

**Hamilton Planning Commission
May 19, 2010
Hamilton Town Office**

The meeting was called to order at 7:00 by Chairman McCann. The Pledge of Allegiance was followed by Roll Call.
Present: Chairman Robert McCann, Mr. Russ Beal, Mr. William Gallant, Mr. Tom Rollins, Mr. Dimitri Kesari (8:15)
Absent: Vice Chairman Les Carlson
Also Present: Mr. David Beniamino, Zoning Administrator

Minutes

Mr. Beal made a motion to adopt the March 24, 1010 Planning Commission meeting minutes into record. Mr. Gallant made a second on the motion and the vote passed 4-2, (Aye: McCann, Beal, Gallant, Rollins. Absent: Carlson, Kesari).
Mr. Gallant made a motion to adopt the April 21, 1010 Zoning Ordinance meeting minutes into record. Mr. Rollins made a second on the motion and the vote passed 4-2, (Aye: McCann, Beal, Gallant, Rollins. Absent: Carlson, Kesari).

Standing Committee Reports

P.L.A.C.E.S. - Mr. William Gallant provided a review of the work that is being done in regard to economic development. A seminar is being hosted June 23, 2010 and all Town Council members from the 7 local towns are urged to attend. The summit will encourage learning and allow networking opportunities to discuss Town Planning, cooperation and resource sharing. A guest speaker will also be available for individual meetings with the Towns, if requested. Mr. Beniamino stated that he will attend the session and while he appreciates what the County is doing, he feels the money and effort spent doing this could be better used in helping the Town Staff do the things they need to do rather than, for example, fighting over issues that they overlooked like well 14. Mr. Beniamino provided another example of how help could be offered; the County could lend some people from the Parks & Recreation Department to help out in the Town rather than what they are doing. Mr. Beniamino is hopeful that the new County Administrator will help make some changes.

Old Business

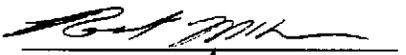
Mr. Beniamino advised that a rough draft of the Comprehensive Plan had been presented to the Town Council last week and while the Town is waiting on the review to take place the Commission will move forward with a comprehensive review of the Hamilton Zoning Ordinance.

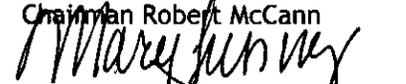
Mr. Beniamino distributed Articles I, II, III, and V of the Hamilton Zoning Ordinance for review and discussion. Mr. Beniamino included some suggestions for consideration that are highlighted in bold print and advised that after the discussion tonight he will re-work the document and try to have it ready for review at the next Planning Commission meeting. Mr. Beniamino explained that the Council made the decision to have the Planning Commission perform the review "in house" rather than bring in an outside resource and the process will be similar to how the Comprehensive Plan review was performed. Every other month discussion/reviews will take place and each Commissioner will select Articles of the Zoning Ordinance to review independently, bringing ideas for change and discussion back to the Commissioners for consideration. Mr. Beniamino believes this is an easier way to complete the review, solicit feedback and prepare the revised Ordinance for presentation to the Council for consideration. Mr. Beniamino explained that the rewritten Zoning Ordinance should be easier to understand, flexible for a Town of this size and be strong enough to prohibit things that you absolutely do not want to see. Mr. Beniamino asked that at the next Planning Commission meeting chapter assignments be made so the review can continue.

Mr. Beniamino reviewed each of the Articles Section by Section and noted Commission discussion and decisions. Mr. Beniamino explained that when the review process is complete, even though the changes would have been made with the very best interest of the property owners at heart, there will be some owners who are confused and you might get some serious feedback and expressed unhappiness about the changes. Mr. Kesari explained that good feedback might also be received after further explanation is offered to the residents.

Next Planning Commission Meeting - June 16, 2010 / Next Planning Meeting - July 21, 2010

Mr. Kesari made a motion to adjourn.



Chairman Robert McCann


Ms. Mary Tussing, Recorder