

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

REGULAR MEETING

**Monday, February 16, 2026 7:00 PM
Meeting held both in person, in Town Hall Conference Room,
and virtually via Zoom – see link at bottom**

DRAFT MINUTES

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:01 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were Gary DeCesare, Ev Hyde, Sue Hochstetter and Alternates Peter Serafin and Kathy Thompson. Peter Serafin was seated for Member Stan Crawford. Also in attendance were Town Planner John Guskowski and Planning Consultant Manuel Medina.

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

There was no public comment.

4. Approval of Minutes

a. Minutes of December 15, 2025 PZC Meeting

**Motion to approve the minutes of December 15, 2025 by Peter Serafin, seconded by Ev Hyde.
Motion carried unanimously.**

b. Minutes of January 26, 2026 PZC Meeting

Motion to approve the minutes of January 26, 2026 by Ev Hyde, seconded by Gary DeCesare. Kathy Thompson noted that it was her who had made a suggestion about engaging senior services for information about the Plan. Ev Hyde clarified that the striping of Route 6 in Chaplin were “buffered shoulders” and not “bike lanes” as the minutes had referred to them. **Motion carried unanimously, with Gary DeCesare abstaining.**

4. Old Business

a. 2026 Plan of Conservation & Development – Review of Introductory Chapter

John Guskowski and Manuel Medina presented the first section of the Plan, which covered the overall introduction to the Plan, description of what a Plan of Conservation & Development is, how it is meant to relate to Regional and State Plans, and the elements that must be considered (such as infrastructure, housing, conservation land, climate resilience, etc.). The introductory chapter also covered, in brief order, some history of Hampton, basic information about demographic trends, households and housing statistics, employment and economic data, and identifying key areas for focus.

The Commission discussed the draft, requesting minor editorial clarifications about cited statistics, and placing context on some of the information. The Commission agreed that the Plan should note that the State Locational Guide Map did not include the Route 6 corridor as a key focus for local economic development, and that there are not much in the way of public resources in the Hampton Center area as flagged in the State Plan.

Initial edits were made to the draft, and John Guskowski noted that the next sections to be presented to the Commission in March would include the process of development for this Plan, information about the public survey results, and information about key goals of the existing (2016-2026) Plan. It would also include the Vision and Goals statement that was agreed to earlier. The “conservation” chapter of Guiding Principle #1 would be presented in April.

5. New Business

a. 2026-27 Budget Discussion

The Commission discussed the proposed budget as prepared by John Guskowski, which had small reductions in budget line items for supplies and legal/engineering. Overall, the budget would be flat.

Motion to approve of the proposed 2026-27 budget and forward it to the Board of Finance by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

5. Staff Report & Enforcement Issues

John Guskowski shared the monthly activity report from ZEO Jay Gigliotti, and Chairman Grindle noted that there did not seem to be any major issues of concern. Activity continues relatively uncontroversially.

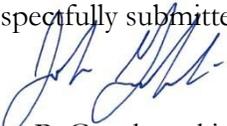
6. Correspondence

John Guskowski shared the notification of the free workshop on the details of SSPA 25-1, which will be jointly hosted by Halloran Sage and Tyche Planning & Policy Group on March 11, 2025. This will answer questions about the new housing law as well as count for commissioner training hours.

7. Adjournment

Motion to adjourn by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously. Meeting adjourned at 8:27 p.m.

Respectfully submitted,


John P. Guskowski, AICP, CZEO
Town Planner