

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

REGULAR MEETING

Monday, September 15, 2025 7:00 PM
COMMUNITY MEETING ROOM
Hampton Town Hall
164 Main Street, Hampton CT

(Hybrid participation available via Zoom – link at the bottom of agenda)

DRAFT MINUTES

1. Call to Order

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

2. Roll Call/Seating of Alternate Members

Present for the meeting and seated were members Ev Hyde, Gary DeCesare, Stan Crawford, Sue Hochstetter, and Peter Serafin. Also present 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 were no citizens present to address the Commission.

4. Approval of Minutes: June 20, 2025 Regular Meeting

Motion to approve the minutes by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

5. Old Business

a. Commission Workshop – 2026 Plan of Conservation & Development

The Commission discussed the potential for a blight ordinance and enforcement. Chairman Grindle discussed his conversations with First Selectman Cahill, ZEO Gigliotti and Town Planner Guskowski. They agreed that general zoning enforcement could be ramped up, but there was not a lot of momentum toward an independent blight ordinance. Stan Crawford stated that he was working on gathering examples of other municipalities' blight/enforcement regulations. The Commission will place this on the enforcement agenda for next month.

John Guskowski introduced the overall vision of the PoCD and the four vision statements, starting with the need to protect natural and historic resources. He discussed the workshop that was distributed to the Commissioners asking them to identify key victories (and losses) in the realm of conservation over the past decade as well as identifying hopes and concerns for the next decade. Chairman Grindle thanked the Commissioners for their thoughtful input thus far and solicited additional input.

Gary DeCesare discussed the challenges of economic development that seemed largely limited to Route 6 and there being no major momentum toward expansion of those facilities. Stan Crawford noted the

Economic Development self-assessment that had been recently taken in Brooklyn as a potential model for Hampton. Gary DeCesare noted that this would be a great model for Hampton and stated that the Town needed to be more officially pro-active in “selling” Hampton opportunities. He also discussed in some small towns, businesses have been able to locate with strong design controls so that the neighborhood remained strongly residential in nature.

Stan Crawford pointed out two major open space acquisitions, including property on Pudding Hill Road and the Little River Preserve on Hammond Hill Road and he noted that stewardship has been a major shortfall. He thought that the Town should be more active in discussing property acquisition with individual targeted property owners, in accordance with State goals. Chairman Grindle reviewed the proposed action items from the current PoCD. Sue Hochstetter stated that she thought the Town needed to lean into the rural, agricultural nature of the town, including maintaining the Historic District of large, single-family homes. There have been several houses in the Main Street area sold over the last few years and maintained as single-family residences. Ev Hyde suggested that some new buyers of older owners were not maintaining the properties and they were becoming a little derelict. Sue Hochstetter stated that new construction could focus on small, starter homes.

Gary DeCesare talked about other town examples, and stated that the current Main Street in Hampton did not measure up to several other small town centers. He thought that some houses were worthy of full restoration, but would also encourage the adaptive reuse of historic properties as low-impact commercial properties. Stan Crawford stated that the fact that Route 97 was a State Highway limits the town’s opportunities for improvement. Chairman Grindle stated that he thought the historic properties and spirit of Main Street held great value, while some historic preservation efforts presented challenges. The Commission discussed the changes wrought by the expansion of Route 97. Gary DeCesare stated that upkeep of these properties was critical. Ev Hyde noted that the expansion of Route 6 created an unpleasant residential environment on that route. He thought some of the side streets just off of Route 6 such as Drain Street and East and West Old Route 6 could be converted into commercial areas.

Chairman Grindle stated that finding some ways to draw development from Route 6, and to consider opportunities for smaller multi-family. The Town lacks a commercial vision, but could also pursue a wider range of potential uses along Route 6, including multifamily residential, contractors’ yards, small industrial parks, etc. Sue Hochstetter stated that Canterbury’s business park was a good example. The Commission discussed potential scale of targeted development and the locations along Route 6 that would be developable. Chairman Grindle described the variety of development, particularly larger residential, that could be incorporated into the existing landscape. The Commission noted that the Town would not have public water and sewer facilities anytime in the foreseeable future. Chairman Grindle noted that development would therefore happen on larger properties, which were relatively limited in number along Route 6.

John Guszkowski sought to summarize some of the development desires of the Commission, which includes a sense of seeking to maximize the potential development along Route 6, being open to some limited development in some key intersections with Route 6, and very careful development and potential redevelopment in the Main Street historic center. The Commission discussed the challenges of historic preservation and regulatory oversight.

John Guszkowski discussed the broad procedure of development of the plan, which would include having Tyche write up the notes and proposed recommendations for the conservation discussion at the next meeting in October, and the Commissioners would contribute thoughts on the next section of the vision, concerning housing. Chairman Grindle asked about overall scheduling to solicit input from various other groups, such as Recreation, Historical Society, School Board, Conservation, and others, starting after the new year, in early 2026. Tyche will also distribute the Brooklyn EDC questionnaire to the Commission.

6. New Business

There was no new business.

7. Staff Report & Enforcement Issues

John Guskowski shared the ZEO report from the July-September timeframe from Jay Gigliotti. There were a number of questions addressed and issues raised, but nothing out of the ordinary. The Commission discussed the history of complaints at 100 Sarah Pearl Road and the question of regulating AirBnBs.

8. Correspondence

John Guskowski shared an invitation to participate in a housing development opportunities workshop taking place at EastCONN on Saturday, September 27th. He will distribute this invitation to the Commission.

9. Adjournment

Motion to adjourn by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

Meeting adjourned at 8:27 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'John P. Guskowski', is written over the printed name.

John P. Guskowski, AICP, CZEO
Town Planner