

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
MONDAY, JANUARY 23, 2017
7:00 PM
MEETING MINUTES
DRAFT**

PUBLIC HEARING

1. **Call to Order** – Chairman Kevin Grindle called the meeting to order at 7:03pm.
2. **Roll Call/Seating of Alternate Members** – In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde and Randy Thompson. Also in attendance were Alternates Wayne DeCarli, Gloria Langer, Stanley Crawford and staff John Guskowski.
3. **Public Hearings**
 - a. **Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6). Applicant: Mickey Pankaj LLC (Continued from November 28 and December 19, 2016)** – Robert DeLuca from CLA Engineers, Inc. presented to the board updated plans for 396 Hartford Turnpike (Route 6). The plans included replacing the septic per the Department of Health and the final approval from the Inlands Wetlands and Watercourses Commission, as well as adding a third pump island (for six total pumps) to the proposal. The board was also presented with a Comment Response letter from CLA Engineers, Inc. addressing outstanding review comments provided by CME Associates in addition to a request for a waiver from the landscape planting criteria and a request to accept the qualifications of CLA as an engineering firm. .

Motion to continue the Public Hearing to February 27th PZC meeting by Susan Hochstetter and seconded by Everett Hyde. Motion passed unanimously.

4. **Adjournment** – Chairman Kevin Grindle closed the Public Hearing portion of the meeting at 8:13p.m.

REGULAR MEETING

1. **Call to Order** – Chairman Kevin Grindle called the Regular Meeting to order at 8:13 p.m.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Susan Hochstetter, Everett Hyde and Randy Thompson. Also in attendance were Alternates Wayne DeCarli, Gloria Langer, Stanley Crawford and staff John Guskowski.
3. **Additions to Agenda** - None
4. **Audience for Citizens: *Citizens may address the Commission on items not otherwise on the Agenda*** – Jamie Boss addressed the board about the zoning of the Hampton General Store. The board had a brief discussion about the matter and recommended that Mr. Boss come before the Commission for a Pre-Application Discussion or contact the Town Planner for a preliminary discussion. .

5. **Approval of December 19, 2016 Minutes – Everett Hyde moved to approve the December 19, 2016 minutes. Gary DeCesare seconded and the motion passed unanimously.**
6. **Old Business**
 - a. **Special Permit Application: Gasoline Sales at 396 Hartford Turnpike (Route 6). Applicant: Mickey Pankaj LLC – Tabled to the February 27th PZC meeting.**
 - b. **Special Permit Application: Gravel Removal at 89 North Bigelow Road. Applicant: Peter Thurlow (Public Hearing scheduled for Feb. 27, 2017) - Tabled to the February 27th PZC meeting.**
 - c. **Subdivision Application: Two-Lot Subdivision at 89 North Bigelow Road. Applicant: Peter Thurlow (Public Hearing scheduled for Feb. 27, 2017) - Tabled to the February 27th PZC meeting.**
 - d. **Plan of Conservation & Development – Implementation Priorities – John Guszkowski informed the board that most of the information has been compiled and that at the next meeting he will have the information for the board as well as a proposed final layout for the document. Photos were found, and a request to the photographer for use of the photos would be made.**
7. **New Business**
 - a. **FY 2017-2018 Budget Request – Chairman Kevin Grindle informed the board that he had met with the Selectman and told him that he would start budget discussions at this meeting. The board had a brief discussion about the 2017-2018 Budget and decided to table it until the February 27th PZC meeting.**
8. **Staff Report – John Guszkowski informed the board about the public water management of Hampton and that the Board of Selectman had decided to allow Aquarion Water Systems to claim Hampton as Exclusive Service Area for Water Planning Coordinating Committee purposes.**
9. **Correspondence – The Commission reviewed the Monthly Report from Wetlands/Zoning Enforcement Officer John Valente.**
10. **Adjournment – Everett Hyde moved to adjourn at 9:22 p.m. Chairman Gary DeCesare seconded the motion and it passed unanimously.**

**Respectfully Submitted by:
Rachel Linkkila
1-24-17**