

TOWN OF HAMPTON
Planning and Zoning Commission
Public Hearing & Regular Meeting Minutes
December 15, 2015

Public Hearing

1. Application for a special permit to operate a package liquor store at 396 Hartford Turnpike/Business Zone; Pankaj Patel, owner/applicant.

Chair Grindle reported that a legal notice advising of the public hearing ran twice in the local newspaper. Bob DeLuca, of CLA Engineers, was introduced as a representative for Mr. Patel. The Commission was presented with copies of the plan and Mr. DeLuca detailed Mr. Patel's plan to convert the property into retail package store. The property will also continue to contain a residential unit on the second floor and storage rentals.

Mr. DeLuca reported that the project has received verbal approval from DOT as well written approval from the Health Department. The Commission and Mr. DeLuca discussed parking, the residential rental unit, lighting, plantings, and paving.

Chair Grindle opened the hearing to testimony in favor of the application. Selectman Mike Chapel spoke in favor of the application, saying the business would be a good spark for the town. First Selectman Allan Cahill said he fully endorses the proposal. He spoke against restricting any paving on the property.

Chair Grindle opened the hearing to any others who would like to speak. Michael Akana, Director of Facilities at Eastconn stated that his institution was in strong opposition to the Liquor store. A letter from Eastconn's Executive Director stating their opposition was read into record by Chair Grindle and each member of the Commission received a copy of the letter.

It was the decision of the Commission to leave the hearing open until the next Planning and Zoning Commission Meeting on January 25, 2016. At that time the question of whether the site plan is acceptable, even though it was not prepared by a landscape architect will be answered. Also, any additional changes to the grounds such as greenery and lighting must be submitted, and the Fire Marshall and the Wetlands Enforcement Officer need to sign off on the project.

The Public Hearing was tabled until the next regular meeting on January 25, 2016.

REGULAR MEETING

Call to Order

Chair Kevin Grindle called the meeting to order at 8:18 p.m.

Roll Call

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

Additions to the Agenda

None

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Audience for Citizens

None

Approval of Minutes

MOTION: DeCesare/Hyde moved/seconded to approve the minutes of the November 12, 2015. All in favor; motion passed.

Old Business

1. Application for a special permit to operate a package liquor store at 396 Hartford Turnpike/Business Zone; Pankaj Patel, owner/applicant.

Public Hearing was tabled until January meeting.

2. 2016 Plan of Conservation & Development

The follow-up postcard should go out in the mail this week. The Commission discussed how best to handle finishing sections of the Plan since they are behind schedule and have not received all of the survey results. There were two options proposed: Start working on sections where survey input would be less essential first or review results from the surveys that have been received thus far and start finishing sections based on those results. Special Meetings were scheduled for the second Tuesday of each month at 7:00 p.m. with the purpose of working on the Plan.

New Business

None

Staff Report

None

Communications

1. Conservation Commission Report

Randy Thompson reported that at the December 7th Town Meeting, the town voted to purchase 6.5 acres of the Edward's preserve, which will be approximately 50% funded by a grant.

2. Grant Announcement

Fraenkel distributed a handout on possible grant opportunities. The Commission agreed that it was probably not possible to pursue any of these at this time but it was good to see what could potentially be available.

Adjournment

MOTION: DeCarli/Hyde moved/seconded to adjourn the meeting. All in favor; motion passed. The meeting was adjourned at 8:56 p.m.

Respectfully submitted,

Valerie Imre
Recording Secretary