

**TOWN OF HAMPTON**  
**Planning and Zoning Commission**  
**Public Hearing & Special Meeting Minutes**  
**November 12, 2015**

**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 (continued from 9/28/15).**

Chair Grindle called the Public Hearing to order at 7:05 p.m. Mr. Oefinger presented an additional map which included the existing garage and dimensions of proposed modifications. Mr. Oefinger also submitted a vehicle list and noted that all vehicles/equipment will not always be stored on property. Both the Commission and Mr. Oefinger acknowledged that the application must conform to the current regulation which limits the number of vehicles on the premises. There is no limit on the number of pieces of equipment that may be on the property. There is a limit on the space the equipment can occupy on the property. There was discussion about whether or not trailers and chippers are equipment or vehicles. The Commission stated that it uses the State of Connecticut's definition of a vehicle and trailers are vehicles. The application was updated to add one trailer to the official plan. The Commission will revisit updating the Regulation regarding how many vehicles can be parked on a property and the weight restrictions regarding those vehicles at a later date.

Mr. Oefinger verbally detailed his plans to place gravel to improve the driveway and construct the surface of the new parking area. The Commission questioned whether the issue of storm water discharge had been fully explored due to the extensive plans for constructing the driveway and parking area. Mr. Oefinger does not believe this should be a problem. Mr. Oefinger relayed his plans to restore the grass and vegetation in the current parking area for the vehicles. The Commission and Mr. Oefinger discussed timelines for the updates to his property and agreed on December 15<sup>th</sup> for the equipment storage area and access to the rear of the property and May 15<sup>th</sup> for restoring grass seed to currently affected areas. ZEO Officer Fraenkel raised concerns about possible wetlands issues and advised the Commission it would be prudent to have the Wetlands Officer survey the site before any construction/resurfacing work is approved for the site. Mr. Oefinger expressed his frustration with the application process so far and chose to leave the meeting at 7:50 p.m.

The Commission decided that, due to the volume of material proposed to be used at the site and the condition of ground witnessed by Commission members during recent site visits, they would like Fraenkel to arrange a consultation on the property by the Wetlands Officer before moving further with the application. Fraenkel distributed a handout regarding ten conditions she believes would be appropriate for an approval of this application.

Chair Grindle stated that the timeline for the public hearing had expired. At the next meeting, the Commission would be presented with a staff report on the submitted application but no more testimony would be taken from the applicant or audience.

MOTION: Hyde/ Thompson moved/ seconded to close the public hearing. All in favor; motion passed. Chair Grindle closed the Public Hearing at 8:15 p.m.

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**SPECIAL MEETING**

**Call to Order**

Chair Kevin Grindle called the special meeting to order at 8:20 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.

**Old Business**

**1. Workshop: draft 2016 Plan of Conservation & Development**

Fraenkel updated the Commission on the survey results. Currently, there have been 170 responders to the survey and ¾ of those were submitted electronically. There were 131 responses representing 273 people when the last survey was conducted in 2001. Fraenkel said she plans to work with a consultant to upload as many of the hand-written surveys into electronic form as possible so that that data is easily graphed and accessible in one place. She asked if the Commission was interested in sending out a follow-up post card and they agreed that it would be a good idea. Fraenkel will work on text for the follow-up post card.

**Adjournment**

MOTION: Hyde/Thompson moved/seconded to adjourn the meeting. All in favor; motion passed. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Valerie Imre  
Recording Secretary