

TOWN OF HAMPTON, CT
Planning and Zoning Commission
Special Meeting Minutes
April 16, 2015

Regular Meeting

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

Roll Call

Members Present: Chair Kevin Grindle, Randy Thompson, Sue Hochstetter, Ev Hyde, Gloria Langer (alternate)

Members absent: Gary DeCesare, Wayne DeCarli (alternate)

Staff: Martha Fraenkel

Minutes

Thompson moved and Hyde seconded a motion to approve the minutes of 4/2/15. Motion was unanimously approved except Langer, who abstained.

Old Business

1. Discussion - development of community survey questions in conjunction with the preparation of a Plan of Conservation & Development.

Chair Grindle recapped the previous discussion concerning content of the community survey. The group continued review of the previous townwide community survey of 2001. Members discussed how to interest the community in the survey.

Hochstetter expressed concerns about the future of the large houses on Main Street and said the Commission should actively consider reuse possibilities as these house come up for sale. The definition of "family" was reviewed.

Members evaluated question #5 (of the old survey) regarding land zoned for business use. Discussion followed on how to phrase such a question so as to not trigger a negative reaction concerning the possibility of franchise type businesses.

Langer said that the village center has historically had mixed uses, i.e. not limited to residential uses only. The Commission expressed support for consideration of opening up the village to more uses than are available under the current Regulations.

Grindle suggested phrasing the question as : "what businesses would you like to see: on Route 6? Route 97? in the village center? other?".

Members discussed a mixed use approach to West Old Route 6, especially in view of the placement of the Fire Department and Town Garage.

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It was suggested that we provide background information on a question's subject matter prior to asking the actual question. Specifically, the intent section for the Business Zone may be useful introductory material for the Business Zone question.

A new question specifically focused on an updated vision for the village could be developed.

Question #6, on preservation of historic character, was considered. It is assumed that the historic character is universally recognized as a valuable resource. The survey could ask: which historic features are most important to you: fields/farms; view and vistas unmarred by utilities; walls; treelined roads; historic ruins, etc.

Question #7 concerns design standards for new roads. Members agreed that many of the former questions re new roads are no longer needed, but option (e), "*we should reserve the right to require developers to build pathways or sidewalks in new subdivisions*" still has merit. It was agreed that a question should be asked specifically about development of pathways (but not sidewalks) in Town.

Question #8 concerns open space protection. Members suggested phrasing a question on open space as: "do you want to see more land permanently protected from development?" with response simply yes, no, and comments.

The matter will be continued at the next regularly scheduled meeting on April 27, 2015.

Chair Grindle adjourned the meeting at 8:55pm.

Respectfully submitted,

Martha Fraenkel, Acting Clerk