

**HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97**

PUBLIC HEARING & REGULAR MEETING

**Monday, August 19, 2024 7:00 PM
COMMUNITY MEETING ROOM
Hampton Town Hall
164 Main Street, Hampton CT**

DRAFT MINUTES

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:03 p.m.

2. Roll Call/Seating of Alternate Members

Present for the meeting were Regular Members Gary DeCesare, Ev Hyde, Sue Hochstetter, and Stan Crawford. Also in attendance were Alternate Peter Serafin, Town Planner John Guskowski and several members of the public.

3. Audience for Citizens: *Citizens may address the Commission on items not otherwise on the agenda*

There were no comments from the public.

4. Approval of Minutes: July 15, 2024

Motion to approve the minutes of July 15, 2024 by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

5. Public Hearing

- a. Application for Resubdivision- John Mack Road & Reilly Road (Owner/Applicant: KA&G Investments, LLC) *-continued from July 15, 2024*

Owner, engineer, and land surveyor David Held presented for the applicant. Mr. Held reviewed the updates and changes included since the first public hearing. He reviewed the conservation easement and discussed how it was made larger to cover the extent of the Natural Diversity Database area as mapped by the State of Connecticut in association with the Little River. He submitted the report from the DEEP listing several species of concern, including the Eastern Hognose Snake, the Wood Turtle, the Red Bat, and the Hoary Bat. Most of the sensitive habitat involved were closely associated with the riparian area of the Little River.

He also reviewed some site changes, including the drainage of the driveway to Lot 7 as well as referencing a drainage report prepared by the applicant. The report showed that drainage patterns were intended to remain essentially unchanged. He discussed the existing drainage structures under Reilly and John Mack Roads, each of which have more than sufficient capacity to handle the modeled 2, 5, 10, 25 year design

storms. He noted receipt of NDDH (health district) approval as well as Wetlands Commission approval. Additional signage locations were noted for the conservation easement area.

Chairman Grindle opened the floor to questions. Sue Hochstetter asked about a utility easement associated with Lot 6, and Mr. Held stated that the shared driveway accessing Lots 4, 6, and 7 needed some cross-easement clarification. He clarified that easements would run with the land. Chairman Grindle asked about the drainage for Lot 7, which Mr. Held confirmed would outlet to a riprap spillway before entering the town drainage system. Mr. Held noted that the increase in flows will be well below the capacity of the town's existing drainage system. Mr. Held clarified that while the drainage calculations assumed fully paved driveways, the individual and shared driveways could be gravel or paved.

Ev Hyde asked about conferring with the Conservation Commission. Mr. Held appeared before the Conservation Commission in July and the Planning & Zoning Commission reviewed the input from the Conservation Commission. Ev Hyde also asked about additional signage for the conservation easement area, suggesting that signage should perhaps go along the westerly boundary of the existing house lot on Reilly Road. John Guskowski requested that the Conservation Easement language as well as shared-driveway easement language be reviewed by the Town Attorney before final plans are filed.

Douglas King from John Mack Road stated that he believed that the drainage presentation was very vague and that the land was very wet and likely to get wetter. He did not believe that this proposal deserved a hardship or a variance from a standard two-acre lot. He asked about smaller-lot zoning on his property as well. Chairman Grindle clarified that the applicant was not seeking a variance but was rather taking advantage of the Conservation Subdivision option. Mr. King asked about the town's right to decrease the value of his land in order to make abutting property more valuable, with particular concern about the drainage features. Chairman Grindle reviewed the pre- and post-development drainage calculations and noted the small increase in the post-development flows. Mr. Held discussed the drainage design and noted that the drainage patterns would remain the same as pre-development patterns. No major changes to existing grading is proposed. The existing drainage outlets to a large wetland system and ultimately to the Little River. Mr. Held noted that the wetland system owned by Mr. King that was the location of current outlet was likely not developable. Chairman Grindle discussed additional ways to further reduce impacts, such as gravel driveways & grass lined swales. Mr. King expressed dissatisfaction with the deviation from a two-acre development standard. John Guskowski noted that all relevant documents have been submitted with the application. Chairman Grindle sought clarification on some drainage pipe size details on the draft plans.

Motion to close the public hearing by Gary DeCesare, seconded by Ev Hyde. Stan Crawford stated that the regulations were established to benefit conservation, and applications had to be designed to the regulations. **Motion carried unanimously.**

6. Old Business

a. Application for Resubdivision- John Mack Road & Reilly Road (Owner/Applicant: KA&G Investments, LLC)

Sue Hochstetter recognized the concerns of neighbors regarding peace and serenity, but the proposed development design was done well and competently. Gary DeCesare concurred and commended the professionalism of the design. Chairman Grindle noted that this was a very good example of a conservation subdivision development design and could be used in future discussions about the goals and intent of the Town's conservation subdivision regulations. Chairman Grindle noted again that the design met the intent of the Conservation Subdivision regulations Sec. 4.0 and he noted that the applicant requested a waiver of Section 4.3.1 requiring the applicant to employ a landscape architect.

Motion to approve the application, providing a waiver of a Landscape Architect requirement of Section 4.3.1 and noting that the design met the intent of the Conservation Subdivision regulations, with the modifications that: 1) drainage pipe details on the final plan will match the details in the drainage report; 2) Conservation Easement language will be reviewed and approved by the Town Attorney prior to filing of mylars; and 3) Easement language for shared driveways will be reviewed and approved by the Town Attorney prior to filing of mylars by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

b. Commission Workshop – 2026 Plan of Conservation & Development

The Commission briefly discussed the inclusion of questions about conservation subdivisions in the upcoming PoCD survey.

Motion to table by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

7. New Business

- a. Special Permit for Firewood Processing per Section 5.1.C.8 at 124 Windham Road (Map 3-13, Block 36, Lots 5D & 5E). Applicant: Keith & Brandy Crawford

Chairman Grindle presented the application briefly, following up the recent approval of text amendment for firewood processing. Ev Hyde requested the inclusion of a site walk. Chairman Grindle and John Guskowski discussed the logistics of the Commissioner visiting the site.

Motion to receive application and schedule the public hearing to open with a Site Visit at 124 Windham Road at 9:00 a.m. on Saturday, September 14, with the applicant's consent, but no later than the Regular Meeting on September 16, 2024 at 7:00 p.m. by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

7. Staff Report & Enforcement Issues

The Commission reviewed the ZEO monthly activity report. The Commission discussed basic setback questions and minimum housing unit sizes.

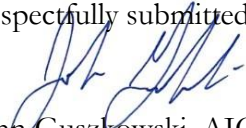
8. Correspondence

John Guskowski will be participating in the housing forum hosted by CCAPA in New Haven on September 11. Chairman Grindle is unavailable but Ev Hyde expressed interest in attending in his stead. John Guskowski will prepare copies of the new Zoning Regulations for Commissioners.

9. Adjournment

Motion to adjourn by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously. Meeting adjourned at 8:29 p.m.

Respectfully submitted,


John Guskowski, AICP, CZEO
Town Planner