ensure emergency access.

MOTION PASSED UNANIMOUSLY.

2. Discussion: Zoning Regulations Revisions
Tabled for Special Meeting on 8/2/10 at 7:30pm.
3. Discussion: Subdivision Regulations Revisions
Tabled for Special Meeting on 8/2/10 at 7:30pm.

New Business

None.

Report from Zoning Official

None.

Communications:

Noted.

Adjournment:

Noting no further business Burgoyne, MOVED, DeCesare seconded, to adjourn the meeting at 8:31 p.m.
MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea
Planning and Zoning Commission Clerk