

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

**REGULAR MEETING**

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

**DRAFT MINUTES**

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:04 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were Regular Members Gary DeCesare, Stan Crawford, Sue Hochstetter. Alternate Peter Serafin was seated for Member Ev Hyde. Also in attendance was Town Planner John Guskowski.

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

No citizens addressed the Commission.

4. Approval of Minutes: November 18, 2024 Regular Meeting

**Motion to approve the minutes by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.**

5. Old Business

a. Commission Workshop – 2026 Plan of Conservation & Development

John Guskowski shared the draft public input survey for the Plan of Conservation & Development and noted that the survey had been updated through comments from Kathy Thompson. Chairman Grindle added several editorial comments, reviewed by the Commission. Stan Crawford suggested increasing the detail in the introduction portion and the Commission developed language highlighting some success and ongoing work on the current Plan.

The Commission discussed an approach to publicize the survey. It will be posted on the town website, and John Guskowski will coordinate with Dayna McDermott to place an article in the Gazette along with a QR code. Chairman Grindle noted a Parks & Recreation e-newsletter. Gary DeCesare suggested posting an ad or an article in the Willimantic Chronicle. Stan Crawford suggested using Facebook, particularly noting that Pat Cascio has several hundred Hampton followers. The Commission suggested developing flyers with a QR code or link.

6. New Business

- a. Tier 2 (Site Plan) Home Occupation, 362 South Bigelow Road. Applicant: Christina Gramenos-Goodrich

Christina “Tina” Gramenos-Goodrich addressed the Commission. She is hoping to open a cottage food operation in her home with an Early New England theme, served to customers from her porch. She has hoped to do this for a long time and thought it was suitable for the Hampton context. The shop will be open on Wednesdays and Saturdays from 8:00 a.m. – 4:00 p.m. There will be no outside employees and Tina will prepare, serve, and sell all items. No deliveries will be needed. The Commission discussed that NDDH approval will be needed. As soon as all approvals are in place, she intends to start, with advertising in the Gazette and posting a small sign on property. Chairman Grindle noted that there would be no new structures on site. The Commission discussed the percentage of the building devoted to the business, which will be minimal, limited to the kitchen and porch. Tina provided the Commission with some of her culinary background and training, and noted she has a ServSafe Certification. Chairman Grindle reviewed the Tier II Home Occupation standard. Stan Crawford noted that Wetlands Officer Jay Gigliotti could indicate that there is no regulated activity on site and thus sign off on the Wetlands portion of the application.

**Motion to approve the application with the provision that the Wetlands Officer signs off on the application by Stan Crawford, seconded by Gary DeCesare. Motion carried unanimously.**

7. Staff Report & Enforcement Issues

John Guskowski shared the ZEO report as submitted by Jay Gigliotti. The Commission discussed enforcement challenges surrounding a camper/trailer occupancy on both Rogers Road and Cedar Swamp Road. The Commission believed that coordination with the Selectman’s office as well as the ZEO to provide additional support on the issue.

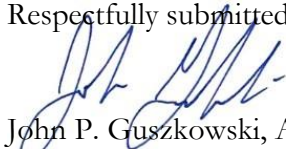
8. Correspondence

There was no additional correspondence.

9. Adjournment

**Motion to adjourn by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.**  
Meeting adjourned at 7:57 p.m.

Respectfully submitted,

  
John P. Guskowski, AICP, CZEO  
Town Planner (Consulting)

