

Hampton Planning and Zoning Commission
Public Hearing & Regular Meeting
August 24, 2015
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PUBLIC HEARING

1. Application for a home business at 20 Parsonage Road, property of Estate of Charlotte Rowe/James Oefinger for a tree service business in the RA-80 Zone.

Chair Grindle called the public hearing to order at 7:00 pm.

Mr. James Oefinger addressed the Commission. He noted that his business, Affordable Tree Service, has been in business for 18 years and that he doesn't anticipate any changes to the amount of equipment soon. Planner/ZEO Martha Fraenkel explained the Zoning Regulations regarding home businesses and the supplemental Regulations for contractors, which in her opinion, would apply to the applicant. She reviewed the specific requirements for a home business. Grindle noted that the applicant would need to provide a map showing the current conditions of the property, a map showing the plan to improve screening on the property, a list of vehicles/equipment housed on the property, and a plan for managing any hazardous materials and hazardous waste.

The audience was invited to address the Commission. Ron Gregoire, 11 Parsonage Road, has been a neighbor for ten years. He noted the property has been kept well, noise has not been a factor, and he has no problem with the business. Russ Moffet, 23 Parsonage Road, also spoke in favor of the applicant. He expressed concern that having to provide professional plans for the application process was an unfair burden on the applicant. Selectman Mike Chapel spoke in favor of Mr. Oefinger and his business. Susan Crawford, Cedar Swamp Road, questioned why the business had operated for 18 years without a permit and what the renewal procedure involved.

The Commission stated that the map/plan required for the application did not need to be professionally prepared. Fraenkel could supply Oefinger with a copy of a property map that he could use to produce the plan himself. The hearing was continued until September 28, 2015 at which time Mr. Oefinger will present a map of existing conditions, his map/plan for screening the property, a list of vehicles/equipment housed on the property, and a plan for managing hazardous materials/waste. The Commission will also consider changing the regulations regarding how many and what types of vehicles are allowed to be stored on a property. Chair Grindle tabled the public hearing at 8:07 pm.

REGULAR MEETING

Call to Order

Chair Kevin Grindle called the regular meeting to order at 8:12 pm.

Roll Call

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, and Randy Thompson. Alternate Wayne DeCarli was seated for member Everett Hyde. Also present were Alternate Gloria Langer and Staff Member Martha Fraenkel.

Additions to Agenda

None.

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Audience for Citizens

Selectman Chapel apprised the Commission of plans to update the town hall driveway and asked for that item to be added to the agenda for the next meeting.

Approval of Minutes

DeCesare moved and Hochstetter seconded a motion to approve the minutes of 7/27/15. All in favor; motion carried unanimously.

Old Business

1. Discussion: Community Survey

Fraenkel reported that she had just received drafts of the paper and the online survey from the consultant preparing them. She will forward via email to the Commission once she has the opportunity to review the materials.

New Business

1. Application for a home business at 20 Parsonage Road, property of Estate of Charlotte Rowe/James Oefinger, for a tree service business in the RA-80 Zone.

Application was continued to the September 28, 2015 meeting.

2. 2016 Plan of Conservation & Development – Schedule

In addition to the regular monthly meeting, the Commission decided to hold one special meeting monthly beginning in October to work on updating the Plan of Conservation & Development. A handout regarding the "Introduction" section was distributed. The Commission was asked to read the material at home so it can be discussed at the next meeting. Also, they were asked to start reviewing the Appendix section to begin thinking about what graphics and maps they would like to include with the document.

Staff Report

Fraenkel requested that the Commission consider hiring Valerie Imre to record minutes for the additional meetings beginning in October. The Commission agreed to do so.

Communications

1. Conservation Commission Report

Randy Thompson updated the Commission.

2. CT Federation of Planning and Zoning Agencies newsletter summer 2015

Fraenkel distributed the newsletter to the Commission and discussion followed.

Adjournment

DeCesare moved and Hochstetter seconded a motion to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Valerie Imre
Recording Secretary