

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY NOVEMBER 22, 2021
7:00 PM
REGULAR MEETING & PUBLIC HEARING
Held via Zoom Videoconference

Meeting recording can be found here:

<https://tycheplans-my.sharepoint.com/:v:/p/jguszkowski/EZ2rpCbC8mNCpYCgl9x60mIBaTdk5NVnQ6wEVOy0odRung?e=OLYQ02>

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:00 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter and Stanley Crawford. Also in attendance were alternates Kathy Thompson and Pat Cascio, Selectmen Allan Cahill and Bob Grindle, and Town Planner John Guskowski.
3. **Public Hearing**
 - a. **Application for Modification to Approved Event Facility Permit, 119 Providence Turnpike.**
Applicant: Stonehurst at Hampton Valley, LLC – Normand Thibeault, PE, from Killingly Engineering Associates, on behalf of the applicant, presented the Commission with the two new modifications to the existing special permit. The first modification would be to install a 10' x 12' walk-in cooler located at the southwest corner of the existing garage building. The second modification is a 15' x 25' addition to the existing bridal suite located at the northwest corner of the building. John Guskowski informed the Commission that the B100A was received from the health district and that the public hearing was published on November 12, 2021 and November 19, 2021. There was no testimony from the public. **Everett Hyde moved to close the public hearing. Gary DeCesare seconded and the motion passed unanimously.**
4. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – Kathy Thompson questioned the commission if an application was needed for the repair to a driveway with the same footprint. It was determined that this did not require new permitting.
5. **Approval of Minutes: October 25, 2021** – Gary DeCesare moved to approve the October 25, 2021 minutes with the correction 6b should read November 22, 2021 and not November 2, 2021. Everett Hyde seconded and the motion passed unanimously.
6. **New Business**
 - a. **Election of Officers, 2022** – Stanley Crawford moved to elect Kevin Grindle as Chairperson, Everett Hyde as Vice-Chairperson and Stanley Crawford as Secretary. Gary DeCesare seconded and the motion passed unanimously.
 - b. **Establishment of PZC 2022 Meeting Schedule** – Everett Hyde moved to approve the following dates as the schedule meeting dates for 2022;
Monday, January 24, 2022
Monday, February 28, 2022
Monday, March 28, 2022
Monday, April 25, 2022
Monday, May 23, 2022
Monday, June 27, 2022
Monday, July 25, 2022
Monday, August 22, 2022

Monday, September 26, 2022

Monday, October 24, 2022

Monday, November 28, 2022

Monday, December 19, 2022

Monday, January 23, 2023

Gary DeCesare seconded and the motion passed unanimously.

7. Old Business

- a. Application for Modification to Approved Event Facility Permit, 119 Providence Turnpike. Applicant: Stonehurst at Hampton Valley, LLC – Gary DeCesare moved to approve the application for modification to approved event facility permit at 119 Providence Turnpike, noting that it is in line with the Hampton Plan of Conservation & Development. Everett Hyde seconded and the motion passed unanimously.**
- a. Plan of Conservation & Development Implementation Priorities – Gary DeCesare moved to table. Everett Hyde seconded and the motion passed unanimously.**
- b. Route 6 Business District - Gary DeCesare moved to table. Everett Hyde seconded and the motion passed unanimously.**

8. Affordable Housing Sub-Committee

- a. Accessory Apartment Regulations Review – Proposed amendment to Section 6.6 – John Guszkowski presented the Commission with the proposed amendments to Section 6.6. The Commission reviewed the proposed amendments and discussed the ramifications of the amendments. The Town Attorney will be consulted to determine the legality of requiring an owner-occupancy provision for a principle or accessory dwelling unit.**
- b. Discussion of Older Home/Multifamily Conversion – John Guszkowski presented the Commission with the regulations that Newington, Windsor, and Brooklyn have on conversion of older homes and multifamily conversion. The Commission tasked staff to develop draft regulations for Hampton.**

9. Staff Report & Enforcement Issues – John Guszkowski reviewed the Enforcement Officer’s report with the Commission.

10. Correspondence – None

11. Adjournment – Everett Hyde moved to adjourn at 8:40 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila

11/24/2021