

HAMPTON PLANNING AND ZONING COMMISSION
HAMPTON TOWN HALL, 164 ROUTE 97
MONDAY FEBRUARY 28, 2022
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/Eb783crjwDhIIChxFOSVzcoBKBwZRTfDiBB3yGdXPyl9w?e=pb dTKQ>

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 Bob Grindle, and Town Planner John Guszkowski.
3. **Public Hearing**
 - a. **Application for Text Amendment to Hampton Zoning Regulations, Section 6.6 “Accessory Dwelling Units.” Applicant: Hampton Planning & Zoning Commission.** Chairman Kevin Grindle informed the Commission that the hearing notifications were published on February 18th and 25th in the Willimantic Chronicle. The Commission reviewed the proposed changes to section 6.6 regarding Accessory Dwelling Units. John Guszkowski noted that the changes would bring the Town into compliance with the accessory apartment standards established by Public Act 21-29. **Everett Hyde moved to close the public hearing. Stanley Crawford seconded and the motion passed unanimously.**
4. **Audience for Citizens:** Citizens may address the Commission on items not otherwise on the agenda – None
5. **Approval of Minutes: January 24, 2022** – Everett Hyde moved to approve the January 24, 2022 minutes. Gary DeCesare seconded and the motion passed unanimously.
6. **New Business**
 - a. **Application for Text Amendment to Hampton Zoning Regulations, Section 6.6 “Accessory Dwelling Units.” Applicant: Hampton Planning & Zoning Commission – Everett Hyde** moved to approve the application for Text Amendment to Hampton Zoning Regulations, Section 6.6 “Accessory Dwelling Units” as being consistent with the Plan of Conservation and Development with an effective date of April 1, 2022. Stanley Crawford seconded and the motion passed unanimously.
7. **Old Business**
 - a. **Plan of Conservation & Development Implementation Priorities** – Gary DeCesare moved to table this item. Everett Hyde seconded and the motion passed unanimously.
 - b. **Route 6 Business District** - Gary DeCesare moved to table this item. Everett Hyde seconded and the motion passed unanimously.
8. **Affordable Housing Sub-Committee**
 - a. **Discussion of Older Home/Multifamily Conversion** – John Guszkowski presented a draft version of possible regulation 6.22R, concerning Conversion of Older Homes to Multiple Dwelling Units, that can be discussed at the next meeting.
 - b. **Broadband Infrastructure Discussion** – Stanley Crawford spoke to the Commission on a webinar he watched on Broadband. John Guszkowski spoke to the Commission about a project

that he is working on concerning broadband cable be installed on the part of the telephone pole that the town controls. He will work with the First Selectmen and other nearby towns to explore options to expand broadband access.

- 9. Staff Report & Enforcement Issues** – John Guskowski shared the Zoning Enforcement Officer's report and spoke to the Commission on projects he is working on to improve the tennis courts at the Town Hall and the project to get audio/video equipment at the town hall.
- 10. Correspondence** – John Guskowski reminded the Commission of the Planning & Zoning Commissioner Overview Presentation being provided by Tyche and Halloran Sage on Thursday, March 3rd at 7pm, via Zoom.
- 11. Adjournment** – Gary DeCesare moved to adjourn at 8:17 pm. Stanley Crawford seconded and the motion passed unanimously.

Respectfully Submitted by:
Rachel Linkkila
03/01/2022