

HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
APRIL 26, 2010

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:33 p.m.

Roll Call:

Members Present: Robert Burgoyne, Gary DeCesare, Kevin Grindle, Gloria Langer and Alternates Randy Thompson and Everett Hyde

Members Absent: Wayne DeCarli

Staff Present: Martha Fraenkel, Zoning Official

Seating of Alternates:

Alternate Hyde was appointed to act in DeCarli's absence.

Additions to Agenda:

Grindle added 3 additional Communications:

- Referral from Chaplin regarding proposed revision to zoning regulations to allow dog boarding and training facilities by special permit in the RAR Zone ;
- Chaplin Workshop; and
- Budget Information from the Treasurer.

Burgoyne added to New Business:

- Discussion and opinion from PZC Re: Use of Land Acquisition Fund.

Audience for Citizens:

None.

Approval of Minutes:

3/22/10- Hyde MOVED, Langer seconded, to approve the minutes of the 3/22/10 meeting as presented. MOTION PASSED UNANIMOUSLY.

4/8/10- DeCesare MOVED, Burgoyne seconded, to approve the minutes of the 4/8/10 meeting as presented. MOTION PASSED UNANIMOUSLY.

Chairman Grindle requested to move Old Business Items 1 and 2 to the end of the agenda.

New Business

1. Town Zoning Map-Preparation of a new edition (with no zone district changes)

After discussion, Burgoyne MOVED, Grindle seconded, to expend approximately \$400.00 to create the G.I.S. Zoning Map and for the Chairman and ZEO to review the draft. MOTION PASSED UNANIMOUSLY.

Burgoyne MOVED, Hyde seconded, to set a Public Hearing for 6/28/10 to receive comments from the public on the G.I.S. zoning map. MOTION PASSED UNANIMOUSLY.

2. Land Acquisition Fund

Kate Donnelly, First Selectman, stated that it has been requested that the money from the Land Acquisition Fund be refunded to the Town Garage Building Fund, acknowledging that it should have been done that way to begin with but wasn't. It is now being requested that it be refunded from that account. Burgoyne strongly felt that the money in the account should only be used for the purchase of land that is to remain undeveloped and not to retroactively refund a previous land purchase. Extensive discussion was held with other members acknowledging that the process was backwards, but feeling that it should be the citizens that decide whether or not they want to retro-actively fund it from that account. Burgoyne again stated that he strongly feels that this was not the intended use when the account was set up.

Old Business

1. Discussion: Zoning Regulations Revisions

Tabled for Special Meeting on 5/13/10 at 7:30pm.

2. Discussion: Subdivision Regulations Revisions

Tabled for Special Meeting on 5/13/10 at 7:30pm.

Report from Zoning Official:

- Fraenkel noted that the Halbach property on Main Street will be issued a permit to develop a free-split lot from the existing 2 parcels, and the new lot is currently being prepared for development.
- Fraenkel noted that she has sent a letter to the occupant of the resident at the self-storage site on Route 6 regarding use of the front of the property in ways not approved on the site plan.
- Fraenkel also noted that the PZC fee schedule should be sent to the Ordinance Committee and adopted as an ordinance.

Communications:

Items were reviewed. It was also noted that there is potential for impact from a dog training facility to properties abutting the town line. It was suggested that Hampton should ensure that residents are notified by Chaplin if they live within 500' of such a proposed site. The PZC asked that Fraenkel request more details from Chaplin.

Adjournment:

Noting no further business Burgoyne, MOVED, DeCesare seconded, to adjourn the meeting at 8:54p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea
Planning and Zoning Commission Clerk