

**HAMPTON PLANNING & ZONING COMMISSION**  
**MINUTES - SPECIAL MEETING**  
**MARCH 10, 2011**

**Call to Order:**

Chairman Grindle called the meeting of the Hampton PZC to order at 7:40 p.m.

**Roll Call:**

Members Present: Chairman Kevin Grindle, Robert Burgoyne, Gloria Langer, Gary DeCesare, and Alternate Randy Thompson (seated for DeCarli)

Absent: Wayne DeCarli and Everett Hyde

Staff Present: Martha Fraenkel, Zoning Official

**Old Business**

1. Zoning Regulations Revisions

Members reviewed draft regulations for:

- Box Trailers for residential purposes. These should be not be visible off-premises and shall comply with applicable setbacks for structures.
- Farmers' Markets. The basis and need for conducting a public hearing were considered. Standards for signs need to be added.
- Horse Facilities and kennels should both be required to provide a plan for waste management as well as compliance with applicable state health codes per subsection (2) Sanitation.
- Large nonresidential buildings in the RA-80 Zone were discussed at length. The Town attorney will be consulted regarding the legality of requiring a site plan approval. Under subsection (5), Building drawings and details, the same standards shall be applied as those under Garden Center.
- Sand Gravel operation regulations were reviewed. Concern for heavy truck traffic was expressed but no specific changes were proposed. Limitation to operating hours between 7-5 Monday through Saturday only, and not on major holidays, will be added. The section shall be renamed to read "Excavation and Filling of Sand, Gravel, and Other Earthen Materials". In (D) Exemptions, subsection 2 shall read "Importation" instead of placement. Section J Amendment should be modified to indicate that the operation must at all times comply with the permit.
- Waste collection, under Tea Rooms Section (7), may be applicable to other uses.
- Driveways. It was recommended that driveways be designed by an engineer up front and that any changes to the design must be signed off/certified by the engineer. Fraenkel will consult with the First Selectman/public works on this section.

**Adjournment:**

Noting no further business, the meeting was adjourned at 9:15pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk