

TOWN OF HAMPTON, CT
Planning and Zoning Commission
Minutes
November 25, 2013

Call to Order

Chair Kevin Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:33 pm.

Roll Call

Regular Members present: Kevin Grindle, Chair; Gary DeCesare, Vice-Chair; Gloria Langer, Ev Hyde, Randy Thompson.

Alternate Member present: Sue Hochstetter

Staff: Martha Fraenkel

Absent: Wayne DeCarli

Audience for Citizens

None.

Approval of Minutes

MOTION: DeCesare moved and Hochstetter seconded to approve the minutes of October 28, 2013.

Motion approved unanimously except Grindle abstained.

MOTION: DeCesare moved and Hyde seconded to approve the minutes of the special meeting of November 7, 2013. Motion approved unanimously except DeCesare abstained.

Old Business

None

New Business

1. Election of Officers

MOTION: Hyde nominated Kevin Grindle as PZC Chairman, Gary DeCesare as Vice-Chairman and Randy Thompson as Secretary. The motion was seconded by Hochstetter. Motion was unanimously approved.

2. Discussion -- dissolution of Windham Regional Council of Governments and transition to membership in Northeastern CT Council of Governments/NECOG. Fraenkel reported that Hampton, Scotland and Chaplin, as well as Ashford, would be joining the NECOG in the coming months. Lebanon and Windham will join SECOG, and the remaining WINCOG towns will join the Capitol Region COG. The Commission expressed its support for continuing with Nathan Jacobson Associates as the designated town engineer. Fraenkel said that the GIS information will be transferred to NECOG. Members expressed their thanks for the planning services provided by Jana Butts, WINCOG senior planner. Grindle recommended that the Commission/staff reach out to NECOG to ascertain what services will be provided. Members also expressed concern that the robust GIS services developed and provided by WINCOG be continued at NECOG, with no loss of services.

3. Discussion - Farm Store on Route 6.

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The commission discussed a preliminary proposal for a farm store on Route 6, Roxburgh property. It was the consensus that the concept as developed thus far describes a general store, not a farm store. As such it does not meet the current zoning regulations. DeCesare recommended that the party be directed to a business zoned property. Grindle said it would not be possible to develop comments at this time, since it is very far from the farm store concept in the regulations. Thompson noted that he could find no reason for local growers to sell through this proposed store if they can sell their products directly.

4. Hampton Elementary School - exterior lighting plan.

Hyde stated that there are 2 proposals to revamp the exterior lighting at the elementary school to save energy. Representing the Hampton Green Energy Committee, he has found a lighting consultant to propose a lighting plan for improved efficiency, as the exterior lighting is antiquated and has informed the consultant that fixtures must be dark-sky acceptable. A second proposal has been made by ConnSave, which replaces antiquated fixtures for new, energy-efficient ones, but savings are not as significant as from the individual proposal. The Conservation Commission is sending a letter on this subject to the Hampton Elementary School Board in support of the use of dark-sky fixtures.

Grindle questioned what the observed change in illumination will be both from the road and throughout town; there should be, at the least, no increase in light, and preferably diminished lighting. Our zoning regulations require that dark sky approved fixtures are used; the Commission should convey that either dark sky fixtures are utilized and, at the least, illumination is not increased.

It was noted that the impetus for the change is to save energy and reduce cost.

Fraenkel remarked that the Commission regulates Town properties, including the school, and changes on the site are subject to applicable zoning regulations.

MOTION: Hyde moved ,and Hochstetter seconded, to submit a letter to John Burnham, Chair, Hampton Board of Education, to inform the Board that any changes in illumination must comply with applicable zoning standards. The motion was unanimously approved.

Grindle commented that dark sky fixtures are the baseline standards. If there is something better, then the Commission will consider alternatives.

5. PZC meeting schedule 2014. The December meeting was moved to the third Monday in December on 12/15/14. Langer moved to approve a motion to approve the meeting schedule and DeCesare seconded. Unanimously approved.

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MONDAY- 7:30pm

JAN	27
FEB	24
MAR	24
APR	28
MAY	26
JUNE	23
JULY	28
AUG	25
SEPT	22
OCT	27
NOV	24
DEC	15

Staff Report

Fraenkel noted that the Small Cities staff has reviewed Hampton's zoning regulations concerning housing opportunities in Town and has noted the removal of elderly housing from the regulations.

Communications

1. WINCOG report
2. Conservation Commission report -- special meeting has taken place with foresters and the Board of Selectmen re forest management and the potential for timber sales from Town property.
3. Housing Data Profile 2013 - Hampton

Grindle noted that the December 16, 2013 meeting may be cancelled if there is no business.

Adjournment

Meeting was adjourned at 9:00P.M.

Respectfully Submitted,
Martha Fraenkel, Acting Recording Secretary