

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

**REGULAR MEETING**  
**MONDAY JULY 17, 2023**

**7:00 PM**

**Hybrid meeting held in person and via Zoom Videoconference**

**DRAFT MINUTES**

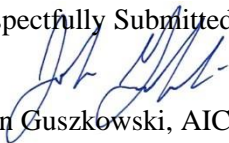
1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:02 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter and Stanley Crawford. Also in attendance were alternates Kathy Thompson and Peter Serafin.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – There were no citizens present who wished to speak
4. **Approval of Minutes:**
5. **New Business-** There was no new business pending before the Commission
6. **Old Business**
  - a. **Plan of Conservation & Development Implementation Priorities** – Gary DeCesare moved to table this item. Everett Hyde seconded and the motion passed unanimously.
  - b. **Route 6 Business District** - Gary DeCesare moved to table this item. Everett Hyde seconded and the motion passed unanimously.
7. **Affordable Housing Sub-Committee**
  - a. **Multifamily Development Discussion** – Chairman Grindle noted that John Guskowski had prepared a revised version of a potential new section of the Zoning Regulations concerning multifamily housing development. Should the Commission wish to accept this as amendment application, it would not be bound by traditional statutory time limits for public hearing and decision. The Commission had a general discussion about the proposed regulations, including a discussion about minimum parking requirements and parking demand, the target demographics and developer types, lighting standards for commercial vs. residential uses.  
  
**Motion to receive the application for a text change for Multifamily Housing and schedule a public hearing for the September 18, 2023 PZC meeting by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.**
8. **Staff Report & Enforcement Issues** – Chairman Grindle noted the ZEO report had been distributed to the Commission. The Commission requested that the ZEO distribute his report directly as soon as it was prepared, and had a general discussion of organization of the OneDrive shared folder. Kathy Thompson discussed signage enforcement issues, donation bin placement, and the need for follow-up on ongoing concerns. The Commission discussed the process for assessing financial penalties as part of the enforcement process, as well as the limited hours for zoning enforcement. Chairman Grindle stated that he and John Guskowski will follow up with ZEO Gigliotti regarding next steps regarding ongoing enforcement issues. Kathy Thompson asked about equipment rental permissions. Chairman Grindle questioned the Commission about their preference for regulating of

donation bins, and referenced the current regulations in Section 6.24 regarding accessory structures within a gas station site. In a Special Permit circumstance, a site plan change traditionally requires a new Special Permit process, including a public hearing. Chairman Grindle will discuss the matter with John Guskowski and Jay Gigliotti and will report back at the next meeting. Kathy Thompson noted that there is a nice uptick in the number of single-family houses under construction.

**9. Correspondence** – The Commission discussed the correspondence from Pat Cascio regarding her need to step back from the Commission and whether an alternate would need to be appointed.

**10. Adjournment** – Gary DeCesare moved to adjourn at 7:57 pm. Stan Crawford seconded and the motion passed unanimously.

Respectfully Submitted by:



John Guskowski, AICP, CZEO  
Town Planner (Consulting)