

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY JUNE 28, 2021
7:00 PM
REGULAR MEETING & PUBLIC HEARING
Held via Zoom Videoconference

Meeting recording can be found here:

<https://tycheplans-my.sharepoint.com/:v:/p/jguszkowski/EV3tuzyeGsBNsGluCE-cMwIB7L0VVmOnJPM78x7rMTKEVg?e=bFFLkq>

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, Susan Hochstetter and Stanley Crawford. Also in attendance were alternate Kathy Thompson, Selectmen Allan Cahill and Bob Grindle, and Town Planner John Guskowski.
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: May 24, 2021 Meeting & May 29, 2021 Special Meeting/Site Walk** – Everett Hyde moved to approve the May 24, 2021 minutes. Gary DeCesare seconded and the motion passed unanimously. Stanley Crawford moved to approve the May 29, 2021 Special Meeting/Site Walk. Everett Hyde seconded and the motion passed unanimously.
6. **Public Hearing**
 - a. **Special Permit Application for Outdoor Recreational Facilities and Uses per Section 6.22.L of Hampton Zoning Regulations at 132 Old Town Pound Road. Applicant: Alan & Joan Freeman (Continued from May 2021)** Chairman Grindle informed the Commission the following items have been submitted: a revised statement of use, a revised plan containing a graphical scale, a Campground Permit issued by Northeast District Department of Health, a statement from the Wetlands Officer stating no permit from the Inland Wetland Agency is required and a letter from the Fire Marshal stating the application does not pose any hardships and or additional concerns for the local Fire Company. Alan Freeman gave the Commission a brief overview of the modifications made to the application and plan concerning the campground since the May hearing. The Commission engaged the application with questions related to the emergency vehicle access, number of camp sites and the number of occupants allowed at each site, the potential for illegal trespass and activity. Attorney William McCoy, Maryellen Donnelly, James Krall, John Tillinghast, Jim Adams, Beth Regan, Michael Houle, Joan Fox, and Ann Archibald addressed the Commission with concerns they had with the application, which generally centered around the viability and intensity of the application, the locations of the campsites and the local representation/security/safety provisions on the property. **Gary DeCesare moved to close the public hearing at 9:36 pm. Everett Hyde seconded and the motion passed unanimously.**
 - b. **Hampton Affordable Housing Plan 2021-2026 per CGS Sect. 8-30j** - Chairman Grindle informed the Commission that the public hearing was advertised in the Willimantic Chronicle on June 17, 2021 and June 24, 2021. John Guskowski reviewed the Affordable Housing Plan with the Commission. **Everett Hyde moved to close the public hearing. Gary DeCesare seconded and the motion passed unanimously.**
7. **New Business** - None
8. **Old Business**
 - a. **Special Permit Application for Outdoor Recreational Facilities and Uses per Section 6.22.L of Hampton Zoning Regulations at 132 Old Town Pound Road. Applicant: Alan & Joan Freeman (Continued from May 2021)**– The Commission reviewed documentation provided with this application and discussed possible contingencies needed with the approval of application. **Everett Hyde moved to approve with two findings (1) the purposed use of primitive camping is an included use within the category of outdoor commercial use per section 6.22.L and (2) the submitted site plan as of June 28, 2021 called “Final Map for Fernwood Freeman” prepared with the assistance of the Northeast Connecticut Council of Governments (NECCOG) is suitably prepared and contains sufficient**

information for the Commission to make their decision. The application is approved with the following conditions (1) that signage at entrances of the campground and at each campsite include owner contact information and local contact information for all campers and area residence in need of that information, (2) that signage be posted every 50 feet along the 100' buffer from the side and rear lot lines to indicate to campers the limits of allowable activity, (3) that campsites 1 and 2 have a maximum of 8 allowable people at any given time and campsites 3 and 4 have a maximum of 4 allowable people at any given time, (4) that a review of concurrence be conducted by the Town of Hampton Fire Chief indicating the suitability and ability of town forces and town equipment to deal with fire activity on site, and (5) that noise shall be in compliance with chapter 442 of the Connecticut General Statutes that may be amended from time to time and shall not exceed class b noise standard between 8:00am – 10:00pm and not exceed class a noise standard between 10:00pm and 8:00am. Susan Hochstetter seconded and the motion passed with the following vote:

No: Gary DeCesare,

Yes: Everett Hyde, Susan Hochstetter, Stanley Crawford and Kevin Grindle

- b. **Hampton Affordable Housing Plan 2021-2026 per CGS Sect. 8-30j** – Stanley Crawford moved to approve the Hampton Affordable Housing Plan 2021-2026 per CGS Sect 8-30j. Everett Hyde seconded and the motion passed unanimously.
 - c. **Plan of Conservation & Development Implementation Priorities** – Everett Hyde moved to table until a later date. Gary DeCesare seconded and the motion passed unanimously.
 - d. **Route 6 Business** – Everett Hyde moved to table until a later date. Gary DeCesare seconded and the motion passed unanimously.
9. **Staff Report & Enforcement Issues** – John Guskowski reviewed the Zoning Enforcement Officer Jay Gigliotti's report with the Commission. John Guskowski reviewed with the Commission his recent work, and the laws pertaining to Zoning and public meetings recently passed by the General Assembly.
10. **Correspondence** – None
11. **Adjournment** – Gary DeCesare moved to adjourn at 10:28 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:

Rachel Linkkila

06/29/2021