

HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MEETING ROOM
TUESDAY APRIL 25, 2017
7:00 PM
SPECIAL MEETING MINUTES

1. Call to Order – Chairman Kevin Grindle called the meeting to order at 7:03pm.
2. Roll Call/Seating of Alternate Members - In attendance were PZC members Gary DeCesare, Susan Hochstetter, Randy Thompson alternate Wayne DeCarli and Staff John Guskowski. Everett Hyde arrived at 7:11pm.
3. Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda – None
4. Approval of Minutes: March 27, 2017 – **Everett Hyde moved to approve the March 27, 2017 minutes. Susan Hochstetter seconded and the motion passed unanimously.**
5. Old Business
 - a. Business District Discussion – Regulations and District Map – Chairman Kevin Grindle reported to the Commission on a meeting that John Guskowski and himself had with the three Selectmen and provided the Commission with a draft letter that would be sent out to the current property owners in the Hampton Business District.
 - b. Plan of Conservation & Development – Implementation Priorities – The Commission discussed the following action items from the Town of Hampton Plan of Conservation Development 2016-2026 – Implementation Matrix:
 - i. Evaluate the creation of a Village District in the village center with opportunities for limited small-scale retail business and offices.
 - ii. Review and revise Zoning and Subdivision Regulations accordingly to support protection of the traditional landscape pattern that distinguishes village/hamlet from open spaces/farms.
 - iii. Review and revise Zoning Regulations to foster reuse of historic dwellings, barns and other structures as well as farms, by implementation of zoning regulations that are flexible enough to permit new uses when their original uses are no longer economically viable, such as for social gathering/event function establishments, and art, recreation and educational institutions.
6. New Business
 - a. Site Plan Review: Application to Change Business Use at 212 Main Street (Rte. 97) – Jamie Boss informed the Commission that he would not be pursuing this application at this time due to unresolved parking issues with the building and the State right-of-way.
 - b. Discussion of Internship Applications from CCAPA – Chairman Kevin Grindle presented the Commission with a Scholarship-Internship Program that the Commission could apply for. The Commission decided by consensus to have John Guskowski prepare a draft application for the Scholarship-Internship Program for K. Grindle’s

review, with a focus on making a Village District in Hampton on Route 97 from Route 6 north to Old Town Pound Road.

7. Staff Report – John Guskowski provided the Commission with a report from John Valente, he also informed the Commission that the Hampton Plan of Conservation and Development is almost done, with just a few pictures need to be changed and the maps need to be added. The Commission discussed printing of hard copies for distribution.
8. Correspondence – Chairman Kevin Grindle read a letter from the Town of Scotland informing them that the Town of Scotland has a pending application for Automotive restoration as a home occupation.
9. Adjournment – **Gary DeCesare moved to adjourn at 9:02 pm. Randy Thompson seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
4-27-17