

**Town of Hampton
Planning & Zoning Commission
Hampton Town Hall, 164 Route 97
Meeting Room**

**Monday, November 28, 2016
7:00 PM**

DRAFT Meeting Minutes

Public Hearing

1) Call to Order : Chairman Grindle called the public hearing to order at 7:06 p.m.

2) Roll Call/Seating of Members: In attendance were PZC Members DeCesare, Hochstetter, Hyde, and Thompson. Also in attendance were Alternates Langer, Crawford, and DeCarli, as well as staff John Guskowski and Martha Fraenkel.

3) Public Hearings

a. Town of Hampton Plan of Conservation & Development, 2016-2026

Chairman Grindle noted that the public notification for this hearing was published in the Chronicle on November 15th and November 22nd. He noted that the draft plan has been available on the Town website and that maps were distributed to members for review. He requested staff Martha Fraenkel to walk the Commission and the public through the updated Plan.

Ms. Fraenkel discussed the Plan in context of the Town and its likely growth over the next ten years. The Plan is a state requirement intending to guide growth and protect natural resources. Hampton is not anticipated to experience any significant growth, and demographics in and surrounding Hampton project an aging population and decline in school-age population. Job growth is generally locating to cities and urban centers. Barring the unforeseen or radical action by the Town, development activity will be minimal in Hampton. Accordingly, this Plan does not reflect significant aggressive directions in terms of policy recommendations.

The most significant element of discussion in the Plan focuses on the Village area in Hampton Center. Decisions need to be made as to the promotion of mixed-use activity along Route 97 to increase activity and vitality, as well as the potential of expanding the Business Zone along Route 6 to encourage development. A residents' survey reflected support for non-disruptive commercial growth along Route 6.

The changing demographics also present needs to improve the community and recreational facilities, particularly in the Town Hall campus area. Chairman Grindle thanked Ms. Fraenkel for her leadership in developing the Plan, and commended the Commission for its outstanding effort in updating it. He opened up the discussion to the Public for comment.

Alternate Stan Crawford stated that it was a very good plan and noted a typographical error in one of the population data graphics. Member Sue Hochstetter noted that there were a few minor mapping errors that could be easily corrected as well. Chairman Grindle noted that the addition of data and demographic information was a significant upgrade. Member Ev Hyde stated that a ten-year horizon document was a long period and the Plan should be a working, living document and that things are changing more than many realize. He noted the impending photovoltaic installation

and the proposed gas station along Route 6 as recent examples. Sue Hochstetter stated that change could and should be made to the Plan on a regular basis, and attention should be paid to implementation priorities and actions.

First Selectman Allan Cahill stated that the Plan was well constructed and was a clear read. He too saw broad community changes occurring throughout New England. Sue Hochstetter stated that Windham Center is dealing with many of the same issues as Hampton. Chairman Grindle thanked the public for their input.

Motion to close the Public Hearing for the Plan of Conservation & Development by Ev Hyde, **seconded** by Gary DeCesare. **Motion carried unanimously,**

**b. Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6).
Applicant: Mickey Pankaj, LLC**

Chairman Grindle noted that the public notification for this hearing was published in the Chronicle on November 15th and November 22nd. Bob DeLuca, PE from CLA Engineering represented the applicants and made a brief presentation. Mr. DeLuca presented slightly revised plans based on some Wetlands comments as well as some of the PZC staff comments from John Guskowski and Peter Parent from CME Associates.

Mr. DeLuca noted the site was the same as the one that received an approval in 2015 for a package store. The property is 2 acres +/- with wetlands to the rear (north) and a self-storage facility. The front (south) area of the property would be paved, adding approximately 1/3 acre of impervious surface, and a portion of the existing building would be used for a convenience store in support of the gas station. He noted the Zoning text amendment approved in September enabled this proposed use. He stated that a traffic analysis had been submitted to DOT, who provided commentary and required a two-way ingress/egress drive to the east and an egress-only driveway to the west. There would be no significant traffic impact to Route 6. Since additional commentary and approval from DOT was still pending, Mr. DeLuca asked that the Hearing be left open until December.

Mr. DeLuca stated that there would be four pump stations (2 pump dispensers) under a 24' x 40' canopy. The site has 15 parking spots plus the four pump spots and four employee/resident spots to the rear of the building. There will be a single 3-bedroom apartment unit upstairs. The convenience store will be approximately 2200 square feet, and architectural elevations are provided in the plan set. Because of pending items, he did not opt to go point-by-point through staff comments. Health Department approvals are still pending, and septic system must be upgraded because of food service in the convenience store. He stated that he was working through drainage and water quality facilities with the Wetlands Commission. Wetlands Officer John Valente preferred an underground storage tank for overflow. Mr. Valente was present and stated that this approach was a low-maintenance solution that had been used in Andover. Staff John Guskowski stated that his engineering team had some concerns about the use of such a storage tank, and he would have them coordinate with Mr. Valente and Mr. DeLuca to unify a recommended approach. Mr. DeLuca stated that due to Wetlands commentary, they had also relocated a staging area for construction to be farther away from the wetlands. Additional comments would be incorporated into plan changes, which also included a photometric plan detail.

Chairman Grindle requested that all modified plans be submitted prior to the next public hearing, along with a presentation set mounted on a display board for easy discussion. He noted that several of the key factors for consideration, particularly public health and safety matters, still required resolution and final input from regulatory entities such as DOT and NDDH. He noted that landscape easement would still be required per the new Zoning regulations. Chairman Grindle then requested if Commissioners had questions or comments.

Stan Crawford noted the staging area move was a good change to the plan set. Ev Hyde asked if there would be security lights in use during non-working hours of the gas station. Owner Patel stated that yes, after the operating hours of 5 a.m – 10 p.m., some security lighting would still be available. Self-storage continues operation throughout, and the apartment would not be rented until after construction was complete. Sue Hochstetter asked about bathroom access, and it was clarified that an accessible bathroom would be built in the convenience store. Chairman Grindle asked about NDDH approvals, and Mr. DeLuca stated that a large new septic trench would be constructed in compliance with health codes. Randy Thompson asked about assistance with pump dispensers, and Mr. Patel stated that there would be an intercom for customers to request help from convenience store attendants.

Bob DeLuca raised a number of comments from Peter Parent's letter where the Commission has some discretion in the Regulations. The number of parking spaces, per Section 6.7.A, can be reduced based on the Commission's belief that the proposed parking is satisfactory. Ev Hyde noted that this is an existing building and no additional square footage of retail space was being proposed. Gary DeCesare stated that he believed parking numbers were adequate, and Staff Guskowski agreed. Mr. DeLuca also noted the required 10' landscape buffer in the side yard interfered with proposed parking areas and requested a reorganized landscape approach. The Commission discussed this, and Chairman Grindle suggested that Mr. DeLuca submit a proposed new location for landscape plantings for the Commission's review. Ev Hyde stated that the landscape approach seemed appropriate, and Stan Crawford stated that there were also existing landscape buffer strips on adjacent properties. Staff Guskowski noted that the Commission would also have to act on the appropriateness of a Professional Engineer preparing the plans in lieu of a Landscape Architect. Mr. DeLuca stated he would submit his firm's credentials for this consideration. Chairman Grindle then opened up commentary to the public.

Wetlands Officer John Valente stated that the Wetlands Commission would be considering this matter next week, and would coordinate with CME staff on the holding tank matter. He also mentioned some work done to a drainage basin to the rear of the self-storage facility. The Commission discussed this matter and agreed that this was a Wetlands enforcement question that was unrelated to the gas station proposal. Kathy Thompson from Main Street, Hampton, noted that some package store signage has gotten out of hand, citing a location on Route 101 in Killingly. Chairman Grindle stated that the Town's regulation were sufficient to control signage proliferation. Ms. Thompson also raised the question of permitted package stores in a Town such as Hampton with fewer than 2500 people. The Commission had a general discussion on this matter, but agreed that it was not directly relevant to the gas station application. Chairman Grindle read an email submitted for the record from Janice Trecker in support of the gas station application.

Motion to continue Public Hearing to the December 19th PZC meeting by Sue Hochstetter, **seconded** by Randy Thompson. **Motion carried unanimously.**

4) **Adjournment:** Chairman Grindle closed the Public Hearing portion of the meeting at 8:53 p.m.

Regular Meeting

1) **Call to Order:** Chairman Grindle called the Regular Meeting to order at 8:54 p.m.

2) **Roll Call/Seating of Alternates:** In attendance were PZC Members DeCesare, Hochstetter, Hyde, and Thompson. Also in attendance were Alternates Langer, Crawford, and DeCarli, as well as staff John Guskowski.

3) **Additions to Agenda:** Staff Guskowski proposed adding New Business items 7a. Election of Officers and 7b. Establishment of 2017 Meeting Schedule. Chairman Grindle added those items.

4) **Audience for Citizens:** Stan Crawford, as a non-seated Alternate, noted that several properties along Route 6 had extensive impervious surface and raised concerns about public improvements and Zoning standards. Chairman Grindle stated that this discussion about public improvement standards would be a major topic for the Plan implementation process. Staff Guskowski stated that there was not a Town-wide impervious surface issue, and concentrating development along Route 6 would necessitate some locally higher-percentage lot coverage, but the issue is Stormwater management and low-impact development, not simple coverage ratios. Chairman Grindle stated that low impact techniques focused on no net increase in Stormwater discharge.

5) **Approval of Minutes: October 24, 2016:**

Motion to approve minutes of October 24, 2016 by Gary DeCesare, **seconded** by Ev Hyde. Stan Crawford noted that when he discussed the prohibition of fracking waste, he stated that Windham had just prohibited this, and that Hampton should consider following the lead. He requested that this be changed in the minutes. **Motion to approve as amended carried unanimously.**

6) **Old Business**

a. 2016-2026 Plan of Conservation & Development

Wayne DeCarli raised a question about the definition of multi-family, which was addressed in Martha Fraenkel's summary but not in the PoCD itself. Sue Hochstetter noted an historic property mapped on the incorrect side of the road, which will be fixed. Staff Guskowski stated that the Commission would be approving the content, and final formatting would occur next.

Motion to approve Plan of Conservation and Development 2016-2026 by Ev Hyde, **seconded** by Gary DeCesare. **Motion carried unanimously.**

b. Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6).

Applicant: Mickey Pankaj, LLC

Hearing was continued to December 19th.

7) New Business

a. **Election of Officers, 2017**

Motion to re-elect the existing slate of officers, including Kevin Grindle as Chairman, Gary DeCesare as Vice-Chairman and Randy Thompson as Secretary by Ev Hyde, **seconded** by Gary DeCesare. **Motion carried unanimously.**

b. **Establishment of Schedule for 2017**

By consensus, the Commission agreed that a schedule of meetings each 4th Monday of the month at 7:00 p.m. with the exception of December would be acceptable. Staff Guskowski stated that he would prepare the schedule for approval at the December 19th meeting.

8) Staff Report: There was no staff report from John Valente, and Chairman Grindle stated that he and Staff Guskowski would request these in advance of future meetings. Staff Guskowski stated that he would also work with the Commission on undertaking a prioritization of PoCD goals and implementation items.

9) Correspondence: There was no correspondence

10) Adjournment

Motion to adjourn by Gary DeCesare, **seconded** by Ev Hyde. **Motion carried unanimously.** Meeting was adjourned at 9:14 p.m.

Respectfully Submitted,

John Guskowski
Consulting Planner