

**MINUTES
SPECIAL MEETING
HAMPTON PLANNING AND ZONING COMMISSION
May 13, 2010**

Present: Chairman Kevin Grindle, Gloria Langer, Bob Burgoyne, Wayne DeCarli,
Alternate Randy Thompson, Alternate Ev Hyde
Absent: Gary DeCesare
Staff: Martha Fraenkel, Zoning Official and Acting Recording Clerk

CALL TO ORDER

Chairman Kevin Grindle called the meeting to order at 7:33PM.

OLD BUSINESS

1. Zoning Regulations Revisions

Members discussed preparation of a new edition of the Town zone map to be created using GIS software by staff at WINCOG. The cost will be around \$400- \$430, depending on contents. Members reviewed various options and expressed preference for a map showing only parcel lines and the zone districts, and a second map showing also the aquifer protection zone. No FEMA flood zone information will be depicted. Fraenkel will check on costs.

Seasonal stands, farm stores and farmers' markets were reviewed. It was noted that these generate different traffic patterns; store and market can generate intense traffic at times.

"Farmers market" is already included in the draft as a special permit use in the RA-80 Zone but a definition is needed. Conditions may include such things as traffic and buffer, distance to off premise dwellings, safe access, and sanitation issues. Permitting could be as a site plan with zoning permit only; no special permit would be required. Notice to abutters and a public hearing would be optional, depending on the location and scale of operation.

"Farm" could be removed from the regulations if the definition of "farm stores" were expanded to include a clause stating "a farm business of at least 80,000 square feet...."

It was noted that some produce is occasionally sold at Chapel's greenhouse on Route 6. Members agreed that farm produce should be allowed along with retail plant sales as a permissible use on Route 6 in the new regulations

Regarding dog kennels, members agreed that grooming is ok as a home business but dog boarding is not.

A special meeting was tentatively set for June 17. Grindle adjourned the meeting at 9:10pm.

Respectfully submitted,

Martha Fraenkel, Acting Recording Clerk