

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY APRIL 17, 2023
7:00 PM
REGULAR MEETING
Hybrid meeting held in person and via Zoom Videoconference

Meeting recording can be found here:
<https://tycheplans-my.sharepoint.com/:v/p/jguszkowski/EQJ7pjeEE8dEtO6QAwXw5rYBAJ-oOeiCTTDL2R067lbpHw?e=eKKrzA>

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:02 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter, Stanley Crawford, and alternate Peter Serafin (seated for Gary DeCesare). Also in attendance were alternate Kathy Thompson, First Selectman Alan Cahill, First Selectman Bob Grindle and Town Planner John Guskowski.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – None
4. **Approval of Minutes: March 20, 2023** – Everett Hyde moved to approve the March 20, 2023 minutes. Susan Hochstetter seconded and the motion passed unanimously.
5. **New Business**
 - a. **Statement of Clarification Regarding Information Presented at September 26, 2022 Planning & Zoning Commission Meeting – Cynthia H. Dubuc, 84 Sarah Pearl Road** – Cynthia Dubuc provided the Commission with a detailed presentation of a complaint she has with a Tier 1 permit issued to a property on Sarah Pearl Road. She asked the Commission to provide her with the names of the staff that visited the property, the dates they visited and what the present state of the property was. John Guskowski reiterated that the Commission delegates interpretation and enforcement of regulations to the Zoning Enforcement Officer, and any challenges to his decisions should be directed to the Zoning Board of Appeals.
6. **Old Business**
 - a. **Plan of Conservation & Development Implementation Priorities** – Everett Hyde moved to table this item. Susan Hochstetter seconded and the motion passed unanimously.
 - b. **Route 6 Business District** - Everett Hyde moved to table this item. Susan Hochstetter seconded and the motion passed unanimously.
7. **Affordable Housing Sub-Committee**
 - a. **Multifamily Development Discussion** – John Guskowski provided the Commission with updated regulations. He reviewed with the Commission the density, structural setbacks, impervious area, landscape performance bond, open space, driveway, parking areas, pedestrian safety, maintenance of common facilities, fire protection elements, management of storm water and sediment control. The Commission discussed the affordability, setback requirements, recreational areas, section 4.2 of the regulations, and section 6.8 of the regulations.
 - b. **Broadband Infrastructure Discussion** – Stanley Crawford informed the Commission that he currently has high speed internet not because he was persistent but because he was relentless. First Selectman Alan Cahill informed the Commission that Frontier is changing the copper wire in Hampton to fiber optic cable.
8. **Staff Report & Enforcement Issues** – The Commission reviewed ZEO Jay Gigliotti’s report.
9. **Correspondence** – John Guskowski reminded the Commission to send confirmation of training to him so that he can file the report.
10. **Adjournment** – Everett Hyde moved to adjourn at 8:10 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
4/24/2023