

# HAMPTON PLANNING AND ZONING COMMISSION

## Meeting Held Via GoToMeeting

MONDAY APRIL 27, 2020

7:00 PM

### PUBLIC MEETING & REGULAR MEETING

#### PUBLIC HEARING

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 alternate Kathy Thompson and Town Planner John Guskowski.
3. **Public Hearing – Modification to Approved Event Facility Permit, 119 Providence Turnpike. Applicant: Stonehurst at Hampton Valley, LLC** – Greg Glaude of Killingly Engineering Associates presented for the applicant, describing the proposed changes, which would include retaining the garage/storage building (“Building 1”) that had previously been approved for conversion to 10 guest rooms, as well as the establishment of 20 new perpendicular parking spaces to the north of the main driveway outletting to Drain Street and the relocation of a drainage swale. The Wetlands Commission has approved of the drainage swale change and the Health District has approved the change of use. The garage will be modified to add one accessory apartment for a caretaker; an accessory apartment is allowed as-of-right in the RA-80 zone. Mr. Glaude reviewed his modified Statement of Use document with the Commission. Chairman Grindle asked about next steps, and Mr. Glaude indicated that there would be additional applications as the site continued to develop and expand. Everett Hyde asked about the function of the drainage swale, and Mr. Glaude replied that it did take some drainage off of the hill from Route 6, but its function would be the same, and a rip-rap level spreader would control velocities of stormwater. Chairman Grindle read a letter into the record from Penny Newbury of 367 South Bigelow Road concerning proposed access paths to be added to the plans. Mr. Glaude clarified that these paths were part of a future phase that was not proposed with this application.  
**Everett Hyde moved to close the public hearing. Gary DeCesare seconded and the motion passed unanimously.**
4. **Adjournment** – Everett Hyde moved to adjourn at 7:29 pm. Gary DeCesare seconded and the motion passed unanimously.

#### REGULAR MEETING

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:30 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 alternate Kathy Thompson and Town Planner John Guskowski, as well as Selectman Bob Grindle.
3. **Additions to Agenda** – None
4. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda** – None

5. **Approval of Minutes: February 24, 2020 Meeting – Gary DeCesare moved to approve the February 24, 2020 minutes. Everett Hyde seconded and the motion passed unanimously.**

6. **New Business – None**

7. **Old Business**

- a. **Modification to Approved Event Facility Permit, 119 Providence Turnpike. Applicant: Stonehurst at Hampton Valley, LLC** – Chairman Grindle asked John Guskowski if there were any other matters pending on this application prior to action, and Mr. Guskowski said that he was satisfied with the application. **Gary DeCesare moved to approve the application. Everett Hyde seconded, and the motion passed unanimously.**
- b. **Route 6 Business District** - Tabled till a later date.

8. **Staff Report**

- a. **Affordable Housing Plan Grant** - Town Planner John Guskowski informed the Commission about the recent submission of a grant application to the CT Department of Housing to assist with the development of a 5-year affordable housing grant as mandated by CGS Section 8-30j. The grant, if awarded, would be available in late summer or early fall. Everett Hyde asked how the funds (up to \$15,000) would be spent, and John Guskowski replied that it could be tasked as an additional service to CME/CHA as consulting planner or the Town could go out to RFP for the services. Selectman Bob Grindle explained that when the Selectmen agreed to submit the grant, it was their intent that the PZC would take the lead in managing it and writing the affordable housing plan.

The Commission had a general discussion about the meeting and the ability of the public to be informed and access the meeting. Kathy Thompson suggested using the free-standing public notice bulletin board to post agendas. John Guskowski stated that this agenda had been posted by the clerk in the exterior bulletin board on the north side of the Town Hall building.

- b. **Zoning Enforcement Officer** – Jay Gigliotti introduced himself to the Commission and described his background working for the Towns of Colchester and Chaplin. He reviewed his recent conversations with Mickey Patel concerning the nonconforming signage at the gas station and said he would stay on top of this matter.

9. **Correspondence – None**

10. **Adjournment – Gary DeCesare moved to adjourn at 7:54 pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:  
John Guskowski  
4/28/2020

Recording of this GoToMeeting may be accessed and downloaded from this OneDrive folder:

[https://cmeainc-my.sharepoint.com/:v:/g/personal/jguskowski\\_cmeengineering\\_com/ER1k40NenNVHiUhGuhWY7LUBz-Xm\\_zxUpEk7-QGNY3yZzg?e=0XSSMA](https://cmeainc-my.sharepoint.com/:v:/g/personal/jguskowski_cmeengineering_com/ER1k40NenNVHiUhGuhWY7LUBz-Xm_zxUpEk7-QGNY3yZzg?e=0XSSMA)