

**HAMPTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
Monday, August 13, 2012 7:30PM
Hampton Town Hall 164 Route 97**

Call to Order

Chair Grindle called the Planning and Zoning Commission special meeting to order at 7:35pm.

Roll Call/ Seating of Alternate Members

Members present: Grindle, DeCesare, Langer

Alternate members present: Hochstetter (arr. 7:38), Thompson

Members Absent: DeCarli and Hyde

Both alternate members were seated.

Additions to the Agenda

None allowed in this (special) meeting.

Audience for Citizens

Ed Burchfield, Hampton resident, spoke about various issues:

- (1) regarding trailers for storage, questioned existing regulations and specifically about use of PODs;
- (2) the 500 ft notice requirement for ZBA is excessive;
- (3) parliamentary procedures to be followed by boards/commissions;
- (4) ongoing failure of PZC to follow its regulations

Approval of Minutes of July 23, 2012

MOTION: DeCesare moved and Thompson seconded the motion to approve minutes from the July 23, 2012 meeting as written. All in favor; motion passed with one abstention (Langer).

Old Business

1. Proposed site plan approval - the Hampton Farmers' Market

Rene Cuprak, marketmaster for the Hampton Farmer's Market, was present to request approval of a site plan to relocate the Farmer's Market to the Hampton Town Hall property, Route 97. She explained that parking spaces in the existing Town Hall lot will suffice for patrons. The market will take place on the berm to the north of the Town Hall lot, just south of the Grange building. She said this location is preferable for the shade and because the ground can structurally support the proposed activity. In inclement weather, market will be set up within the parking lot so that there will be no damage to the lawn. She proposes to set up a 24 inch by 40 inch sign on the frontage and will continue to use the existing directional signs for the remainder of this season; directional signs will be brought into compliance in 2013. In winter, the market would like to move into the basement of the Town Hall or the Grange; this is being negotiated with the Board of Selectmen. Hours will continue to be on Fridays from 3 to 6pm, as they are currently, but may be different in the winter and could possibly run as late as 7pm. She noted that the vendors remove all trash and any tables, etc., from the premises. The Hampton Farmer's market is certified and regulated by the state of Connecticut.

Members agreed to bear the cost of the application and legal notice, with the Farmer's Market submitting the fee due to DEEP.

MOTION: DeCesare moved and Langer seconded a motion to approve the site plan application for the Hampton Farmer's market, with the condition that the sign location is approved before placement by staff. THE APPLICATION WAS UNANIMOUSLY APPROVED.

2. Draft State Plan of Conservation and Development

Chairman Grindle reviewed the designation of the Village Growth Area, which is located in the existing Hampton village. He explained that this was a revised term for the "community center" designation in the previous state POCD. He finds that the goals for the designated area are generally compatible with the Town's goals for the area, noting that the Town has situated the Town garage and community center, and now the farmer's market, in the designated Village Growth Area. He noted that the Plan provides for exceptions in recognition that a single Plan cannot address all contingencies. It was also noted that Village Area designation could be useful if there is any future desire to improve the infrastructure on Route 97, and that the Plan makes provisions for historic rural villages. The proposed Plan has a greater flexibility than what was found in previous iterations.

Members would like to see the Village Area superimposed on the zone map, with the possibility that the exact delineation could potentially be requested to be realigned to follow property lines.

There was further discussion on the designation of Conservation Areas, and the PZC and/or Conservation Commission could seek to redefine these areas, by, for example, reducing the area requirements used to designate forest and important farmland soils from the existing thresholds.

On August 29th there is a public hearing on the draft State POCD in Windham. Final comments can be delivered to the State Office of Policy and Management after the September meeting.

3. Revisions to zoning regulations – Business Zone, wind turbines

Tabled to next meeting; no discussion or action taken.

Zoning Official Report

Fraenkel reported on issuance of a home business renewal for Ayotte's antique store and on enforcement with regard to farm animals.

Communications

1. Parliamentary Procedures Guidance document - distributed to members.

Adjournment

Chairman Grindle adjourned the meeting at 9:15pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk