

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

**Monday, December 19, 2016
7:00 PM**

DRAFT Meeting Minutes

Public Hearing

- 1) Call to Order : Chairman Grindle called the public hearing to order at 7:05 p.m.
- 2) Roll Call/Seating of Members: In attendance were PZC Members DeCesare, Hochstetter, and Thompson. Seated for Member Hyde was Alternate Crawford. Also in attendance were Alternates Langer, staff John Guskowski and First Selectman Allan Cahill.

- 3) Public Hearings

- a. **Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6).**

- Applicant: Mickey Pankaj, LLC (Continued from November 28, 2016)**

- Chairman Grindle noted that the applicant's representative, Robert DeLuca, PE from CLA Engineering, had submitted an email stating that several elements of the site plan were being redesigned and approvals from DOT and NDDH were still pending. Accordingly, he requested that the hearing be continued to the January 2017 PZC meeting. Stan Crawford noted that the Wetlands Commission had been meeting on this application as well.

- Motion to continue the Public Hearing to the January 23rd PZC meeting** by Gary DeCesare, **seconded** by Sue Hochstetter. **Motion carried unanimously.**

- 4) Adjournment: Chairman Grindle closed the Public Hearing portion of the meeting at 7:13 p.m.

Regular Meeting

- 1) Call to Order: Chairman Grindle called the Regular Meeting to order at 7:13 p.m.
- 2) Roll Call/Seating of Alternates: In attendance were PZC Members DeCesare, Hochstetter, and Thompson. Seated for Member Hyde was Alternate Crawford. Also in attendance were Alternates Langer, staff John Guskowski, First Selectman Allan Cahill and Selectman Mike Chappel.
- 3) Additions to Agenda: There were no additions to the agenda.
- 4) Audience for Citizens: First Selectman Allan Cahill wished the Commission Happy Holidays and commended them on their excellent work throughout the year.
- 5) Approval of Minutes: November 28, 2016:

Motion to approve minutes of November 28, 2016 by Gary DeCesare, **seconded** by Stan Crawford. **Motion to approve as amended carried unanimously.**

6) Old Business

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

Applicant: Mickey Pankaj, LLC

Hearing was continued to January 23rd, 2017.

b. 2016-2026 Plan of Conservation & Development

John Guskowski reported that he is in process of doing a final layout on the PoCD document and asked for assistance in accessing photos of Hampton to include within the final document. First Selectman Cahill stated that he would follow up. He asked about the PZC's interest in having an "implementation matrix" to track the specific action items, and will distribute a table at the next meeting. Sue Hochstetter stated that the matrix should be flexible for re-ordering of priorities over the next ten years.

7) New Business

a. Special Permit Application: Gravel Removal at 89 North Bigelow Road. Applicant: Peter Thurlow

b. Subdivision Application: Two-Lot Subdivision at 89 North Bigelow Road. Applicant: Peter Thurlow

Staff Guskowski provided an overview of this application, which was submitted in conjunction with the subdivision application for the same property. Approximately 17,000 cubic yards are being proposed for removal, mostly in conjunction with lot clearing for the subdivision proposal. He stated that both applications required a public hearing and the Commission should determine if a consulting engineering review was necessary. The Commission had a general discussion about North Bigelow Road and the history of gravel removal from this property. First Selectman Cahill noted that North Bigelow Road was recently re-surfaced and the Town would prefer to avoid major truck traffic during the muddy season. Chairman Grindle, with the consensus of the Commission, decided that no additional engineering review would be needed.

Motion to receive both Special Permit and Subdivision applications for 89 North Bigelow Road and to schedule a Public Hearing for Monday, February 27th, 2017 by Stan Crawford, **seconded** by Gary DeCesare. **Motion carried unanimously.**

8) Staff Report: John Guskowski circulated a zoning application summary of November 2016 from John Valente. Staff Guskowski stated that he was in discussions with Chairman Grindle about participating in a January 2017 workshop with the Partnership for Strong Communities concerning affordable housing and the role of local Zoning Commissions. The Commission undertook a general conversation about affordable housing and the ability or need for small towns with low infrastructure and low growth to be actively involved. He also reported that he would be working with First Selectman on a potential claim for an Exclusive Service Area to manage future public water systems in Hampton. The state's Water Utility Coordinating Committee (WUCC) had been soliciting applications for ESAs, and Aquarion Water Systems has put in a claim on Hampton. The Town has until January 11 to respond and make a counter claim. The WUCC will moderate the issue.

9) Correspondence: There was no correspondence.

10) Adjournment

Motion to adjourn by Stan Crawford, **seconded** by Randy Thompson. **Motion carried unanimously.**
Meeting was adjourned at 8:27 p.m.

Respectfully Submitted,

John Guskowski
Consulting Planner