

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

PUBLIC HEARING & REGULAR MEETING

Monday, September 16, 2024 7:00 PM
COMMUNITY MEETING ROOM
Hampton Town Hall
164 Main Street, Hampton CT

DRAFT MINUTES

1. **Call to Order**

Chairman Grindle called the meeting to order at 7:02 p.m.

2. **Roll Call/Seating of Alternate Members**

Seated for the meeting were Chairman Grindle, Members Ev Hyde, Sue Hochstetter, and Stan Crawford. Seated for Gary DeCesare was Alternate Kathy Thompson. Also in attendance was Town Planner John Guskowski.

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

There were no comments from the audience.

4. **Approval of Minutes:** August 19, 2024 Regular Meeting
September 14, 2024 Site Walk

Motion to approve the August 19, 2024 minutes by Stan Crawford, seconded by Ev Hyde. Motion carried unanimously.

Motion to approve Site Walk minutes of September 14, 2024 by Stan Crawford, seconded by Ev Hyde. Motion carried unanimously, with Kathy Thompson abstaining from the vote.

5. **Public Hearing**

- a. Special Permit for Firewood Processing per Section 5.1.C.8 at 124 Windham Road (Map 3-13, Block 36, Lots 5D & 5E). Applicant: Keith & Brandy Crawford

Chairman Grindle noted that the public hearing was opened at the Site Walk on September 14. **Motion to open the public hearing by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously, with Kathy Thompson abstaining.**

Motion to continue hearing until October 21 at the Applicant's request by Stan Crawford, seconded by Ev Hyde. Motion carried unanimously, with Kathy Thompson abstaining.

6. **Old Business**

- a. Special Permit for Firewood Processing per Section 5.1.C.8 at 124 Windham Road (Map 3-13, Block 36, Lots 5D & 5E). Applicant: Keith & Brandy Crawford

Motion to table by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously, with Kathy Thompson abstaining.

b. Commission Workshop – 2026 Plan of Conservation & Development

John Guskowski led the Commission in a review of the proposed public opinion survey for the Plan of Conservation & Development. The Commission collaborated on edits to the survey questions and discussed the intent of the survey, including putting public opinion in context of the State Statutory requirements for a Plan. The Commission reviewed approximately half of the survey, and will take up the remaining questions at the October meeting. John Guskowski will make some edits in advance of the next meeting.

7. **New Business**

a. Text Amendment Application – New Section 5.2.C, Accessory Dwelling Unit in Commercial Buildings. Applicant: Derek Dilaj

John Guskowski introduced the topic, and the Commission discussed the proper location in the Zoning Regulations for the proposed amendment. **Motion to receive the application as a proposed amendment to Section 5.2 and schedule a public hearing to open on October 21, 2024 by Kathy Thompson, seconded by Ev Hyde. Motion carried unanimously.**

8. **Staff Report & Enforcement Issues**

The Commission reviewed ZEO Gigliotti’s activity report and discussed the conditions of 197 West Old Route 6, including deteriorating housing conditions. Chairman Grindle and John Guskowski will circle back to discuss this matter with ZEO Gigliotti. Sue Hochstetter asked for clarification on the signage questions for the Congregational Church.

9. **Correspondence**

Chairman Grindle asked for a report of the recent CCAPA Housing Forum, attended by Ev Hyde and John Guskowski. Ev Hyde discussed the presentations, as well as the techniques for defusing public anger during hearings. John Guskowski discussed accessory apartments as “Fonzie Flats,” and Ev Hyde discussed some of the changes to household size and composition that are showing up in real-world demographics and how house size and household size are somewhat divergent.

10. **Adjournment**

Motion to adjourn by Kathy Thompson, seconded by Ev Hyde. Motion carried unanimously.

Meeting adjourned at 8:34 p.m.

Respectfully submitted,



John P. Guskowski, AICP, CZEO
Town Planner