

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

**REGULAR MEETING**

Monday, June 16, 2025 7:00 PM  
COMMUNITY MEETING ROOM  
Hampton Town Hall  
164 Main Street, Hampton CT

(Hybrid participation available via Zoom – link at the bottom of agenda)

**DRAFT MINUTES**

**1. Call to Order**

Chairman Kevin Grindle called the meeting to order at 7:04 p.m.

**2. Roll Call/Seating of Alternate Members**

In attendance for the meeting were Regular Members Gary DeCesare, and Sue Hochstetter. Seated for Ev Hyde was Alternate Peter Serafin. Seated for Stan Crawford was Alternate Kathy Thompson. Also in attendance was Town Planner John Guszkowski and First Selectman Allan Cahill.

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

David Paine stated that his winery start-up at 217 North Bigelow Road is going well, and he had two wines winning recent awards. He asked about the procedure for ramping up the facility beyond a Tier 2 Home Occupation. The Commission advised him to begin with conversations with Town staff, and then proceeding to the full Commission. He would like to request permission of the Commission to expand his liquor permit to include occasional live acoustic music. Chairman Grindle discussed the parameters of the existing permit. The Commission discussed the matter, and was generally of the opinion that as long as the music was a relatively minor component of the activities and did not create objectionable noise or dramatically change the level of activity at the winery, no additional permitting would be needed. Sue Hochstetter discussed the rate and extent of potential business growth. Chairman Grindle determined that it was the consensus of the Commission that this addition of occasional acoustic music fell within the parameters of his existing permit. John Guszkowski will communicate this opinion to the Zoning Enforcement Officer for endorsement of the additional liquor permit form.

**4. Approval of Minutes: May 19, 2025 Regular Meeting**

**Motion to approve the minutes of May 19, 2025 by Gary DeCesare, seconded by Peter Serafin.**  
**Motion carried unanimously.**

**5. Old Business**

**a. Commission Workshop – 2026 Plan of Conservation & Development**

The Commission discussed the draft Vision Statement as prepared by John Guszkowski and considered the proposed edits provided by Commission members. The Commission made some recommended adjustments to the language of the Vision Statement and discussed the friendliness of Hampton to commercial development and those interested in locating businesses in Town.

The Commission discussed both recent and more distant history of commercial development that was desired in Town, such as banks, manufacturing, or office uses. Chairman Grindle questioned the Commission about what specific elements of the Zoning Regulations would need to be changed to allow more development along Route 6. Gary DeCesare suggested that more of Route 6 could be zoned for business development, or to consider relaxing some signage regulations.

First Selectman Cahill stated that he believed that infill development pressure would continue to fill the gaps between Willimantic and Brooklyn along Route 6. Chairman Grindle stated that much of the land abutting Route 6 has diminished development opportunities, such as Goodwin State Forest, large wetland systems along the south side near West Old Route 6, steep slopes to the north between West Old Route 6 and Route 97 and the Little River watershed adjacent to Drain Street. He also discussed some of the traffic volume and speed-related concerns about development along Route 6, and encouraged the Commission to consider other potential locations in Town. One consideration would be a small-scale business or industrial park to allow an opportunity for home businesses to grow in Town. Sue Hochstetter discussed the charm of the commercial strip in Canterbury along Route 14. Chairman Grindle stated that perhaps some Town-owned property could be explored for development potential. First Selectman Cahill cited some other examples of modest commercial success. The Commission discussed the inflow and outflow of residents for employment in Hampton. As of 2022, approximately 23 local residents also worked in town. EastConn is a major employer, but it is also a nonprofit quasi-government entity and not an economic development driver. Chairman Grindle expressed some skepticism about the commercial attractiveness of Route 6 in Hampton.

The Commission completed revisions to the Vision Statement and established four guiding principles. They agreed to begin discussing the conservation element at the July PZC meeting, looking to establish some broad goals.

b. Blight Enforcement Discussion

Chairman Grindle stated that he, ZEO Gigliotti, First Selectman Cahill, and John Guskowski would be having a follow-up ordinance and enforcement discussion on Thursday, June 19<sup>th</sup>. They will report back to the Commission at the July meeting.

The Commission also discussed the promotion of the PoCD survey.

6. New Business

There was no new business.

7. Staff Report & Enforcement Issues

The Commission discussed the ZEO activity report as submitted by ZEO Gigliotti, as well as some follow-up discussion from concerns from prior months. John Guskowski also discussed numerous inquiries about the allowable residential component of the former NECHEAR property along Route 6.

8. Correspondence

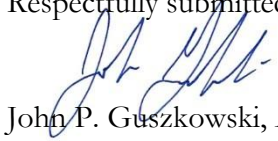
John Guskowski shared a letter from Senator Jeff Gordon regarding HB 5002, which passed the General Assembly but had not yet been signed by the Governor. The Commission discussed the provisions of HB 5002.

9. **Adjournment**

**Motion to adjourn by Kathy Thompson, seconded by Gary DeCesare. Motion carried unanimously.**

Meeting adjourned at 8:31 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. P. Guskowski", is written over the printed name.

John P. Guskowski, AICP, CZEO  
Town Planner (Consulting)