

**HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97**

**REGULAR MEETING
MONDAY SEPTEMBER 18, 2023
7:00 PM**

Hybrid meeting held in person and via Zoom Videoconference

DRAFT MINUTES

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:02 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter and Stanley Crawford. Also in attendance were alternates Kathy Thompson and Town Planner John Guskowski.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – There was no comment from audience in attendance
4. **Approval of Minutes: Motion to approve minutes of July 17, 2023 by Ev Hyde, seconded by Gary DeCesare.** Kathy Thompson noted that the statement at the end of Item #8 stating that there was a welcome uptick in home construction was made by Sue Hochstetter, not herself. **Motion carried unanimously, as amended.**
5. **Public Hearing:**
 - a. **Application for Amendment to Zoning Regulations, Proposed New Sections 5.1.C.a.k and 6.22.R, “Multifamily Dwelling Units.” Applicant: Hampton Planning & Zoning Commission**

Chairman Grindle introduced the topic, stating that the PZC has been working on this for months. It is a Commission application and can be left open indefinitely. John Guskowski provided a brief overview of the proposed regulations, discussing density, required development conditions, and procedures. The Commission discussed the matter.

Sue Hochstetter suggested adding the word “dwelling” to “units” under #5 to provide clarity about structure types.

Ev Hyde requested a rear lot clarification, and reference to Delia Fey’s comments relative to existing structures such as barns. John Guskowski discussed the development of properties and the regulation not being concerned about the history of the structure to be converted to housing, as long as the regulations were met. Gary DeCesare asked about variance for reduction of front yard setback and ZBA activity. The Commission held a general discussion about variances and hardship standard.

Ev Hyde asked about maintenance requirements, and would there be bonding? John Guskowski and Chairman Grindle discussed the provision for landscape bonding in a form that was acceptable to the Commission. Chairman Grindle opened the hearing to audience members. Mark Kelley of Windham/Reilly Road, asked questions about having enough land and approval process, and whether

the volume on roads will be a factor? Ev Hyde stated that overall traffic volumes are very low and should not affect the experience of rural roads. Mark Kelley stated that new building activities have already affected road safety and patterns. He owns several apartment buildings in other towns and is concerned about security and emergency calls. Chairman Grindle stated that trips are always generated by new dwelling units. Single family and apartment trip generations are similar. Volumes on Hampton roads, other than State Highways, are so low that there is not really an engineering problem, but a traffic enforcement, police issue. John Guskowski discussed overall densities in the town now and with the new regulations. Ev Hyde discussed the volumes of different types of roads in Town, as well as the two scales of multifamily development proposed. Mark Kelley discussed zoning and regulation enforcement.

Gary DeCesare stated that he can't imagine fifteen dwelling units on a ten acre hayfield and discussed potential traffic volumes. The Commission discussed parking generation for multifamily dwellings. Bob Burgoyne of Parsonage Road asked why the Commission was presenting the proposal in the first place and stated that he did not believe this was in Hampton's interest. He left the meeting without further comment or receiving an answer to his question. John Guskowski discussed the requirement of the zoning-enabling statute that notes the multifamily consideration, as well as the approved goals of the Town's adopted Affordable Housing Plan. Chairman Grindle discussed the Commission's ability to discuss planning concepts and that this proposed amendment is the Commission's decision. Ev Hyde stated that the State requires a consideration of affordable housing, but leaves it to the Town to implement that consideration. Gary DeCesare stated that he dislikes the currently proposed density. Mark Kelley stated that if you put affordable housing out in rural areas, there is no transportation support for residents with no cars. John Guskowski pointed out that this is not an affordable housing proposal but merely an expansion of potential housing options. The Commission discussed ownership, and rental vs. condo types.

Stan Crawford stated that planning is part of the Commission's charge, and this is an important exercise for the future. He also stated that there are important wetlands protections that must be considered in developing properties, particularly around the Little River. Gary DeCesare stated that he was disappointed that with a change that potentially affects all properties, only three members of the public showed up. Mark Kelley stated that there had to be a better way of communicating with the public on these matters. Chairman Grindle stated that in a worst-case scenario with concerned neighbors, he would like to have a good, defensible set of regulations in place. Stan Crawford noted that the minutes for the recent minutes from a Brooklyn zoning meeting was 69 pages long, which included all submitted testimony by the public.

Motion to continue hearing to the next meeting by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously.

6. New Business

John Guskowski noted recent correspondence from the State of Connecticut regarding Public Act 23-142 that requires all municipalities to treat home-based day care uses in the same manner as single-family residential homes. He will review the Town's regulations and will propose any necessary amendments for the Town to comply with this state statute.

7. Old Business

- a. Application for Amendment to Zoning Regulations, Proposed New Sections 5.1.C.a.k and 6.22.R, "Multifamily Dwelling Units." Applicant: Hampton Planning & Zoning Commission**

This item is tabled until the next PZC meeting.

b. Plan of Conservation & Development Implementation Priorities

Gary DeCesare moved to table this item. Everett Hyde seconded and the motion passed unanimously.

c. Route 6 Business District

Gary DeCesare moved to table this item. Everett Hyde seconded and the motion passed unanimously.

8. Affordable Housing Sub-Committee

There was no further discussion on affordable housing matters beyond the public hearing.

- 9. Staff Report & Enforcement Issues** – John Guskowski noted the ZEO report that had been distributed to the Commission. Stan Crawford discussed MS4, which hasn't been mandated in cities and other moderate size towns. The Commission reviewed the ZEO report and discussed sequencing of violations and fines

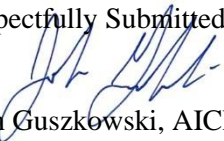
10. Correspondence

There was no additional correspondence.

Chairman Grindle stated that there would be a presentation about the work on the Putnam and Pomfret portion of the Air Line Trail upcoming on Wednesday evening, and encouraged Commissioners to consider attending. He further stated that he had a conflict in October for the next regularly scheduled PZC meeting. He requested a cancellation of the October meeting if no applications are received, and thus the hearing would reconvene in November. The Commission had no objections.

- 11. Adjournment – Gary DeCesare moved to adjourn at 8:28 pm. Sue Hochstetter seconded, and the motion passed unanimously.**

Respectfully Submitted by:



John Guskowski, AICP, CZEO
Town Planner (Consulting)