

**Planning and Zoning Commission  
Regular Meeting Minutes  
September 22, 2014  
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**Regular Meeting**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:06 pm.

**Roll Call**

Regular Members Present: Grindle, Thompson, Hyde, and Langer.

Alternate Decarli was seated for Decesare.

Alternate Hochstetter also present, but not seated.

**Audience for Citizens**

None.

**Additions to the Agenda**

None.

**Approval of Minutes**

**MOTION:** Thompson/ Langer moved/ seconded to approve the minutes of the August 25, 2014 meeting as written. All in favor; motion passed.

**Old Business**

Site Plan Preapplication - for expansion of parking area at Hampton Town Hall. Town of Hampton, applicant.

First Selectman Cahill discussed the driveway proposal, which is still a concept, but includes a solar park down slope from the tennis courts. It is about 100-125 feet away and 20 feet down in elevation from the abutting property, and they have already discussed the project with the neighbors. Logistics and timeline were discussed. Cahill stated he would like to see the project move forward in the next couple of weeks and it should take 7 to 10 days to complete, and would not affect drainage pattern in field.

**MOTION:** Hyde/ Decarli moved/ seconded to approve the site plan modification for a ground mount solar panels, to be located approximately +/- 125' from property line and defer application for town hall parking lot project to another time. All in favor; motion passed.

Discussion continued regarding the parking lot addition aspect of the pre-application. Grindle wanted to stress that the plan should fit in with what the community envisions for a park setting for the town hall campus. Additional comments were made about various aspects of the plan including the playscape and parking lot size. Discussion will continue at next meeting.

**Staff Report**

1. Overlay zones.

The requirements within statutes state the properties within a zone must be treated the same. Some language is to be developed that is specific, and the commission is to think about that language for the next meeting.

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Fraenkel also mentioned a case in Granby where the zoning officer cited someone for using dirtbikes on their property excessively. It was appealed and upheld in court because it was not a customary accessory use- this could be addressed with an ordinance as well as zoning regulations.

**Communications**

1. NECOG/WINCOG report  
None
2. Conservation Commission report  
CL&P project is behind schedule and will be working Sundays to catch up for the transmission line project.

**Adjournment**

Gloria Langer has submitted her request to be appointed as an alternate to the Planning and Zoning Commission, as this was her last meeting as a regular member.

Meeting adjourned at 8:39PM.

Respectfully Submitted,  
Liz Stillman  
Recording Secretary