

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

**PUBLIC HEARING & REGULAR MEETING**

Monday, November 18, 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 7:03 p.m.

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

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

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

No members of the audience wished to speak.

**4. Approval of Minutes:** October 21, 2024, Regular Meeting

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

**5. Public Hearing**

a. Application for 3-Lot Subdivision on Brook Road. Applicant: KA&G Investments, LLC

Applicant and engineer David Held represented the application. He noted that the Northeast District Department of Health did approve the subdivision plans dated 9/25/24 and revised through 11/3/24. He described the 19-acre property along Brook Road, bisected by Merrick Brook. The proposal would split the land into three lots fronting Brook Street. Approximately 14 acres, the majority of the property, would be set aside via a conservation easement on the property of Lot #2, with smaller portions of easement owned by Lots #1 and #3. This is a conventional subdivision, despite the substantial portion of the land being permanently protected. Each development lot is minimum of 1.8 acres, with Lot #2 being 15.5 acres. Mr. Held reviewed the proposed conservation easement language and the prohibitions of activity within that area. He described the signage and delineation of the conservation area.

He reviewed the site development plan with theoretical house and septic system locations, as well as the fact that all of the development area is taking place outside the 100' upland review area. The Wetlands officer has approved the plans administratively. All drainage is pitching away from Brook Road, so he anticipates no negative drainage impacts on the Town's Right of Way. Mr. Held also indicated that sight lines along

Brook Road exceed the minimum required at all the proposed driveway locations. He discussed the stone walls existing on the interior of the property, which would be sought to be preserved and are away from the proposed development area. He turned the meeting over to the Chairman for any questions. The Commission discussed the property history and Mr. Held discussed the historic farm use of the property. Chairman Grindle asked about the proposed septic system size, and Mr. Held stated that they were three-bedroom designs, but did not anticipate any problems with expansion to a four bedroom design.

Chairman Grindle noted the subdivision regulation provisions and noted that the Commission should make a formal statement about the appropriateness of this being a conventional subdivision design.

There were no comments from the public.

**Motion to close the public hearing by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously.**

## 6. Old Business

### a. Application for 3-Lot Subdivision on Brook Road. Applicant: KA&G Investments, LLC

John Guszkowski noted that all application materials were submitted and met the provisions of both a conservation and a conventional subdivision. He noted that the Town Attorney should review the conservation easement language before final filing of the plans.

**Motion to approve the subdivision application noting that the design is consistent with conservation goals of the subdivision regulations and adding the modification that the conservation easement language be reviewed by the Town Attorney before final endorsement of the mylars by Gary DeCesare, seconded by Stan Crawford.** The Commission discussed the lack of public access to the conservation easement area by the general public. Stan Crawford commended the proposal. **Motion carried unanimously.**

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

John Guszkowski led the Commission in a review of the draft public input survey for the PoCD update. The Commission discussed questions of resilience and infrastructure, questions of new municipal policies on zoning citations, short-term rentals, blight, and other matters. Chairman Grindle reviewed potential bicycle/pedestrian safety improvements. The Commission discussed ordinances vs. regulations for certain uses and economic development along Route 6. Gary DeCesare and Chairman Grindle discussed the demographics and economics of attracting younger residents and increasing commercial activity or leaning in to the quiet, natural setting as a draw. Chairman Grindle pointed to the lack of attainable housing stock for new residents, regardless of age.

John Guszkowski will finalize the survey for a beta version on the SurveyMonkey website for distribution and testing by the Commission before widespread publication.

## 7. New Business

### a. Election of Officers, 2025

**Motion to nominate the same officers as the prior year, Chairman Kevin Grindle and Vice Chairman Ev Hyde for the next calendar year by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.**

b. Establishment of Meeting Schedule, 2025

The Commission reviewed the proposed schedule of meetings, which continued a schedule of third Mondays of the month except for holidays falling on the third Mondays.

**Motion to adopt the schedule of meetings for 2025 by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.**

8. **Staff Report & Enforcement Issues**

The Commission reviewed the ZEO report and discussed temporary occupancy of trailers or RVs vs. permanent occupancy.

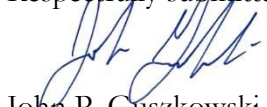
9. **Correspondence**

There was no additional correspondence.

10. **Adjournment**

**Motion to adjourn by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.** Meeting adjourned at 8:40 p.m.

Respectfully submitted,



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