

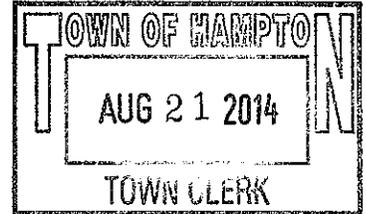
Planning and Zoning Commission
Regular Meeting Minutes
July 28, 2014
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Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:00 pm.

Roll Call

Regular Members Present: Grindle, Thompson, DeCesare, Hyde, and Langer.
Alternates DeCarli and Hochstetter also present, but not seated.



Audience for Citizens

None.

Approval of Minutes

MOTION: DeCesare/ Hyde moved/ seconded to approve the minutes of the May 29, 2014 meeting as written. All in favor; motion passed.

Old Business

1. Landscape Requirements; Town Garage

Mike Ford and Dot Blocker were in attendance to speak on the landscaping at the new Town Garage, both residents stated that the landscaping was not up to standard with the plans approved by the Planning and Zoning Commission and requested the commission review the property and the status of the landscaping.

Discussion followed between Ford, Blocker, commission members and Selectmen Mike Chapel and Allan Cahill regarding landscaping options.

Chair Grindle stated that because the PZC had approved the site plan, the commission would review the landscaping. It was agreed that the Selectmen would see to additional planting in September, and report back to the commission at the September or October meeting with progress.

New Business

1. Site Plan Preapplication - Town of Hampton for expansion of parking area at Hampton Town Hall.
Allan Cahill stated that the Board of Selectmen would like to improve the town hall campus by widening the driveway behind the building and constructing a parking lot for about 20 cars, to increase parking capacity and to allow for more meetings and events to be held in the lower level of the building once renovations are completed there.

Chair Grindle stated that ADA requirements needed to be addressed, as well as surfacing materials, curbing, the traffic pattern and storm water drainage and that an engineered plan would be needed to move forward.

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Staff Report –

Fraenkel said that certain changes in the zoning regulations are advisable. She noted that the town attorney had stated that a standard of uniformity was required within a zone, that one property could not be treated differently than another within a zone, and that some correction may be needed for uses currently allowed on Route 6.

She suggested revisiting the primary and accessory building ratios to allow for two small houses, instead of requiring a larger dwelling to allow for in-law apartment. Currently it is a 2:1 ratio.

Fraenkel would like to see the ability to change from one non conforming use to another added to the regulations, and also stated there is no policy for dealing with installation of propane tanks for generators, and that needed to be addressed.

Communications

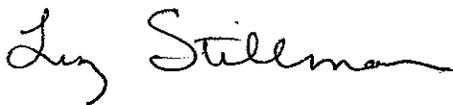
1. WINCOG Report- WINCOG has been disbanded, will need to keep on top of NECCOG for regional planning/ GIS services
2. Conservation Commission Report- the Department of Agriculture preservation program for Campion Farm was discussed. A vote at town meeting is required to move forward with the program to preserve the farm, after an A-2 survey is done.
3. Connecticut Federation of PZCs Newsletter Summer 2014 – no discussion.

First Selectman Cahill stated that the Board of Selectmen had been approached several months ago to possibly rename Fisk Rd and Fisk Street, and looked to the Commission for input.

Adjournment

MOTION: DeCesare/ Langer moved/ seconded to adjourn the meeting. All in favor; motion passed.
Meeting was adjourned at 8:33P.M.

Respectfully Submitted,



Liz Stillman
Recording Secretary