

**Planning and Zoning Commission
Regular Meeting
June 24, 2013
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Special Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:42pm.

Roll Call

Grindle, Langer, Hyde, DeCesare, and Thompson.

Additions to the Agenda

Addition: New Business 1. Review of Green Energy Committee Minutes Regarding the Feasibility of Installing Solar Panels on Town Garage

Hyde gave brief overview of the proposed project and timeline.

Audience for Citizens None.

Approval of Minutes

MOTION: Langer/ Thompson moved/ seconded to approve the minutes of the May 30, 2013 minutes striking the motion to approve minutes from the April 22, 2013 meeting. All in favor; motion passed.

Chair Grindle called for a motion to reapprove minutes from the April 22, 2013 meeting.

MOTION: Hyde/ DeCesare moved/ seconded to approve the minutes of the April 22, 2013 minutes as previously amended. All in favor with one abstention (DeCesare); motion passed.

MOTION: Hyde/ Thompson moved/ seconded to approve the minutes of the June 13, 2013 minutes as written. All in favor with one abstention (DeCesare); motion passed.

New Business –

1. Review of Green Energy Committee Minutes Regarding the Feasibility of Installing Solar Panels on Town Garage

Hyde described the project: Alex Fox from CTech presented a purchase agreement to the Green Energy Committee for solar panels to be installed at the Town Garage and Elementary School. The purchase agreement would have to be approved by the Board of Selectmen, and not all towns that apply receive funding for this project. If the project is funded, there is a reduction in CL&P rates, CTech would be responsible for the installation and maintenance, and the town would have the option to buy the system in 10 years at market value. The formal proposal has not yet been submitted and the company is looking in to feasibility with the installation at the Town Garage in particular.

Discussion followed regarding the original plans of the building, aesthetics, and engineering and how this project would affect surrounding properties.

MOTION: Hyde / Thompson moved/ seconded to state the opinion of the Planning and Zoning Commission that as it was presented to the Planning and Zoning Commission, it appears that the solar panel project at the Town Garage, as stated in the Green Energy Committee minutes dated June 12, 2013, may require a Site Plan Modification based on Section 6.19 C9 of the Hampton Plan of Conservation and Development and additionally, as proposed, the proposal does not appear to require an H.1.4. All in favor; motion passed.

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Old Business

1. Discussion - revisions to zoning regulations, with focus on Business Zone and miscellaneous related Regulations

- Definition of building height was distributed
- Discussion of building height regulations as it relates to lot size and set backs
 - 35 foot height; residential
 - 40 foot height; commercial

Staff Report –

1. Fraenkel distributed handout regarding prohibition of creating a non-conforming lot to PZC members to review and address at a future meeting.

Communications

1. WINCOG Report – discussed Town of Lebanon “village district” and Mansfield is drafting regulations to accommodate hotels.
2. Conservation Commission Report – none

Adjournment

Meeting was adjourned at 9:24 P.M.

Respectfully Submitted,
Liz Stillman
Recording Secretary