

Planning and Zoning Commission
Regular Meeting Minutes
May 29, 2014
Page 1 of 2

Chair Grindle called the meeting of the Planning and Zoning Commission to order at 7:04 pm.

Roll Call

Members Present: Kevin Grindle, Gary DeCesare, Randy Thompson, Gorla Langer, Alt. Sue Hochstetter and WayneDeCarli . Absent: Ev Hyde (arr. 7:06pm). Hochstetter was seated for Hyde.

Additions to Agenda - none

Audience for Citizens: none

(Hyde was seated, Hochstetter unseated)

Minutes

DeCesare moved to approve the minutes of April 24, 2014 as submitted. Langer seconded. The minutes were unanimously approved.

Old 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).

Discussion ensued on prohibited uses with respect to inclusion of any prohibited items and to the specific uses proposed to be prohibited. Commentary made during the public hearing was reviewed. No changes to the proposed text were made.

Fraenkel stated that the proposed amendmend is consistent with the Plan of Conservation and Development, specifically with the goals and action items found in Section 5 Business and Industry and more specifically, the recommended action items (1) to review zoning regulations for the Business and Planned B-I Zones to determine if the Regulations are still viable and (2) to study the existing business zoned properties to determine the extent of additional business opportunities.

Hyde moved to approve the proposed amendment to the Hampton Zoning Regulations, with effective date to be July 1, 2014, noting compliance with the Town POCD. DeCesare seconded the motion. Unanimously approved.

Thompson noted that Business Zone property owners did not attend the public hearing.

The Commission briefly reviewed the Business Zone boundaries, with consideration for parcels split by the zone boundary and the possibility of making adjustments to the business zone boundaries.

Planning and Zoning Commission
Regular Meeting Minutes
May 29, 2014
Page 2 of 2

Staff Report

Fraenkel said she continued to work with the town attorney on old road-related topics. Liability for use of land for recreational purposes was discussed, as was the possibility that some historic road right of ways may be too narrow to construct a modern road.

Communications

1. WINCOG Report- most of the meeting was spent on a regulations revision proposal from Scotland. Grindle noted that WINCOG is officially terminated on 6/30/14, and the Town representatives will then begin to attend NECOG meetings.
2. Conservation Commission report- Thompson noted that the Conservation Commission has reviewed and updated its list of priority parcels proposed to be protected as open space. He will continue working with WINCOG to update the GIS layers depicting open space on the Town's map. Fraenkel suggested that we dedicate funds in the PZC next budget for updating the Town's GIS information and for map work. Hyde suggested that a guidance document for resource protection should be developed, using a defined set of conservation priorities, in addition to a parcel list. Thompson said the top ten priority parcels have not changed much. Grindle suggested that PZC members may want to attend the Conservation Commission meetings on the 4th Tuesday of the month.
3. Notice - CT Siting Council - transmission line update.
4. Scotland - notice of zoning regulations amendments, with WINCOG comments.

Adjournment

DeCesare moved and Hyde seconded the motion to adjourn. Motion was unanimously approved. The meeting was adjourned at 8:20P.M.

Respectfully Submitted,

Martha Fraenkel, Acting Recording Secretary