

**Planning and Zoning Commission**  
**Special Meeting**  
**May 30, 2013**  
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**Special Meeting**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:08pm.

**Roll Call**

Grindle, Langer, Hyde, DeCesare, and Thompson.

Alternates present: DeCarli and Hochstetter (not seated)

**Additions to the Agenda** None.

**Audience for Citizens** First Selectman Cahill stated that he had met with representatives from CL&P to discuss the transmission upgrade project. CL&P will be dropping off more informational material at the Town Hall and Library for public viewing. There are public hearings on June 12 (Mansfield) and June 13 (Brooklyn) and more information is on the Town's website. Cahill stated CL&P was hoping to break ground in April 2014.

**Approval of Minutes**

**MOTION:** Hochstetter/DeCarli moved/ seconded to approve the minutes of the April 22, 2013 minutes with the revision to correct the "livestocks" typo. All in favor with one abstention (DeCesare) ; motion passed.

**MOTION:** Langer/ Grindle moved/ seconded to approve the minutes of the May 9, 2013 minutes as written. All in favor; motion passed.

**New Business** – None.

**1. Draft revision to fee ordinance for planning and zoning fees.**

Fraenkel stated that the budget had been cut in half for legal and engineering fees by the Board of Selectmen. The fee schedule should cover fees required for work to be done (engineering review, legal fees etc), and language should be changed to be more clear that legal notices will not be published until fees are paid.

Planning and Zoning Commission will recommend to the Board of Selectmen to review/ revise the ordinance, which will likely entail a review by the Ordinance Committee and then to a Town Meeting for a vote.

**MOTION:** DeCesare/ Thompson moved/ seconded that the Planning and Zoning Commission recommend to the Board of Selectmen to approve a fee amendment to the ordinance. All in favor; motion passed.

**2. Proposal to conserve land of Larry Campion, Hammond Hill Road.**

Planning and Zoning Commission received a letter regarding the property of Larry Campion on Hammond Hill Road and reviewed the proposal. DeCesare asked what the town/ state would pay for the land; Fraenkel stated it was 80% of the appraised value.

**MOTION:** Grindle/Hyde moved/ seconded to write a letter of support from Planning and Zoning Commission to protect the land based on Hampton's Plan of Conservation and Development. All in favor; motion passed.

Discussion followed regarding how the Planning and Zoning Commission should handle the request in the future.

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**Old Business**

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

Discussion continued about revisions to Business Zone zoning regulations, with particular focus on heights of buildings and how far buildings should be set back.

**Staff Report –**

- 1. Home Business Renewals-** sending out notices asking businesses asking if they are still in business

**Communications**

1. WINCOG Report – last meeting was cancelled
2. Conservation Commission Report – working on trail markers for the Vadnais property and a parking area as well, which they will propose to PZC. Conservation Commission is also discussing the possibility of a gentle harvest of lumber, on the property on Windy Hill and a name change for the Vadnais property.
3. Correspondence – CL&P notice

**Adjournment**

**MOTION:** DeCesare/Hyde moved/ seconded to adjourn the meeting. All in favor. Meeting was adjourned at 8:41P.M.

Respectfully Submitted,  
Liz Stillman  
Recording Secretary