

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY SEPTEMBER 26, 2022
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/ERlrf3xhBJ5NqF5lk4EmD6UBiWPb2AITBuROPd3BZ99VPw?e=9G6ed5>

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, First Selectman Alan Cahill, and Town Planner John Guskowski.
3. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – Cynthia Dubuc from 84 Sarah Pearl Road asked the Commission that she be able to speak after the staff report section of the meeting. **Gary DeCesare moved to add Audience for Citizen as agenda item 10. Everett Hyde seconded and the motion passed unanimously.**
4. **Approval of Minutes: August 22, 2022** – Gary DeCesare moved to approve August 22, 2022 minutes. Everett Hyde seconded and the motion passed unanimously.
5. **New Business**
6. **Old Business**
 - a. **Plan of Conservation & Development Implementation Priorities** – Gary DeCesare moved to table this item. Stanley Crawford seconded and the motion passed unanimously.
 - b. **Route 6 Business District** - Gary DeCesare moved to table this item. Stanley Crawford seconded and the motion passed unanimously.
7. **Affordable Housing Sub-Committee**
 - a. **Multifamily Development Discussion** – John Guskowski reviewed the draft regulations he shared with the Commission at the last meeting referencing the changes he made to frontage requirements, lot size, development density and landscaping requirements. The Commission reviewed the changes and requested a mockup of the regulations on a current town property. Chairman Kevin Grindle and staff John Guskowski will provide this to the Commission at the next meeting.
 - b. **Broadband Infrastructure Discussion** – Stanley Crawford informed the board that he was able to get Spectrum to install broadband down to his house and encouraged Town residents to continue to contact their provider's and elected officials.
8. **Staff Report & Enforcement Issues** – John Guskowski shared Jay Gigliotti's report with the Commission and updated them on the property on Sarah Pearl Road. John Guskowski reminded the Commission that they are not an enforcement group as they have designated this task to their Zoning Enforcement Officer, Jay Gigliotti. The Commission had a lengthy discussion regarding the Sarah Pearl Road property and the Tier I home occupation permit that Jay Gigliotti issued. John Guskowski reminded the commission that an appeal of the Tier I home occupation permit that Jay Gigliotti issued must go before the Zoning Board of Appeals and not the PZC. The commission reviewed their next steps which include discussing this matter directly with Jay Gigliotti and reviewing the home occupation regulations to determine if revisions to these regulations are necessary.
9. **Correspondence** – John Guskowski reminded the Commission that NECOG is doing a Comprehensive Economic Development Survey and he encouraged Commission members to take the survey.
10. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** - Cynthia Dubuc provided the Commission with documents concerning the property on Sarah Pearl Road.
11. **Adjournment** – Gary DeCesare moved to adjourn at 8:29 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila
10/11/2022