

**Hamilton Planning Commission**  
**July 21, 2010**  
**Hamilton Town Office**

The meeting was called to order at 7:00 PM by Chairman Robert McCann.

The Pledge of Allegiance was followed by Roll Call.

Present: Chairman Robert McCann, Vice Chairman Les Carlson, Mr. William Gallant, Mr. Tom Rollins,  
Ms. Larissa Borst, Mr. Brent Campbell (7:06 PM)

Absent: Mr. Russ Beal

Also Present: Ms. Maureen Gilmore, Town Attorney  
Mr. David Beniamino, Zoning Administrator  
Mayor Greg Wilmoth

**Minutes**

Mr. Rollins made a motion to adopt the May 19, 2010 Planning Commission minutes into record. Mr. Carlson made a second on the motion and the vote passed 5-0-2, (Aye: McCann, Carlson, Gallant, Rollins, Borst. Nay: none. Absent: Campbell, Beal).

"I make a motion to amend the minutes of the November 11, 2009, Planning Commission meeting, on page one under Minutes, to state "Mr. Kesari made a motion to adopt the October 14, 2009, Planning Commission minutes into record." The motion was made by Mr. Gallant and seconded by Mr. Rollins. The vote passed 5-0-2-1, (Aye: McCann, Carlson, Gallant, Rollins. Nay: none. Absent: Campbell, Beal. Abstain: Borst.)

Mr. Rollins made a motion to adopt the November 11, 2009 Planning Commission Public Hearing minutes into record. Mr. Carlson made a second on the motion and the vote passed 5-0-2-1, (Aye: McCann, Carlson, Gallant, Rollins. Nay: none. Absent: Campbell, Beal. Abstain: Borst.)

Chairman McCann extended a warm welcome to the recently appointed Planning Commission members, Ms. Larissa Borst and Mr. Brent Campbell.

**Old Business**

Mr. Beniamino summarized the work and process of the Comprehensive Plan that was recently completed by the Planning Commission. Mr. Beniamino continued to explain that the Commission began a review of the Town Zoning Ordinances in May and tonight the work will continue, outlining the discussion that was held and documented back in May. Discussion of Chapters 1, 2, 3 and 5 of the Town Zoning Ordinance began and Mr. Campbell suggested that he would like a chance to review the document proposals prior to having further discussion. Mr. Campbell believes this would be a more productive use of the Commission's time, allow the new member's time to review the information and asked if the other members were open to the idea. Mr. Beniamino advised that this is the second review of the document but additional suggestions for change are welcome. Chairman McCann agreed to table the discussion with the understanding that the discussion will be held at the August 18, 2010 meeting. Mr. Beniamino advised that he had urged the previous Council to hold a joint Town Council/Planning Commission meeting. This would provide a clear understanding of what Council is looking for in the Zoning Ordinance review and allow the Commission to work with clear direction. Mr. Beniamino will suggest the idea again now that the newly elected Town Council is in place. Mr. Beniamino advised that comments can be forwarded to his Town email address concerning Chapters 1,2,3 and 5 of the Zoning Ordinance.

**New Business**

Mr. Beniamino reviewed Section 11, PSP Public, Public Semi-Public Institutional District and advised that this issue was raised at the previous Town Council meeting in relation to the proposed Eagle Scout Project in the Park. The Park is presently zoned R2 and R2A doesn't allow for a Park, so the question is do we add the park as a by-right use or as a semi-public institution. This is the first time the Commission has seen this document and this discussion is the first step of the process. Mr. Beniamino believes that for a quick fix parks can be added as part of the R2. For a fix that can be incorporated into the Zoning Ordinance he asked that the Commission think into the future and consider the Town

Office, a possible future location of a Town Office, a parking lot, the Town Park, the possibility of Hamilton Elementary School becoming a Community Center and alternative uses for the fire station building. Mr. Campbell asked if timing is something to consider in relation to the Eagle Scout Project and Mr. Beniamino responded that the project is not dependant on this change and is allowable within the guidelines of the current Ordinance. Mr. Campbell asked if there was support on the Commission to put together a zoning district for the public institutional district instead of working on all of the changes together. Mr. Beniamino responded that he would like to work on this concurrently but separately at each meeting to ensure prompt completion. Mr. Campbell suggested that everyone review the information and come back to the next meeting with comments and ideas for consideration. Mr. Campbell motioned to recommend that Council requests the Commission to look at creating an Institutional Public District in the Hamilton Zoning Ordinance. Mr. Rollins made a second on the motion and the vote passed 6-0-1, (Aye: McCann, Carlson, Gallant, Rollins, Campbell, Borst. Nay: none. Absent: Beal.)

#### Information Items

Mr. Beniamino advised that the GIS system is running and new maps will soon be available. The ordinance violation concerning chickens is now going to Civil Court and more chickens are now present on the property.

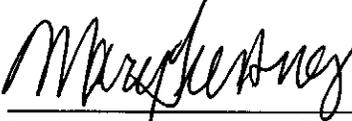
Next Planning Commission Meeting - September 15, 2010

Next Zoning Ordinance Review Meeting - August 18, 2010

Mr. Carlson made a motion to adjourn at 8:27 PM.

---

Mr. Robert McCann, Chairman



---

Ms. Mary Tussing, Recorder