

HAMPTON PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
MARCH 22, 2010

Call to Order:

Chairman Grindle called the meeting of the Hampton PZC to order at 7:37 p.m.

Roll Call:

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

Staff Present: Martha Fraenkel, Zoning Official, Acting Recording Clerk

Seating of Alternate Members: None.

Additions to Agenda: None.

Audience for Citizens: None.

Minutes

Burgoyne moved and Langer seconded a motion to approve the minutes of 2/22/10 as corrected:

- Page 2, first paragraph, “to steep” corrected to read “too steep”.
- Second paragraph, Sue “Hochstetter” to replace “Burgoyne”.
- Third paragraph, delete “to” to read “...people will come out to vote if this goes.....”

Motion passed unanimously except DeCarli abstained.

Old Business

1. Site Plan application, proposed expansion of EASTCONN, 376 Hartford Turnpike/Route 6, Business Zone.

Chris Nardi and Dean A. Petrucelli, architects with Silver Petrucelli and Associates of Hamden, CT, with John Baskowski, Chief Financial Officer of EASTCONN, were present to continue the presentation of the site plan application.

Nardi commented that he had verbal confirmation from Noel Waite, Fire Marshal, that he had reviewed and approved the plans. He received conditional approval from Peter Palazzi, CT DOT/Norwich Office for the reconfigured access from Route 6. Nardi said that all freestanding lighting on site would be 20 feet high, and all existing poles would be replaced. All new lighting will use fixtures that are cut off/fully shielded to direct lighting downward. Lighting will not be the orange sodium type. He reported that the dumpsters would be emptied on a weekly basis to accommodate the increased volume of waste, but that no new receptacles were planned. Additional landscape islands have been added, but those with lightpoles will be planted with lower growing vegetation and not trees. Snow will be pushed to the lot perimeter. Conditional approval has been received from the Northeast District Department of

Health and final approval will be obtained after the water table monitoring is completed at end of spring, but the septic system has been designed for the worst possible conditions and if anything will be reduced in size. One hundred ninety-nine parking spaces will be provided for both employees and assembly for functions. A layout of the geothermal wells was provided; there will be a total of 26 wells. There will be a kitchen but no cafeteria. The building will provide offices and meeting space, not classroom space. The facility will accommodate about 60-70 employees. The Inland Wetlands Commission approval conditions were reviewed; these will be added to the final plan. No comments have been received from DOT's central office in Newington, and none are expected.

Following a discussion on the existing dumpster area located on the property's east side in front of the existing building, the applicant agreed to provide screening on the dumpster area's south side, consisting of fencing or landscaping.

Gloria Langer moved to approve the EASTCONN application as follows:

MOVE TO APPROVE THE APPLICATION OF EASTCONN, INC FOR A SITE PLAN FOR THE EXPANSION OF THE EXISTING EASTCONN FACILITY AT 376 HARTFORD TURNPIKE, BUSINESS ZONE, ACCORDING TO PLANS TITLED "ADDITION AND RENOVATIONS TO ADMINISTRATIVE OFFICES FOR EASTCONN, 376 HARTFORD TURNPIKE, HAMPTON, CONNECTICUT, PLANNING & ZONING COMMISSION, INCLUDING SHEETS C1-C7 PREPARED BY DONALD W. SMITH JR, PROFESSIONAL ENGINEER, DATED 12/31/09 REVISED TO 2/2/09; SHEET SS1 PREPARED BY MICHAEL H. HORBAL LAND SURVEYORS/PLANNERS, DATED 12/22/09; AND SHEETS A1-A3 PREPARED BY SILVER/PETRUCELLI + ASSOCIATES, DATED 1/25/10; SHEET L1 DATED 1/25/10; AND SHEET S1 DATED 1/25/10

WITH THE FOLLOWING MODIFICATIONS:

1. There shall be no use or occupancy of the addition prior to issuance of a Certificate of Zoning Compliance by the Zoning Official indicating full compliance with the approved site plan.
2. Lighting fixtures shall be as provided with the submitted application. Any changes shall be approved by the Zoning Official prior to installation.
3. The waste receptacle area shall be screened with fencing or landscaping on its south side.
4. The final plans shall be signed and sealed by the preparers and submitted on mylar with one full set of paper plans.
5. The approval is conditioned upon final approval by the Northeast District Department of Health. Any changes in the plan imposed by the Health District may require additional review by the Hampton PZC.
6. The approval is conditioned upon final approval by the CT Department of Transportation. Any changes imposed by DOT may require additional review by the Hampton PZC.
7. The Hampton Fire Marshal shall provide written approval prior to filing the final plans in the land records.

Wayne DeCarli seconded the motion. It was noted that the Inland Wetlands Commission permit has been issued for this project.

The motion was unanimously approved.

Old Business

1. Discussion: Zoning Regulations Revisions

Fraenkel distributed draft zoning regulations for the RA-80 Zone. A special meeting was set for April 8 at 7:30pm to review the regulations. No action was taken.

2. Discussion: Subdivision Regulations Revisions

Tabled.

Report from Zoning Official:

Fraenkel reported that Alan Soucy, Sarah Pearl Road, had appeared and agreed by a signed statement to remove the dumped demolition debris from his property by June 1.

Communications:

1. WINCOG. No report as meeting was cancelled.
2. Request for support of funding, Eastern CT Resource Conservation and Development Council/ Environmental Review Team. The funding was considered. It was moved to note that Hampton recently called on the ERT to evaluate the proposed Town Garage site on Route 97 and that the ERT's activities have been found to be worthwhile. Approved 4 to 1, with DeCesare opposed.
3. Conservation Commission minutes. Conservation Commission member Randy Thompson commented that the Commission had determined that it would not submit a grant application in the current funding round to DEP's Open Space and Watershed program, which awards grants for open space acquisition.

Adjournment:

Noting no further business, Burgoyne moved and DeCarli seconded the motion to adjourn the meeting at 9:15p.m. Motion passed unanimously.

Respectfully submitted,

Martha Fraenkel
Acting Planning and Zoning Commission Recording Clerk