

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

REGULAR MEETING

Monday, March 18, 2024 7:00 PM
COMMUNITY MEETING ROOM (with Hybrid participation via Zoom)
Hampton Town Hall
164 Main Street, Hampton CT

DRAFT MINUTES

1. Call to Order

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

2. Roll Call/Seating of Alternate Members

In attendance for the meeting were Members Gary DeCesare and Sue Hochstetter. Seated for Member Stan Crawford was Alternate Peter Serafin, and seated for Member Ev Hyde 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 was no participation by the members of the public in the audience.

4. Approval of Minutes: January 22, 2024 & February 19, 2024

Motion to approve the minutes of January 22, 2024 by Gary DeCesare, seconded by Kathy Thompson. Motion carried unanimously.

Motion to approve the minutes of February 19, 2024 by Gary DeCesare, seconded by Sue Hochstetter. Motion carried unanimously.

New Business

a. Commission Workshop – 2026 Plan of Conservation & Development

Chairman Grindle noted that the PoCD expires in 2026, and in the past the Commission has taken a fair amount of time to do some public engagement, roundtables, and other processes to update the Plan. As the regular agenda was light, it was thought that this was a good time to start the discussion.

John Guskowski reviewed the Implementation Table from the PoCD and focused on the items that had been assigned to the Planning & Zoning Commission and identified the tasks that had been undertaken, those that had not been tackled yet, and others that had been considered and rejected, for the time being.

Sue Hochstetter stated that the discussion and consideration of Hampton Hill as a village district has increased in priority and could be continued as a key issue. She stated that the momentum of discussion should continue. Chairman Grindle talked about possibly re-ranking the pending items for the next steps for PZC. He discussed the potential re-use of larger, historic structures, including issues of short-term rentals, multifamily, or mixed use. John Guskowski discussed the different approaches to regulating short-term rentals. Sue Hochstetter stated that it could therefore be possibly a relatively easy item to address and

accomplish. Chairman Grindle noted that several of the items revolved around promoting and supporting agricultural uses from a regulation standpoint and how a single conversation or regulatory update could address those items. Consideration of involving some of the new farmers in town could be valuable. John Guskowski asked about any recent activity of the Agricultural Commission, and it was generally thought to be idle and currently inactive. He suggested that a “regulation audit” would be a useful tool. Chairman Grindle queried whether an outside group, such as Connecticut Resource Conservation & Development Council, could assist with a review of the Town’s policies. The Commission discussed the potential paths for outreach to the agricultural community.

Chairman Grindle also noted that a lot of the feedback and input for the current PoCD was the result of direct solicitation, and suggested that the Commission re-engage with key stakeholders such as Conservation and Recreation Commissions to update the conversations. Sue Hochstetter added that the Green Energy Committee would be an important group. John Guskowski suggested a more formal outreach strategy with an interview rubric about the successes and failures of the past decade and goals going forward. He stated that he would prepare a specific invitation to discuss with the PZC as well as a formal questionnaire. The Commission supported this idea. Gary DeCesare talked about a broader community survey as a key element of input. Sue Hochstetter stated that both approaches were worth pursuing. John Guskowski will distribute examples from the 2015 Hampton survey as well as one currently being used for the Town of Andover.

5. Old Business

There was no old business.

6. Staff Report & Enforcement Issues

The Commission reviewed ZEO Jay Gigliotti’s monthly activity report. Chairman Grindle followed up on the timeline of the 124 Windham Road firewood business application. He also noted the Town’s Recreational Trails Grant, which was supported by the PZC, was submitted to the CT-DEEP.

7. Correspondence

There was no additional correspondence.

8. Adjournment

Motion to adjourn by Gary DeCesare, seconded by Kathy Thompson. Motion carried unanimously. Meeting adjourned at 7:58 p.m.

Respectfully submitted,


John Guskowski, AICP
Town Planner