

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

**REGULAR MEETING**

**Monday, April 20, 2026 7:00 PM**  
**Meeting held both in person, in Town Hall Conference Room,**  
**and virtually via Zoom**

**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 Gary DeCesare, Stan Crawford, and Sue Hochstetter. Seated for Ev Hyde was Alternate Peter Serafin. Also in attendance were Alternate Kathy Thompson, Town Planner John Guskowski, First Selectman Allan Cahill, and Planning Consultant Manuel Medina. Member Ev Hyde arrived at 7:15 p.m.

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

There was no commentary from the audience.

4. Approval of Minutes- March 16, 2026 PZC Meeting

**Motion to approve the minutes of March 16 by Stan Crawford, seconded by Gary DeCesare.**  
**Motion carried unanimously.**

5. Old Business

a. 2026 Plan of Conservation & Development – Conservation & Agriculture Section

John Guskowski introduced the topic, which combined numerous chapters from the 2016 PoCD into a single chapter that broadly dealt with “conservation” topics and priorities. Manuel Medina presented an overview of the approach to the chapter, which involved streamlining the descriptions of various resources, updating the data on agricultural and open space holdings, and providing commentary on different updated sections. Ev Hyde talked about the transition from subsistence agriculture to commodity agriculture and the fact that there are still some categories of farming where local and fresh are prized, including garden vegetables and dairy. The Commission will update the acreage on farmland and open space holdings. Ev Hyde led the Commission in a discussion of the Cost of Community Services studies, and cautioned against promotion of the dichotomy between farms and schoolchildren.

The Commission discussed open space holdings and prime farm soils mapping, and agreed that a little more explanation of different soil classes would be useful. Manuel Medina asked for updated information about open space data. Chairman Grindle stated that the Conservation Commission has been updating an open space map and will extract the information for use in the PoCD. Manuel Medina will convert the privately-

held open space protected by land trusts or easements to a map for inclusion. Manuel will coordinate with Chairman Grindle and the Conservation Commission to update the necessary data.

Manuel Medina then reviewed the broad goals and action items as presented with the Commission, seeking input on their continued relevance for the next ten years. These goals covered agriculture, soils, water, forests, air, wildlife, and open space. The Commission discussed specific recommendations for action, and which entity in Town should be responsible for implementing the tasks. Chairman Grindle stated that there were a lot of valuable goals, which in some circumstances were biting off too much. John Guskowski discussed the need to create an implementation matrix and establishing priorities for various recommendations. Several of the recommendations were identified as unnecessary for the core of the Plan, and staff will edit accordingly.

In advance of the next meeting, John and Manuel will develop the next draft chapter, addressing Guiding Principle #2, “Hampton strives to create more diverse housing opportunity to attract a wider variety of new residents, and supports households throughout their life stages.”

## 6. New Business

### a. Discussion of Zoning Changes to Agribusiness

Chairman Grindle addressed this item prior to Item 5. David Payne addressed the Commission and discussed his interest in relocating the growing Quiet Corner winery somewhere else in town, other than his home (as a home business) or along the Route 6 corridor. He would like to find an opportunity to open commercial operations in Hampton. He did not discuss a specific location, but instead wanted to get input from the Commission on how to approach this. Chairman Grindle stated that this was an issue that had become more pressing recently. Gary DeCesare asked about more specific information from David Payne, who wishes to create more distance between his property and the commercial operation. He would like a larger piece of agricultural or undeveloped land, at least 5-6 acres and fairly accessible. The Commission discussed that there really wasn't any free-standing commercial opportunities in Town away from Route 6 that are not linked to a farm or a home. Chairman Grindle noted that there were certain categories of commercial use that would be more appropriate in Hampton, and noted that perhaps Route 97 presented some opportunities. John Guskowski talked about allowing appropriate businesses to “graduate” from the current Home Occupation categories while retaining businesses in Town.

The Commission discussed the potential uses in the broad categories of agribusinesses or farm businesses that would be appropriate in Town. They discussed the limits of home occupation and residency requirements. John Guskowski requested more information from the Commission about the types of uses or activities that they would like to encourage and those that they wished to avoid. Chairman Grindle raised the issue of minimum acreage, as well as the challenges of success for businesses that might then need to expand. The Commission discussed appropriate scales of business operations. David Payne discussed his future space needs, including a production barn and a tasting room. Stan Crawford noted the value of having an active Agricultural Commission for this discussion. Chairman Grindle discussed the possibility of adding an “agritourism or agribusiness” use category in the Zoning Regulations. First Selectman Cahill stated that in the spring, summer, and fall, Hampton gets many thousands of tourists, many on motorcycles, driving through the Town and the Quiet Corner. Peter Serafin and other Commissioners were supportive of creating zoning opportunities for agriculturally-related businesses in Hampton. The Commission agreed that a Special Permit process would have to be followed. David Payne suggested placing limits on parking spaces and noise generation, etc. The Commission discussed the limits of small businesses and creating a highly variable Special Permit process. Chairman Grindle noted the “commercial equestrian boarding and riding” allowance in Section 6.22 as a potential place to build a regulation. He suggested that David Payne and the Commission review these and similar regulation examples forward for discussion at the next PZC meeting.

The Commission discussed the example of Stonehurst at Hampton Valley as a growing business example. Chairman Grindle asked whether this should be a PZC initiative or whether David Payne or other applicant should be proposing a concept to the Commission. This item will be tabled until the May PZC meeting.

7. Staff Report & Enforcement Issues

John Guskowski presented the monthly activity report from ZEO Jay Gigliotti. The Commission discussed the report and did not have any follow up questions at this time.

8. Correspondence


There was no additional correspondence.

9. Adjournment

**Motion to adjourn by Gary DeCesare, seconded by Stan Crawford. Motion carried unanimously.**

The meeting was adjourned at 8:49 p.m.

Respectfully submitted,



John P. Guskowski, FAICP, CZEO  
Town Planner