

**Planning and Zoning Commission
Regular Meeting Minutes
February 24, 2014
Page 1 of 2**

Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:39 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/ DeCarli moved/ seconded to approve the minutes of the January 27, 2014 meeting as written. All in favor; motion passed.

Old Business

1. Discussion - revisions to zoning regulations, with focus on Business Zone and miscellaneous related Regulations

Commission discussed draft business zone regulations and scheduling public hearing (before April meeting), what the full membership/ quorum means for the Planning and Zoning Commission.

MOTION: Hyde/ Thompson moved/ seconded to prohibit drive throughs to conduct business with customers in the business zoning regulations. All in favor; motion passed.

Discussion continued regarding special permit, specifically appeals, automobile repair shops selling used cars, arcades, signs and lighting (added restriction that lighting not extend over the sign more than needed to illuminate the sign), landscape buffers, and height restrictions on agricultural buildings (reinstated exemption on height restrictions).

2. Budget 2014-15

MOTION: Hyde/ DeCesare moved/ seconded to restore legal/ engineering fees to \$4000 to develop regulations and standards for drainage and roadway construction to minimize storm water runoff, protect town infrastructure and enhance water quality in Hampton. All in favor; motion passed.

MOTION: Grindle/ Hyde moved/ seconded to submit the same budget for the 2014-15 fiscal year as 2013-14 with the exception of adding \$2000 to the legal / engineer line item. All in favor; motion passed.

New Business – none

Planning and Zoning Commission
Regular Meeting Minutes
February 24, 2014
Page 2 of 2

Staff Report

The May PZC meeting needs to be rescheduled as it falls on Memorial Day- rescheduled to May 29, 2014.

Next year, PZC will have to budget for the Plan of Conservation and Development

Discussion of scheduling meetings at 7PM- will be trying that starting with the April meeting.

Gary DeCesare left at 8:48PM.

Communications

1. WINCOG Report- the meeting covered “animal units” (e.g chickens)
2. Conservation Commission Report- Hunting advisory committee has been discussing the Loiselle property. State property isn’t necessarily protected, there is legislation proposed to protect State property.
3. Notice of Annual PZC conference on 3/13/14 in Southington, CT – announced
4. Article: Ten Things Planners Need to Know- distributed
5. Article: Home Occupations – distributed

Adjournment

Meeting was adjourned at 9:00P.M.

Respectfully Submitted,

Liz Stillman
Recording Secretary