

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

PUBLIC HEARING & REGULAR MEETING

**Monday, January 22, 2024 7:00 PM
COMMUNITY MEETING ROOM
Hampton Town Hall
164 Main Street, Hampton CT**

Hybrid participation available via Zoom

DRAFT MINUTES

- 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 Gary DeCesare, Everett Hyde, and Susan Hochstetter. Seated for Member Stan Crawford was Alternate Kathy Thompson. Also in attendance were Alternate Peter Serafin and Town Planner John Guskowski.

- 3. Audience for Citizens:** *Citizens may address the Commission on items not otherwise on the agenda*

The was no comment from members of the audience.

- 4. Approval of Minutes:** September 18, 2023

**Motion to approve minutes of September 18, 2023 by Ev Hyde, seconded by Gary DeCesare.
Motion carried unanimously.**

- 5. Public Hearing**

- a. Application for Amendment to Zoning Regulations, Proposed New Sections 5.1.C.a.k and 6.22.R, “Multifamily Dwelling Units.” Applicant: Hampton Planning & Zoning Commission *(continued from September meeting)*

Chairman Grindle introduced the topic and noted that this public hearing was continued from the September 2023 meeting. John Guskowski noted that there was no additional testimony or public input. Ev Hyde asked about the possibility of a multi-family owner using one of the rental dwelling unit as a home occupation. John Guskowski stated that as long as each dwelling unit remained principally as a dwelling, that was possible, but it could not just be exclusively an office.

Sue Hochstetter asked about exempting the Historic District from allowing multifamily housing in new-construction projects. This would prevent new multifamily construction in the historic area but retaining the allowance of conversion of older historic buildings into multifamily. John Guskowski asked about the need to create a separate zoning district to encompass the National Register of Historic Places District. Chairman Grindle noted that while he thought the idea was worth discussing, a new construction could be designed well as easily as a historic building could have a botched conversion. The Commission discussed the potential of a new construction project on Main Street and the properties that may be eligible. Ev Hyde discussed the potential addition of design standards. John Guskowski discussed the regulatory language

that could added or considered to encourage or require this. Chairman Grindle invited testimony from the public.

Marc Cardwell noted the setbacks for buildings in the Regulations were just 100' and asked if parking would be allowed in the front. Chairman Grindle stated that the goal was to retain a fundamental residential character, while allowing for additional parking. Mr. Cardwell suggested that more of a buffer would be better, also noting that 35' building height was taller than most buildings in Town. The Commission discussed allowable building height. Mr. Cardwell asked about minimizing the impervious surface percentage of the parking lots. Chairman Grindle noted the stormwater requirements mandate a zero-net discharge increase, and the overall site would be capped at 25% impervious. Peter Serafin noted a piece of land that was clearly part of the historic neighborhood but did not fall within the National Register district and whether that would be covered by any restriction that applies to the National Register district.

Laura Barrow, member of the public, that Hampton did not have a great deal of services, public infrastructure, or other amenities that could be provided to new residential complexes. Chairman Grindle noted that the Commission was concerned with scale and design of any new development. Sue Hochstetter asked about open space associated with dwelling units. Mr. Cardwell asked about design examples, and the Commission discussed lot density and design.

Motion to continue public hearing to the next meeting by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

5. **New Business**

a. **Home Occupation Permit – Tier II Site Plan – 186 Windham Road. Applicant: Jennifer Chokas**

Applicant Jennifer Chokas presented her application to the Commission. She read from her application narrative. This would be a new structure (14' x 26' shed) in support of an animal-assisted mental health practice. There will not be any noise, odors, lights, vibrations, or other nuisances. There would be very minimal traffic. The project has received a Wetlands Permit. ZEO Jay Gigliotti submitted a review of the proposal and a recommendation that it complied with the Tier II requirements of 6.16 for a Home Occupation. Health Department approval is pending. Chairman Grindle noted that while the property is in a Flood Hazard Area, the proposed structure would not be a residential dwelling, and accessory buildings without requiring earth excavation would be allowed if the Commission deems it appropriate. There would be no excavation, and the structure would be placed on a gravel pad. Ms. Chokas noted that the Wetlands Commission approved the application with the condition that the proposed structure would have to be used for the business as proposed and not changed by a future owner.

Motion to approve the Home Occupation Tier II permit, noting compliance with the Plan of Conservation & Development and with Section 6.10 of the Flood Hazard Regulations, subject to Health Department approval by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

b. Adoption of Meeting Schedule for 2024

Motion to adopt the schedule of meetings for 2024 maintaining a schedule of 3rd Mondays at 7:00 p.m. with the exception of January, which will be held on the 4th Mondays because of holidays by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

c. Election of Officers

Motion to nominate existing officers Chairman Kevin Grindle and Vice Chairman Ev Hyde by Gary DeCesare, seconded by Ev Hyde. There were no other nominations. Motion carried unanimously.

6. **Old Business**

a. Application for Amendment to Zoning Regulations, Proposed New Sections 5.1.C.a.k and 6.22.R, “Multifamily Dwelling Units.” Applicant: Hampton Planning & Zoning Commission

The public hearing on this matter was continued to the next PZC meeting.

7. **Staff Report & Enforcement Issues**

ZEO Jay Gigliotti submitted a detailed activity report for the Commission. Chairman Grindle and John Guskowski will have a conversation with the ZEO about next steps on enforcement matters on the commercial facilities along Route 6. He also reviewed some of the complaint and enforcement details in the report.

8. **Correspondence**

John Guskowski noted the article “Failure By Mandate” from the Yankee Institute as distributed by Commissioner Sue Hochstetter.

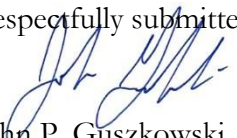
Kevin Grindle noted that he and John Guskowski had prepared the Annual Report for FY 2022=2023.

The Commission had an initial conversation about the Commission budget request. John Guskowski noted that he had been covering the recording secretary matters, so that line item could be reduced.

9. **Adjournment**

Motion to adjourn by Kathy Thompson, seconded by Sue Hochstetter. Motion carried unanimously. Meeting adjourned at 8:19 p.m.

Respectfully submitted,


John P. Guskowski, AICP, CZEO
Town Planner