

**HAMPTON PLANNING & ZONING COMMISSION  
MINUTES  
JANUARY 23, 2012**

**REGULAR MEETING**

**Call to Order:**

Chairman Grindle called the meeting of the Hampton PZC to order at 7:35 p.m.

**Roll Call:**

Members Present: Chairman Kevin Grindle, Wayne DeCarli, Gary DeCesare, Everett Hyde, Gloria Langer and Alternate Randy Thompson.

Seating of Alternates: None.

Staff Present: Martha Fraenkel, Zoning Official, Acting Recording Clerk

**Additions to Agenda:**

Chairman Grindle added to New Business:

- (1) Preapplication for a 1 lot subdivision, Lewis Rd., property of Cornell
- (2) Discussion: clarification of subdivision regulation requirements

**Audience for Citizens:**

None.

**Approval of Minutes:**

Hyde moved and Langer seconded a motion to approve the minutes of the 1/5/12 special meeting. MOTION PASSED with all in favor except DeCarli, who abstained.

DeCesare MOVED and Langer seconded a motion to approve the minutes of the 11/28/11 meeting. MOTION PASSED with all in favor.

*With no objections, Grindle rearranged the agenda to hear New Business before Old Business.*

**New Business**

(1) Preapplication for a 1 lot subdivision, Lewis Rd., property of Ben and Jane Cornell. Jenny Cornell and family were present to discuss a preliminary plan for a one lot subdivision of family land on Lewis Road. A previous lot has been divided out as a free cut for Scott Cornell. The lot would have 200 feet of frontage. The preliminary plan was prepared by Ralph Zahner, L.S. It was noted that, in a traditional subdivision, the subdivision is exempt from the open space requirement because the transfer is to family members. The Cornells will confer with staff regarding their application.

(2) Discussion: clarification of subdivision regulation requirements. Members reviewed in detail the requirements of the subdivision regulations regarding consideration of the whole (original) parcel as opposed to consideration of only the area proposed for subdivision. Discussion focused on resource

information availability, and it was agreed that it would be useful to see the resources over the entire (original) parcel, including land not proposed for subdivision, in making an evaluation and recommendation regarding open space and resources to be conserved. It was noted that the current regulations may limit the selection of open space to the area to be divided, but that there could be scenarios in which it was more desirable to request open space protection in land not currently proposed for subdivision. Fraenkel noted that regulation modifications could be proposed to (1) clarify a requirement that applicant submit resource information on the entire (original) parcel and (2) allow open space to be granted from the entire parcel, and not limited to the area currently proposed for subdivision.

### **Old Business**

1. Application of the Hampton Planning and Zoning Commission for revisions to the Hampton Zoning Regulations

Members reviewed a revised draft to the regulations dated 1/18/12, which incorporates changes suggested by the Commission. Section 6.24.J Large Nonresidential Structures (1) Greenhouses (a) was recaptioned to read "Removal of Greenhouse Sheeting".

DeCarli moved to approve the application of the Commission for revisions to the Zoning Regulations as revised to 1/18/12. DeCesare seconded. The motion was unanimously approved, to be effective as soon as the appeal period expires following legal notice publication.

### **Report from Zoning Official:**

Fraenkel updated the Commission regarding possible zoning violations on East Old Route 6.

### **Communications:**

1. CT Federation of PZC Quarterly Newsletter Winter 2012
2. Minutes of Conservation Commission 12/27/11
3. Budget Report through 12/31/11
4. WINCOG Report - noted that meeting was cancelled.

### **Adjournment:**

Noting no further business, DeCesare moved and Hyde seconded a motion to adjourn at 9:25pm.  
MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk