

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY MAY 24, 2021
7:00 PM
REGULAR MEETING & PUBLIC HEARING
Held via Zoom Videoconference

Meeting recording can be found here:

https://zoom.us/rec/share/Uflj39iAxZAuF7CSaBc_bWIM_4GMdO7vei3z_BN0R9bC5Mn8mZqq5NDasOBssW14f.Kr2ZmBsJ2_r6AGOq

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:03 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 alternate Pat Cascio and Kathy Thompson, Selectmen Allan Cahill and Bob Grindle, and Town Planner John Guskowski.
3. **Additions to Agenda** – None
4. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda** – None
5. **Approval of Minutes: April 26, 2021 Meeting** – Everett Hyde moved to approve the April 26, 2021 minutes. Gary DeCesare seconded and the motion passed unanimously.
6. **Public Hearing**
 - a. **Special Permit Application for Outdoor Recreational Facilities and Uses per Section 6.22.L of the Hampton Zoning Regulations at 132 Old Town Pound Road.**
Applicant: Alan & Joan Freeman – Chairman Grindle informed the Commission that the public hearing was advertised in the Willimantic Chronicle on May 13, 2021 and May 20, 2021. Alan Freeman read a statement to the Commission about the updates to his land, the use of the land of campers and the plans for the future enhancements to the property. The Commission questioned the size of the property, website address that is being used for bookings, site plan submission, insurance requirements, forest fire issues, and health district application. Bonnie Cardwell, Marc Cardwell, and Allan Cahill spoke in favor of the application. Neal Moon, Maryellen Donnelly, Marilyn Higgins, Ann Archibald, Beth Regan, James Krall, Linda Fasake, Joan Fox, Irene Brown, Michael Houle, and Edward Adelman addressed the Commission with concerns they had with the application, which generally centered on the availability of a local presence for oversight of the facility. **Everett Hyde moved to keep the public hearing open for a site walk scheduled for May 29, 2021 at 10:00 am. Gary DeCesare seconded the motion and it passed unanimously.**
7. **New Business** - None
8. **Old Business**
 - a. **Special Permit Application for Outdoor Recreational Facilities and Uses per Section 6.22.L of the Hampton Zoning Regulations at 132 Old Town Pound Road.**
Applicant: Alan & Joan Freeman – Hearing is continued
 - b. **Affordable Housing Plan – Review Draft and Schedule Public Hearing** – John Guskowski reviewed the draft Affordable Housing Plan with the Commission. **Gary DeCesare moved to set a Public Hearing for the Affordable Housing Plan for the**

June 28, 2021 Planning & Zoning meeting. Everett Hyde seconded and the motion passed unanimously.

- c. Plan of Conservation & Development Implementation Priorities – Everett Hyde moved to table until a later date. Gary DeCesare seconded and the motion passed unanimously.**
 - d. Route 6 Business – Everett Hyde moved to table until a later date. Gary DeCesare seconded and the motion passed unanimously.**
- 9. Staff Report & Enforcement Issues –** The Commission reviewed Zoning Enforcement Officer Jay Gigliotti’s report. John Guskowski spoke to the Commission on the recent action on zoning legislations , focusing on the revisions to HB 6107.
- 10. Correspondence –** John Guskowski noted Homelessness and Housing Insecurity in the Windham Region zoom event.
- 11. Adjournment – Gary DeCesare moved to adjourn at 9:30 pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:
Rachel Linkkila
05/24/2021