

**HAMPTON PLANNING AND ZONING COMMISSION  
HAMPTON TOWN HALL, 164 ROUTE 97  
MEETING ROOM  
MONDAY MARCH 25, 2019  
7:00 PM  
REGULAR MEETING**

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 Gloria Langer. Also in attendance were alternate Stanley Crawford and staff John Guskowski.
3. **Audience for Citizens: Citizen may address the Commission on items not otherwise on the Agenda** – Kathy Thompson addressed the Commission concerning the window-mounted “Open” signs at the gas station located at 396 Hartford Turnpike and requested that they not flash on and off. She also pointed out that the old Hampton General Store has feather flags on the property. John Guskowski stated he will convey these concerns to ZEO John Valente.
4. **Approval of Minutes: February 25, 2019** – Gary DeCesare moved to approve the February 25, 2019 minutes with the following edit; #2 of the regular meeting should not include, “and project intern Mike Lucas.” Everett Hyde seconded and the motion passed unanimously.
5. **New Business** - There was no New Business
6. **Old Business**
  - a. **PoCD Implementation**
    - i. **Home-Based Business Regulations/Hampton Hill District** - Staff John Guskowski provided the Commission with an updated draft Home-Based Business Regulation Worksheet. The Commission reviewed the worksheet, had a brief discussion about the worksheet recommended amendments to the worksheet. The Commission tasked staff John Guskowski to draft a regulation text amendment to consider for receipt at the April PZC meeting.
    - ii. **Route 6 Business District** – Michael Fowler addressed the Commission concerning the operation of a hot dog stand on his property located at 441 Providence Turnpike in the Business District. The Commission tasked staff John Guskowski to amend 6.22.m. concerning Roadside Stands to consider for receipt at the April PZC meeting.
7. **Staff Report**
  - a. **Update the General Store/Restaurant at 258 Main Street** - Staff John Guskowski provided the Commission with a letter to Randy Saylor concerning the General Store/Restaurant at 258 Main Street. He also noted that he would likely be absent from the April PZC meeting, and Chairman Grindle stated that depending on application activity, the meeting would likely be held as scheduled.
  - b. **PA 17-170, Affordable Housing Plan** - Staff John Guskowski provided the Commission with Public Act 17-170 and highlighted section 11, sub section 2 stating, “At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.” The board had a brief discussion on affordable housing in the Town of Hampton.
8. **Correspondence** – Chairman Kevin Grindle reported to the Commission on the recent conference he attended at Wesleyan University, and stated that one of his take-away messages was to ensure that Commissioners were

familiar with the agency's by-laws. John Guskowski stated he would locate and distribute the latest copy of the by-laws.

**Adjournment – Gary DeCesare moved to adjourn at 8:35pm. Everett Hyde seconded and the motion passed unanimously.**

Respectfully Submitted by:  
Rachel Linkkila  
03-26-19