

HAMPTON PLANNING & ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97

REGULAR MEETING

Monday, June 17, 2024 7:00 PM
Virtually Via Zoom

DRAFT MINUTES

1. Call to Order

Chairman Grindle called the meeting to order at 7:04, noting that the meeting would be held entirely virtually this evening.

2. Roll Call/Seating of Alternate Members

In attendance for the Commission meeting were Regular Members Stan Crawford, Ev Hyde, Gary DeCesare, and Sue Hochstetter. Also in attendance was Alternate Kathy Thompson, First Selectman Allan Cahill, and Town Planner John Guskowski.

3. Audience for Citizens: *Citizens may address the Commission on items not otherwise on the agenda*

There were no members of the public wishing to address the Commission.

4. Approval of Minutes: May 20, 2024

Motion to approve the minutes of May 20 by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

5. New Business

a. Application for Resubdivision- John Mack Road & Reilly Road (Owner/Applicant: KA&G Investments, LLC)

John Guskowski noted that this application was the same layout and lot alignment that was presented to the Planning & Zoning Commission on a preliminary basis in May. Stan Crawford asked about the status of the Wetlands application. **Motion to receive the application and schedule the public hearing to open on July 15, 2024 by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.**

b. Application for Text Amendment to Zoning Regulations – Section 5.1.C.3.8, “Firewood Processing” (Applicant: Keith & Brandy Crawford)

Chairman Grindle noted that this text amendment required a public hearing, but invited the applicants to present the project if they wished. Ev Hyde noted that the firewood processing use could theoretically be expanded to other wood products rather than be limited. The Commission discussed the process and purpose of expanding the proposal, but respecting the applicant’s text as a

starting point. Stan Crawford asked about a broader discussion of Section 5.1, and the Commission agreed to address the application at hand first.

Motion to receive the application and schedule a public hearing for July 15, 2024 by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.

c. **CGS §8-24 Referral from Board of Selectmen – Proposed sale of municipally-owned property, Drain Street (Map 5-11, Block 23, Lot 29)**

First Selectman Allan Cahill described the property on Drain Street that was acquired by a tax foreclosure that has no immediate value to the Town, and the abutting property owners either in Hampton or Brooklyn may have interest in acquiring it. The Commission discussed what was known about the property history, which was limited.

Motion to issue a favorable report to the Board of Selectmen on the proposed sale of the property on Drain Street by Stan Crawford, seconded by Ev Hyde. Motion carried unanimously.

6. **Old Business**

a. **Site Plan Application for Home Business – Little River Winery, 217 North Bigelow Road (Applicant: David Paine)**

Applicant David Paine discussed his plans for the Winery, seeking to produce more than 200 gallons of wine and working on obtaining permitting from the Town and State. The current wood shop would be the interim location of the appointment-only tasting room and Winery headquarters. The new barn would be added to the site, with a dedicated parking area accessed by the southerly driveway to the property. Hours of operation are laid out in the application proposal. Chairman Grindle noted that this was a Tier II Home Occupation and cited the applicable Zoning Regulation standards. Ev Hyde asked about future growth vs. current proposal. David Paine stated that a larger operation would most likely seek to relocate to a more commercial site in the future. Kevin Grindle noted that traffic and parking demand would create a necessity to address a different Tier in the future. The barn displayed on the proposal would be included in the Tier II allowance. Kathy Thompson asked about employees, and David Paine noted that there would just be himself and his wife as the staff. Chairman Grindle noted that there was a 1200 square foot cap on new accessory buildings for the Home Business, and David Paine stated that the tasting room would need no more than 1200 square feet of the new barn. Sue Hochstetter asked about the need for vehicles dedicated to the business, and David Paine stated that he would be using his own existing truck.

Motion to approve the application for a Tier II Home Business as proposed, clarifying that no more than 1200 square feet of the 1500 square foot barn be dedicated to the home business use by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

b. **Commission Workshop – 2026 Plan of Conservation & Development**

Chairman Grindle noted that

Motion to table the topic by Ev Hyde, seconded by Gary DeCesare. John Guskowski noted that he put into the OneDrive an initial draft of the PoCD survey that he developed based on prior surveys, Commission discussion, and a recent Town of Andover survey. He will distribute the draft to the Commission and will seek input to finalize the draft at the next meeting. **Motion carried unanimously.**

7. **Staff Report & Enforcement Issues**

Chairman Grindle reviewed ZEO Gigliotti's report, noting no major areas of concern but a steady stream of questions. Sue Hochstetter asked about the potential substance of an inquiry about the campground on Old Town Pound. Stan Crawford stated that apparently a Board of Health approval was required to be updated annually, and the current year approval was pending.

Ev Hyde asked about the shared driveway concerns at 300 East Old Route 6, and Allan Cahill stated this was an ongoing negotiation with the owners, and the Town would prefer to limit the new curb cuts along this section of road.

8. **Correspondence**

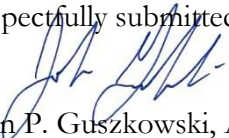
John Guskowski noted the invitation from the Connecticut Chapter of the American Planning Association to participate in a housing forum in September in New Haven. Each municipality will be asked to send a staff member/planner and a member of the Planning & Zoning Commission. He noted that he would be participating by Chairman Grindle stated that he planned to attend, and Ev Hyde also expressed interest.

9. **Adjournment**

Motion to adjourn by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,


John P. Guskowski, AICP, CZEO
Town Planner