

**HAMPTON PLANNING AND ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
<https://global.gotomeeting.com/join/759664149>  
**MONDAY AUGUST 24, 2020**  
**7:00 PM**  
**PUBLIC MEETING & REGULAR MEETING**

**Meeting recording can be found here:**

<https://transcripts.gotomeeting.com/#/s/891448c6d3447c7badaef1ba86732cb6632c69c4b36780c4ee237d1f0a3aa7c6>

**PUBLIC HEARING**

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:03 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Stanley Crawford and Susan Hochstetter. Also in attendance were alternates Pat Cascio and Kathy Thompson and Town Planner John Guszowski.
3. **Public Hearing: Application for Modification to Approved Special Permit for Event Facility, 119 Providence Turnpike. Applicant: Stonehurst at Hampton Valley, LLC (*Continued from July*)** - Greg Glaude of Killingly Engineering Associates, representing the applicant, presented an application for a modification to the existing event facility special permit. The modifications include converting the existing garage area of the Mansion to a full commercial kitchen to be used for preparation of meals; and the construction of a 30' x 30' open sided pavilion with a concrete floor at the rear of the Barns. He also reviewed the Connecticut Department of Public Health's Conditional Approval letter from Sean Merrigan SE3, Environmental Engineering Program, dated August 24, 2020 with the Commission. There were no members of the public choosing to speak on this matter. **Everett Hyde moved to close the public hearing. Stanley Crawford seconded and the motion passed unanimously.**
4. **Adjournment** – Kevin Grindle closed the public hearing portion of the meeting.

**REGULAR MEETING**

1. **Called to Order** – Chairman Kevin Grindle called the regular meeting to order at 7:18 pm.
2. **Roll Call/Seating of Alternate Members** - - In attendance were PZC members Gary DeCesare, Everett Hyde, Stanley Crawford and Susan Hochstetter. Also in attendance were alternates Pat Cascio and Kathy Thompson and Town Planner John Guszowski.
3. **Additions to Agenda** – None
4. **Audience for Citizens**–  
None
5. **Approval of Minutes: July 27, 2020 Meeting** – Gary DeCesare moved to approve the July 27, 2020 minutes  
**Everett Hyde seconded and the motion passed with the following vote:**  
**Yes: Gary DeCesare, Everett Hyde, and Stanley Crawford**  
**Abstain: Susan Hochstetter**
6. **New Business**
  - a. **Affordable Housing Plan Grant** - Town Planner John Guszowski recommended that the commission establish an Ad Hoc Committee to assist with drafting the Town's affordable housing plan. Chairman Kevin Grindle, Everett Hyde, Susan Hochstetter and Stanley Crawford all volunteered to be members of the Ad Hoc Committee, Chairman Kevin Grindle noted that this committee should also contain a member of the Board of Selectman, and Selectman Bob Grindle stated that he would talk with the First Selectman about appointing a representative.
7. **Old Business**
  - a. **Application for Modification to Approved Special Permit for Event Facility, 119 Providence Turnpike. Applicant: Stonehurst at Hampton Valley, LLC** – Gary DeCesare moved to approve the application for modification to approved special permit for event facility with the condition that the applicant demonstrates compliance with the terms outlined in the CTDPH's Conditional Approval

**letter dated August 24, 2020 prior to issuance of a Building Permit. Everett Hyde seconded and the motion passed unanimously.**

- b. Revised Landscape Plans, 396 Hartford Turnpike. Applicant: Mickey Pankaj, LLC - Chairman**  
Kevin Grindle informed the Commission that a revised landscape plan will be submitted by the applicant prior to the commission's September meeting.
  - c. Plan of Conservation & Development Implementation Priorities - Tabled until in-person meetings resume.**
  - d. Route 6 Business District - Tabled until in-person meetings resume.**
- 8. Staff Report** – Town Planner John Guskowski read the Zoning Enforcement Officer report to the Commission and reviewed an email concerning 88 Old Canterbury Road with the Commission. The Commission had a brief discussion concerning the owner of property identified on Map 2-9, Block 25, Lot 11D which is located on the unimproved portion of West Fisk Road who was preparing to construct a residential driveway within the Town's Right of Way. The commission instructed Staff to review this activity with the First Selectman and the Town Attorney and provide a report of findings at the September meeting. The Commission requested the ZEO to review on-going activities on property located on E. Old Rte. 6 identified on Map 5-9, Block 22, Lot 11 to determine zoning compliance. John Guskowski also reported on the payment into the Town's open space fund as a result of the sale of one of the Griffin Road lots from the 2008 Gore Subdivision.
- 9. Correspondence** – None
- 10. Adjournment** – Gary DeCesare moved to adjourn the meeting at 7:49 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
8/25/2020