

**HAMPTON PLANNING AND ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
**MONDAY JANUARY 24, 2022**  
**7:00 PM**  
**REGULAR MEETING & PUBLIC HEARING**  
**Held via Zoom Videoconference**

Meeting recording can be found here:

[https://us06web.zoom.us/rec/share/M7LFNPUB2tjJh2TmdZr4Do\\_2P01PIQZw5VXhGQmMkae-nPTN\\_oFHXPQJdihZyOrb.e9VmeAKWKsOAXbSS](https://us06web.zoom.us/rec/share/M7LFNPUB2tjJh2TmdZr4Do_2P01PIQZw5VXhGQmMkae-nPTN_oFHXPQJdihZyOrb.e9VmeAKWKsOAXbSS)

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 John Tillinghast and Bob Grindle, and Town Planner John Guskowski.
3. **Public Hearing**
  - a. **Application for Special Permit for a Farm Store at 153 East Old Route 6 (Map 4-8, Block 22, Lot 3). Applicant: Samuel & Rosetta Fisher.** Chairman Kevin Grindle informed the Commission that the hearing notifications were published on January 14<sup>th</sup> and 21<sup>st</sup> in the Willimantic Chronicle. Samuel Fisher explained to the Commission that his family is looking to expand their current business model, a farm stand, to a farm store that includes sale of goods that other produce. John Guskowski noted the application’s compliance with the Regulations and stated that a 50’ no disturbance buffer area and any waste receptacle locations should be detailed on the site plan. Mark Davis spoke in favor of the application. Frank Lowe spoke in favor of the application. Dana and Juan Arriola spoke in favor of the application. **Gary DeCesare moved to close the public hearing. Everett Hyde seconded and the motion passed unanimously.**
4. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – None
5. **Approval of Minutes: November 22, 2021** – Everett Hyde moved to approve the November 22, 2021 minutes. Gary DeCesare seconded and the motion passed unanimously.
6. **New Business**
  - a. **Application for Special Permit for a Farm Store at 153 East Old Route 6 (Map 4-8, Block 22, Lot 3). Applicant: Samuel & Rosetta Fisher.** – Gary DeCesare moved to approve the application noting that the application is consistent with the Plan of Conservation and Development. Additionally, the final plan will depict a location for waste collection and show a 50-foot buffer along the side and rear property lines where no activity will take place. Stanley Crawford seconded and the motion passed unanimously.
  - b. **PZC Budget Discussion, FY 2022-2023** – John Guskowski presented the Commission with the current approved budget. Stanley Crawford moved to approve an increase to line 6010-08 to \$3000.00 and line 6010-09 to \$27,500. Everett Hyde seconded and the motion passed unanimously.
7. **Old Business**
  - a. **Plan of Conservation & Development Implementation Priorities** – Stanley Crawford moved to table this item. Gary DeCesare seconded and the motion passed unanimously.
  - b. **Route 6 Business District** - Stanley Crawford moved to table this item. Gary DeCesare seconded and the motion passed unanimously.
8. **Affordable Housing Sub-Committee**

- a. **Accessory Apartment Regulations Review – Proposed amendment to Section 6.6** – John Guskowski informed the Commission that the Town attorney’s recommendation is that, since we do not have owner occupied restrictions on our single family residential regulation, we should not include this restriction on accessory dwelling units. **Everett Hyde moved to have a public hearing on the proposed amendments to Section 6.6 Accessory Apartment Regulations at the regular February meeting. Gary DeCesare seconded and the motion passed unanimously.**
  - b. **Discussion of Older Home/Multifamily Conversion** – John Guskowski will provide the Commission with draft text changes for review at the February meeting. The Commission discussed examples from other towns including Newington, Windsor and Brooklyn.
9. **Staff Report & Enforcement Issues** – John Guskowski reported to the Commission on a project he has been working on to get audio/video equipment at the town hall and he reviewed the Zoning Enforcement Officer’s report with the Commission.
10. **Correspondence** – Stanley Crawford reminded the Commission of the CCM webinar on Thursday at 10:00am on broadband. Chairman Kevin Grindle informed the Commission that he is working on a project with CTRC&D to develop infrastructure improvement recommendations in support of the Airline Trail State Park Masterplan and is looking for public input.
11. **Adjournment** – **Everett Hyde moved to adjourn at 8:03 pm. Gary DeCesare seconded and the motion passed unanimously.**

Respectfully Submitted by:  
Rachel Linkkila  
1/26/2022