

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY APRIL 25, 2022
7:00 PM
REGULAR MEETING
Held via Zoom Videoconference

Meeting recording can be found here:

https://tycheplans-my.sharepoint.com/:v:/p/jguszkowski/EcgbSpvEdBZMu_0Wbh72-GsB5usEsCQOCmcl-er2xUAS6A?e=eH3o18

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:01 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Everett Hyde, Gary DeCesare, Susan Hochstetter, and alternate Pat Cascio (seated for Stanley Crawford). Also in attendance were Alternate Kathy Thompson, Selectmen Allan Cahill and 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 28, 2022** – Everett Hyde moved to approve the March 28, 2022 minutes. Gary DeCesare seconded and the motion passed unanimously.
5. **New Business** - None
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. **Discussion of Older Home/Multifamily Conversion** – The Commission reviewed the proposed draft regulation 6.22.R, “Conversion of Older Homes to Multiple Dwelling Units” that John Guskowski revised from the recommendations provided at the March meeting. The revisions included adding design standards requiring renderings and narrative and a requirement that the applicant will show the existing structure and additional space be in acceptable exterior and interior conditions. Angela Fichter asked about the septic system requirements of a house that is converted from a single-family dwelling unit to a multiple family dwelling. Kevin Grindle reiterated that all permits are required to meet the public health regulations. Richard Prario spoke to the Commission about his concerns about owner occupied requirements being removed. Dana McDermott addressed the Commission about an article in the Hampton Gazette and the number of apartments currently on Main Street in Hampton.
 - b. **Broadband Infrastructure Discussion** – John Guskowski informed the Commission that the OPM has a person in charge of the broadband mapping efforts for the state and there is another person at DEEP in charge of the broadband grants. He also informed the Commission that he passed on the contact information for both people on to the First Selectman.
8. **Staff Report & Enforcement Issues** – John Guskowski shared Jay Gigliotti’s report with the Commission and reviewed items he has been working on since the last meeting.
9. **Correspondence** – None

10. Adjournment – Gary DeCesare moved to adjourn at 9:00 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila

04/26/2022