

HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING
DRAFT MINUTES
JANUARY 25, 2010

Call to Order:

Chairman Grindle called the Meeting of the Hampton PZC to order at 7:36 p.m.

Roll Call:

Members Present: Robert Burgoyne, Gary DeCesare, Kevin Grindle, Gloria Langer and Alternates Randy Thompson and Everett Hyde.

Members Absent: Wayne DeCarli

Seating of Alternates:

Alternate Everett Hyde was appointed to act in DeCarli's absence.

Staff Present: Martha Fraenkel, Zoning Official

Additions to Agenda:

Alternate WINCOG Representative position added to New Business Item #4.

Audience for Citizens:

Wayne Kilpatrick requested that the minutes and agenda's from the PZC be sent to the Conservation Commission and Inland Wetland Agency.

Approval of Minutes:

10/26/09 (revised)- Hyde MOVED, Burgoyne seconded, to approve the minutes of the 10/26/09 meeting as amended. MOTION PASSED UNANIMOUSLY.

11/23/09- Burgoyne MOVED, DeCesare seconded, to approve the minutes of the 11/23/09 meeting as amended. MOTION PASSED UNANIMOUSLY.

12/17/09- Burgoyne MOVED, DeCesare seconded, to approve the minutes of the 12/17/09 meeting with the correction of "Chairman Grindle seated Alternate Hyde".

1/14/10- Burgoyne MOVED, Hyde seconded, to approve the minutes of the 1/14/10 meeting as written. MOTION PASSED UNANIMOUSLY.

11-23-09 Minutes Correction: Public Hearing, page 1, paragraph 6, 2nd sentence shall be moved to the end of the paragraph and now reads as follows:

"Everett Hyde mentioned that there are different options for using them such as leasing. Marzick responded that it did not lend itself to the design. He also wanted to be sure they consider shadows of trees and the building when thinking about ground mounted panels. He questioned if Marzick considered an overhang on the building."

Chairman Grindle requested to move Old Business Items 2 and 3 to the end of the agenda.

Old Business:

1. Bamford property, Route 6

Richard Hyde, Joshua's Trust spoke to the Bamford family and indicated that they would like to donate 2 of the 3 parcels to the Land Trust, adding that since they spoke the Trust has received a letter from the Bamford's confirming this. R. Hyde stated that this proposal has to be evaluate by the Trust R. Hyde clarified that the Trust will not sell the property in the future if that is the request of the owners.

R. Hyde clarified the proposal stating that the intention is the Bamford's purchase the front parcel from the Department of Transportation and split it to provide an access to the land being donated to the Trust and to provide access to their remaining parcel and home. R. Hyde indicated that the Conservation Commission is awaiting language from the Bamford's Attorney for their review and approval.

After extensive discussion, Burgoyne MOVED, E. Hyde seconded, to alter the language in the 12-17-09 minutes from easement to "Fee Simple". MOTION PASSED with all in favor except DeCesare who was opposed.

New Business

1. Ordinance Committee - discussion with chairman

It was the consensus of the Commission to invite George Askew, Chairman of the Ordinance Committee, to the next Special Meeting on February 11, 2010 at 7:30 p.m.

2. Pre-application, proposed expansion of EastConn, Route 6

Donald Smith Jr., P.E. and Chris Nardi, L.A., reviewed the proposal, noting it is currently before IWA for approval and they are currently working with the Department of Transportation and the Highway Department for approvals. Smith added that once approval has been granted from the IWA, they will submit an application to the PZC.

In reviewing the proposal, Smith depicted the addition on a set of preliminary plans, noting the 16,000square foot building addition on the rear of the existing building in the existing parking area. A new parking area, septic and retention pond are included in this project. He pointed out that the proposal is approximately 39-49 feet away from the buffer, noting a 50 foot buffer is now required in this zone.

Smith stated that the existing building is 28-32 feet from the property line and they propose evergreen plantings to act as an additional buffer from the residence. The addition is proposed to be consistent with the existing building materials and design, noting the height is currently 21 ½ feet and the new addition is proposed at 27 ½ with 4 foot overhands. The pitch is currently 4:12 and is proposed at 5:12. Smith asked if the Commission had any objections to used a 30 scale instead of a 20 scale and the consensus of the Commission was that was okay. He noted that there will be separate driveway entrance and exit and that sightlines are deemed adequate.

Langer questions if other Eastconn sites will be combined and be using this facility. Smith indicated yes.

Burgoyne expressed concern that a large portion of the buildable area is now being used. Fraenkel noted that there is no requirement for how much of the land can be developed in the business zone. Nardi noted that the proposed detention pond will collect all site run-off.

Hyde questioned if there are any energy savings proposals. Nardi noted they will be installing geo-thermal under the parking lot area with closed loops and vertical wells. Hyde also questioned if they

considered purchasing the neighboring property, it was noted that the groundwater from that property is what currently leaches onto the Eastconn property.

Smith concluded that they would like direction regarding the buffer distance between the proposed addition and the neighbor and the evergreen plantings. Grindle suggested the PZC discuss this at their next meeting and inform them of the conclusion.

3. Budget preparation, fiscal year 2010-2011

Members reviewed the budget and no changes were proposed. Grindle expressed interest in having an engineer on retainer. DeCesare would like to see examples of bills for past legal fees, planning and engineering fees. Fraenkel to have available for the next special meeting. Burgoyne requested to see what the revenue is.

4. Appointment of Alternate PZC member to WINCOG Regional Planning Agency

Grindle indicated that he will be the PZC representative but that an alternate member is necessary. Burgoyne MOVED, DeCesare seconded, to recommend to the Town Council that they appoint PZC Alternate Everett Hyde to the WINCOG Regional Planning Agency. MOTION PASSED UNANIMOUSLY.

Report from Zoning Official:

1. Soucy, Sarah Pearl Road

Fraenkel noted that a State Marshall has served the Soucy's with a Notice of Violation for the dumping of construction material at their property. Fraenkel will update at the next meeting.

2. Appeal of Zoning Official to ZBA

Fraenkel noted that the ZBA held a hearing on an appeal of the Zoning and Building violation that was issued to the Ausburger's for a fence that erected illegally. She stated that the ZBA never notified her of the hearing and was unable to represent her action in the case. The consensus of the Commission was that a revised procedure should be developed for submitting ZBA applications that are submitted through the Zoning Officials Office and subsequently filed in the Town Clerks Office. Fraenkel to work on a draft letter to the ZBA for Grindle to review and sign.

Communications:

None noted.

Old Business

2. **Discussion: Zoning Regulations Revisions**

Tabled for Special Meeting on 2/11/10 at 7:30pm.

3. **Discussion: Subdivision Regulations Revisions**

Tabled for Special Meeting on 2/11/10 at 7:30pm.

Adjournment:

Noting no further business Burgoyne, MOVED, Grindle seconded, to adjourn the meeting at 9:55p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea
Planning and Zoning Commission Clerk