

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

**REGULAR MEETING**

**Monday, April 21, 2025 7:00 PM**  
**COMMUNITY MEETING ROOM**  
**Hampton Town Hall**  
**164 Main Street, Hampton CT**

**DRAFT MINUTES**

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:03 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were Members Ev Hyde, Gary DeCesare, Sue Hochstetter, Peter Serafin, and Stan Crawford. Also in attendance were Town Planner John Guskowski (via Zoom) and several members of the public.

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

David Paine spoke about his proposed home-based business of a winery on North Bigelow Road. He stated that neighbors had raised some concerns and objections to his proposed winery operation, and so he was considering his options about starting a winery as a more commercial (non-home-occupation) venture somewhere else in Town. Chairman Grindle stated that the Commission could consider some text amendments in the future, but Mr. Paine could also consider an Event Facility by special permit along Route 6 properties. The operation would be largely similar to the home occupation permit he was granted, but just at a slightly larger scale. The Commission discussed procedures.

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

**Motion to approve the minutes of February 17, 2025 by Ev Hyde, seconded by Stan Crawford.**  
**Motion carried unanimously.**

5. New Business

- a. Special Permit for Tier III Home Occupation – Farm Winery at 4 East Old Route 6.  
Applicant/Owner: Wheeler Winery, LLC

Chairman Grindle noted that a Tier III home occupation requires a Special Permit and public hearing. He invited the applicant to provide a brief overview. Matthew Wheeler, owner/applicant, stated that he was currently a winemaker at Cassidy Hill Vineyard, has sought to improve his skills and establish a winery on a property in Hampton. He spoke about the property they purchased on East Old Route 6,

with sufficient barns and storage space for both winemaking and a future event facility. Stan Crawford noted that the application did not have wetlands and did not need that Commission's approval. Chairman Grindle discussed the Special Permit regulations and requirements and encouraged the applicant to review the Regulations in preparation for the public hearing.

**Motion to receive application and schedule a public hearing to open on May 19, 2025 by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.**

6. Old Business

a. Commission Workshop – 2026 Plan of Conservation & Development

John Guskowski discussed that the PoCD survey only received 46 responses. The Commission discussed simplifying the “click here” interface on the Town website. John Guskowski suggested including a hard-copy flyer in with tax bills in late June or early July. Chairman Grindle suggested and members discussed printing flyers with a QR code for the transfer station, outside Town Hall, the library and the post office. John Guskowski will also ask Dayna McDermott to repost it in the Gazette. The flyer that he produced could also be posted on the website.

John Guskowski talked about Plan format and vision. Ev Hyde stated that he liked the approach of Madison's PoCD that started at a 5,000 foot view and discussed the State's statutory requirements to set the stage. Sue Hochstetter stated that she liked the friendliness and straightforward approach of the Essex Plan. Chairman Grindle supported the idea of using a vision as a framing tool. The Commission reviewed some of the open-ended responses from the PoCD survey and discussed how there were hopes and concerns running in different directions, including concerns about loss of rural character and overdevelopment contrasted with fears about shrinking population, loss of schools, and lack of housing opportunities and ability to grow and attract young families.

Chairman Grindle discussed looking at the trends and progress from the current Plan to establish a set of goals to help set a framework for the update. He suggested that there could be an important introductory section to both engage the forward-looking discussion and establish the accountability for the current Plan. Ev Hyde discussed that change happens inevitably, but some of the changes have been positive for the community. The Commission discussed establishing a vision statement, and discussed individually some of their goals and hopes for the Town.

John Guskowski stated that he would work with the Town to post notices of the survey on the website, at the transfer station, and other locations. He will draft an initial vision statement for the PoCD for the Commission to review ahead of the May meeting.

7. Staff Report & Enforcement Issues

John Guskowski shared the ZEO report with the Commission. The Commission discussed the potential home occupation at 38 Main Street as well as the potential for a shared business/residential use at the former NECHEAR property on Route 6.

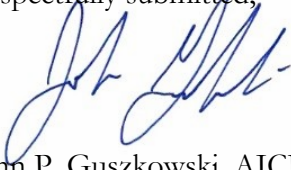
8. Correspondence

John Guskowski reminded the Commission to let him know if they participated in the CT Bar land use training, as well as being reimbursed for that, for training tracking purposes.

9. Adjournment

**Motion to adjourn by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.**  
Meeting adjourned at 9:02 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John P. Guskowski".

John P. Guskowski, AICP, CZEO  
Town Planner