

**HAMPTON PLANNING & ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
**MEETING ROOM**  
**MONDAY JUNE 26, 2017**  
**7:00 PM**  
**MEETING MINUTES**

1. Call to Order – Chairman Kevin Grindle called the meeting to order at 7:03 pm.
2. Roll Call/Seating of Alternate Members – In attendance were PZC members Gary DeCesare, Susan Hochstetter, and Everett Hyde. Seated for Randy Thompson was Gloria Langer. Also in attendance were alternate Stanley Crawford and Staff John Guskowski.
3. Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda – None
4. Approval of Minutes: May 22, 2017 – **Gary DeCesare moved to approve the May 22, 2017 minutes. Everett Hyde seconded and the motion passed unanimously.**
5. Old Business
  - a. Business District Discussion – Regulations and District Map – John Guskowski informed the Commission that none of the property owners showed to the Board of Selectman meeting. He also informed the Commission that a revision of the original letter would be sent out to invite property owners to a Selectmen’s meeting later in the summer or early in the fall.
  - b. Plan of Conversation & Development – Implementation Priorities – John Guskowski informed the Commission that they did not receive the internship to help with the Village District. The Commission discussed how they should proceed with their priorities. The Commission discussed the importance of Subdivision Regulations and the consideration of a Village District for Hampton Hill. After the discussion it was decided to proceed with the Subdivision Regulations and make the Village District a long-term goal. Gary DeCesare brought to the attention of the Commission possible regulation on ground mounted solar panels in front yards. The topic was tabled until the next meeting.
6. New Business
  - a. Preliminary Discussion – Agricultural/Business uses at 39 Drain Street with David Wollner – David Wollner of Willimantic Brewing Company presented to the Commission his ideas for the property on 39 Drain Street in Hampton. Some of the ideas included using the structure as an events venue, constructing a new area on the site for a farm brewery, installing a disc golf course and using some of the acreage for growth of hops, barleys and possible fruit trees. David Wollner sited Fox Farm in Salem and Kent Falls in Kent as similar type of idea of what he was purposing. A question and answer dialogue between the Commission and David Wollner preceded the presentation. The Commission asked about a timeline on the project and Andrew Matika of Willimantic Brewing Company informed the Commission that the roof would have to be replaced before the next winter, if the structure was going to be useable. First Selectman Allan Cahill and Selectman Mike Chapel both spoke to the viability of the project on the purposed site.

7. Staff Report - John Guskowski informed the Commission that there was no report from Zoning Enforcement Officer John Valente.
  - a. Legislative update: 8-30g and Temporary Health Care Structures – John Guskowski provided the Commission information on the new legislation, Senate bill 922. He informed the Commission that it passed both houses unanimously and that it is waiting for the Governor to enact it into law. He also informed the Commission that it could Opt-out of the legislation.
8. Correspondence – None
9. Adjournment – **Everett Hyde moved to adjourn at 9:05 pm. Gloria Langer seconded and the motion passed unanimously.**

Respectfully Submitted by:  
Rachel Linkkila  
6-27-17