

HAMPTON PLANNING & ZONING COMMISSION

HAMPTON TOWN HALL, 164 ROUTE 97

REGULAR MEETING

Monday, December 15, 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 opened the meeting at 7:04 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were Regular Members Gary DeCesare, Ev Hyde, Sue Hochstetter, Stan Crawford. Also in attendance were Alternate Peter Serafin, Town Planner John Guskowski, and Planning Consultant Manuel Medina, as well as applicant Scott Earle and members of the public.

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

There was no statement from the public.

4. Approval of Minutes: November 17, 2025 Regular Meeting

Motion to approve the minutes of November 17, 2025 by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

5. Public Hearing

- a. Application for Re-subdivision of property – 27 Windy Hill Road (MBL 4-6/15/2B-4).
Applicant: Scott Earle

Chairman Grindle noted that the public notice for the hearing was published in the Willimantic Chronicle on December 4th and December 11th. Scott Earle, applicant and property owner, presented an overview of the proposed lot division, which would create a new 1.94 acre lot along a common driveway to the rear of the existing property, of which approximately 5.3 acres would remain. No new driveway would be needed.

John Guskowski noted that a formal letter from the Health District was needed. There was a soil test results document submitted indicating a suitable lot, but no follow-on letter was provided yet. He noted that the letter was a formality and the project could be approved and mylar filing could be postponed until the formal letter was received. He also noted that a waiver to open space requirement was provided by the applicant, and stated that a single lot off of an existing subdivision lot would not generate any demand for additional open space. Chairman Grindle tended to agree, and turned the questioning over to the Commission.

Ev Hyde asked about the precedent-setting nature of a decision to waive the open space requirements, and John Guskowski discussed the requirement of open space set aside with the original subdivision, which should have set aside sufficient open space for the “original” large property such that setting aside additional space with a subsequent resubdivision might be taking another bite at the apple. He suggested that the Commission could establish a clearer policy on the number of lots triggering open space.

Stan Crawford asked about the common driveway, and the Commission discussed the number of houses that could be placed on a common driveway. Mr. Earle stated that access easement documents are in place over all existing lots, to provide legal access to the proposed new lot. He has been maintaining the common driveway for the neighbors. Ev Hyde asked about the safety elements, and whether emergency personnel could access the houses using the shared driveway. Mr. Earle stated that the driveway is in relatively rustic condition but is passable by emergency vehicles. John Guskowski shared sections of the Subdivision and Zoning Regulations relative to common driveways and noted that the Commission has discretion and flexibility to add new houses on a common driveway provided that the land is suitable for its use and sufficient easements are provided to allow for the access to and maintenance of the driveway. Mr. Earle reiterated that the driveway is rough, but certainly passable and accessible to and beyond the subject property. John Guskowski noted that he had not referred this application to the Fire Chief. Chairman Grindle noted that there were multiple dwelling units beyond the proposed turn-off of the proposed house, so no “extension” of a common driveway was needed. He stated that he believed the Commission should consider updating the Subdivision Regulations to reflect that open space on subdivisions vs. resubdivision are different scenarios. Peter Serafin asked whether the common driveway was the required 20’ wide, and Mr. Earle stated that it was.

Motion to close the public hearing by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

6. Old Business

- a. Application for Re-subdivision of property – 27 Windy Hill Road (MBL 4-6/15/2B-4).
Applicant: Scott Earle

Motion to approve the re-subdivision including approval of the waiver of open space set aside and with the modification that final filing of the record mylars was contingent upon submitting the final NDDH letter attesting to the suitability of the property to handle an on-site wastewater treatment system by Sue Hochstetter, seconded by Stan Crawford. Motion carried unanimously.

- b. Commission Workshop – 2026 Plan of Conservation & Development, Community Resources and Connections Discussion

John Guskowski presented the input about community connections and events that was provided by the Recreation & Community Activities Commission and invited the Commission to comment.

Chairman Grindle suggested that input from the Conservation Commission (CC) was very important and stated that the CC should be invited to the January meeting to discuss goals. Ev Hyde stated that the Hampton Seniors should also be invited for a discussion. John Guskowski stated that his team would plan to start drafting chapters of the Plan for the January meeting and the first several months of 2026. In response to a question, he then described “third spaces” that are community gathering points beyond homes and employment locations. The Commission discussed the need for third spaces and how they fit into the rural context of Hampton.

The Commission discussed the current survey results, which include approximately 125 responses to date. They agreed that additional input was needed, and John Guskowski stated that he would work on making the survey more accessible, including fixing the hyperlink on the website, printing some survey notices for distribution at the transfer station, and placing another article in the Gazette. Allan Cahill and Kevin Grindle will work on the transfer station distribution.

7. New Business

David Paine noted that the library is putting on a fundraiser on February 23rd, and stated that they are looking to do an off-site fundraiser, and he was looking to get permission to use the Town's community center for the fundraiser, including service of alcohol. Chairman Grindle stated that ZEO Jay Gigliotti and First Selectman Allan Cahill for the necessary approvals. John Guskowski noted that he did not believe this was a matter for the Planning & Zoning Commission, but rather that ZEO Gigliotti could sign off.

8. Staff Report & Enforcement Issues

John Guskowski shared the monthly ZEO activity report with the Commission. The Commission discussed the potential solar installation near 379 Hartford Turnpike and reports of blasting off of Lenny's Lane, as well as re-use of the former NECHEAR property at 354 Hartford Turnpike.

John Guskowski noted the passage and signing of PA 25-1 (HB 8002) and the potential implications that it would have on a Town like Hampton. He noted that "middle housing" may be allowed as-of-right in some commercial districts, and the Town would need to make a decision about developing their own Housing Growth Plan or participating with the Regional Housing Growth Plan. The Commission discussed the middle housing provision's potential impact on the Route 6 corridor, and the reorganization of the Councils of Government. Stan Crawford stated that the Town should consider making municipally-owned land available for development to reduce development costs. He cited a parcel of land on Pudding Hill Road.

9. Correspondence

There was no additional correspondence.

10. Adjournment

Motion to adjourn by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

Meeting adjourned at 8:32 p.m.

Respectfully submitted,



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