

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

REGULAR MEETING

**Monday, May 20, 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 7:01 p.m.

2. Roll Call/Seating of Alternate Members

In attendance for the meeting were regular members Gary DeCesare, Ev Hyde, Sue Hochstetter, Stan Crawford. Also in attendance were Alternates Kathy Thompson and Peter Serafin, Town Planner John Guskowski, and First Selectman Allan Cahill.

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

There were no comments from citizens.

4. Approval of Minutes: April 15, 2024

Motion to approve minutes by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

5. New Business

a. Preliminary Discussion – Conservation Subdivision, John Mack Road & Reilly Road (KA&G Investments, LLC)

David Held represented the applicant. He presented that the Commission had discretion over a conservation or traditional subdivision design. He discussed the property on the southerly side of Reilly Road and the easterly side of the Little River. The property has been surveyed and flagged for wetlands. He presented a conventional lot yield with seven lots, each in compliance with the Zoning Regulations and including a 15% open space set aside. Except for a small portion of driveway, all activity would be outside the upland review areas. Soil testing and Health District review is pending.

Mr. Held then demonstrated a Conservation Subdivision layout, which retained seven lots, but increased the amount of open space, protecting the Little River, and reducing lot sizes to between 0.8-1.5 acres for the most part. He reviewed the proposed open space calculation, which was exclusive of the wetlands calculation, of approximately 8.8 acres. He noted that the key natural resource for protection was the riparian buffer of the Little River and the current proposal was a conservation easement on the property of

proposed Lot 1, to protect this resource. I was noted that the subject property has no direct access to the River itself.

Ev Hyde stated that the fact that the land did not connect directly to the River was important, and wondered if the wetland systems were connected to the River. Mr. Held thought that was possible, from a groundwater recharge standpoint. Stan Crawford clarified who would own the open space, and Mr. Held stated that this would not be intended for public access, but would just be undevelopable conservation land. The Commission discussed protection of the conservation land. Stan Crawford asked about impervious surface percentages, and John Guskowski noted that this would happen during the zoning permit procedure for the development of each individual lot. Chairman Grindle reviewed the Subdivision Regulations provisions for deciding on the identification of conservation land within a subdivision, and the Commission's authority and responsibility to identify which subdivision approach the applicant should pursue. He further stated that he believed the conservation layout seemed to meet the principal intent of the Subdivision Regulations. He stated that some discussion could take place regarding potential shared driveways to reduce impervious surface, but that was a detail for later. Sue Hochstetter stated that some of the lots, while conforming to the Regulations, still seemed fairly small. Ev Hyde discussed the purpose and approach of conservation lots. The Commission discussed the Zoning Regulations for impervious surfaces and lot frontage. Mr. Held noted that this would be a re-subdivision and thus would require a public hearing process. He stated that he could coordinate with the Conservation Commission for input on protection of resources.

Motion to recommend to the applicant to proceed with a conservation subdivision layout as it better meets the intent of Section 3.1 of the Subdivision Regulations by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously.

b. Proposed Winery/Home Occupation – 217 North Bigelow Road (David Paine)

John Guskowski presented the proposed small winery operation that was submitted as a Tier II Home Occupation to be established at 217 North Bigelow Road, including application materials and the ZEO's determination that this scale use required a Site Plan review by the full Commission. Ev Hyde discussed the long-term growth of the facility and how expansion might be regulated. John Guskowski discussed the Tier II and III home occupation and how future growth could trigger a later review. Chairman Grindle stated that an aerial-photo based GIS map would help clarify the proposed development activity.

Motion to receive the application and place this on the June PZC agenda for discussion and potential action by Stan Crawford, seconded by Gary DeCesare.

6. **Old Business**

a. Commission Workshop – 2026 Plan of Conservation & Development: John Guskowski reviewed with the Commission the proposed survey questions that had been asked by the Town of Hampton in 2015 and the Town of Andover in 2024 for PoCD purposes as well as potential additional questions to be asked. Chairman Grindle led the Commission in a discussion about larger-scale home businesses such as wineries or wood processing and whether residents would encourage or allow relatively intense home occupations in residential areas. Noise, number of commercial vehicles, and other neighborhood concerns were discussed. Commercial development along Route 6 should be a continued item of discussion, as well as blight and enforcement of current regulations. John Guskowski discussed the statutory basis for issuing violation penalties. Gary DeCesare led a discussion about increasing enforcement, and Ev Hyde discussed potential mixed-use allowance in business areas. John Guskowski stated that he would prepare a draft survey for the

upcoming PZC meeting in June for review and discussion. Stan Crawford discussed about an introduction section to point out how PZC had made changes based on survey results from the 2016 survey.

7. **Staff Report & Enforcement Issues**

John Guskowski reviewed the monthly activity report from the Zoning Enforcement Officer. Chairman Grindle noted the ongoing work on the unpermitted firewood business at 124 Windham Road, and the property owner would be coming to a future PZC meeting either for permitting or for a regulatory change.

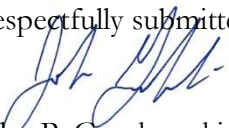
8. **Correspondence**

There was no additional correspondence. The Commission discussed broadband availability.

9. **Adjournment**

Motion to adjourn by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously. The meeting adjourned at 8:28 p.m.

Respectfully submitted,



John P. Guskowski
Town Planner