

Planning and Zoning Commission
Regular Meeting Minutes
April 28, 2014
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Chair Grindle called the meeting of the Planning and Zoning Commission to order at 7:04 pm.

Roll Call

Members Present: Grindle, Thompson, DeCesare, Hyde, and Langer. Alternate Hochstetter also present, but not seated. Absent: Wayne DeCarli.

Public Hearing

1. Application of the Hampton PZC to amend the zoning regulations pertaining to: uses in the business zone; nonconforming lots; definitions of terms; access and traffic circulation; building height; buildable area; landscaping; architectural requirements; signs; site plan and special permit requirements; and deletion of the business-industrial zone category (not in use).

Chair Grindle read the public notice in full into the record. The public notice was published on March 16, 2014 and March 23, 2014 and a courtesy notice was sent to all subject property owners on April 3, 2014. The proposed revised regulations were sent to both NECOG and WINCOG, and the draft business zone regulations have been available in the town clerk's office and on the town website since March 20, 2014.

Grindle reviewed the summary of revisions and the PZC's review process for the draft regulations. The last revision of the business zone regulations was developed in 1994 and adopted in 1995.

Public Comment:

Doyle Tobin of North Brook Street inquired what the impact would be. His property is not within the business zone, and Grindle stated the physical limits of the business zone were not changed and that the Commission had spent considerable time considering the effect on abutting residential properties while being welcoming to potential businesses. Tobin then asked specific questions about his lot, and Grindle suggested he visit the zoning office during business hours to discuss his property.

Carl Masionis of Mansfield Center asked for some clarifications of the business zone regulations including building height, landscaping and storage/ shipping containers. Fraenkel stated that all development in the business zone would require a public hearing so abutting neighbors would have a chance to speak regarding the proposed plans.

Mike Chapel of Hartford Turnpike asked the Commission questions regarding its decision to exclude certain businesses, and discussion continued regarding the existing regulations and the proposed business zone regulations.

MOTION: DeCesare/ Hyde moved/ seconded to adjourn the public hearing. All in favor; motion passed. Public hearing was adjourned at 8:30P.M.

Regular Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 8:35 pm.

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Roll Call

Regular Members Present: Grindle, Thompson, DeCesare, Hyde, and Langer. Alternate Hochstetter also present, but not seated. DeCarli was absent.

Audience for Citizens

None.

Approval of Minutes

MOTION: Hyde/ DeCesare moved/ seconded a motion to approve the minutes of the February 24, 2014 meeting as written. All in favor; motion passed.

Old Business

None.

New Business

1. Application of the Hampton PZC to amend the zoning regulations pertaining to: uses in the business zone; nonconforming lots; definitions of terms; access and traffic circulation; building height; buildable area; landscaping; architectural requirements; signs; site plan and special permit requirements; and deletion of the business-industrial zone category (not in use).

MOTION: Hyde/ DeCesare moved/ seconded a motion to table action on proposed revisions of the Hampton zoning regulations to next regular meeting, May 29, 2014 at 7PM. All in favor; motion passed.

Staff Report

Fraenkel noted that permit activity has increased of late, including a new barn and dwelling .

Communications

1. WINCOG Report- most of the meeting covered Hampton's business zone regulation revisions
2. Conservation Commission report- Thompson noted that during the budget process, some funds have been restored to the open space line item. They are working on identifying significant tracts of land to protect in Hampton and on a comparison of transfer stations in area towns.

Adjournment

MOTION: DeCesare/ Hyde moved/ seconded a motion to adjourn the meeting. All in favor; motion passed.
Meeting was adjourned at 8:46P.M.

Respectfully Submitted,

Liz Stillman, Recording Secretary