

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

REGULAR MEETING

**Monday, November 17, 2025 7:00 PM
COMMUNITY MEETING ROOM
Hampton Town Hall
164 Main Street, Hampton CT**

DRAFT MINUTES

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:05 p.m.

2. Roll Call/Seating of Alternate Members

In attendance for the meeting were Chairman Kevin Grindle, Gary DeCesare, Sue Hochstetter, and Peter Serafin, who was seated for Stan Crawford. Also in attendance were Town Planner John Guszkowski, Planning Consultant Manuel Medina, and members of the public.

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

There was no statement from the attendees.

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

**Motion to approve the minutes of October 20, 2025 by Gary DeCesare, seconded by Peter Serafin.
Motion carried unanimously.**

Motion to add two items of new business to the agenda, being Election of Officers and Adoption of 2026 Meeting Schedule, and to take up New Business prior to Old Business by Gary DeCesare, seconded by Sue Hochstetter. Motion carried unanimously.

5. Old Business

a. Commission Workshop – 2026 Plan of Conservation & Development, Community Resources and Connections Discussion

John Guszkowski introduced the topic for discussion, which was the Vision Statement “We Envision a Hampton that constantly seeks to strengthen connections among its residents and resources, through communications, community events, physical pathways, and an active and responsive government.”

Chairman Grindle noted several key municipal connection resources, including the Town Hall, Library, Transfer Station, Elementary School, and Goodwin State Forest. Sue Hochstetter noted the decline in programming and funding at Goodwin. Gary DeCesare noted that the Quiet Corner winery has developed a strong community surrounding it. He also noted that the informal marketing of the Town was strong in social media. Sue Hochstetter noted that informal resources such as AirBnBs support events in the northeast corner, including UConn events. She also noted that home construction has been busier in the last year than it had been in the last several. Chairman Grindle noted that the general lack of commercial options in town also reinforces a residential atmosphere, finding some opportunity in service industries that address

a local clientele. The relatively high cost of homes in Hampton creates a difficult barrier to significant new population. Sue Hochstetter states that the Community Center has an active schedule and hosts numerous events, but could increase their programming to do more activities. It hosts concert series, senior service events, and numerous presentations. Chairman Grindle stated that the success of the winery points to the potential of agricultural-based community events. He stated that outreach to other stakeholders would be useful, such as the Parks & Recreation Commission and Seniors, to provide more input to the process. Peter Serafin suggested that more could be done with the Community Center to cater to younger adults, such as trivia nights or virtual gatherings. Gary DeCesare stated that the challenge is creating or leveraging “destinations” such as Stonehurst or the Quiet Corner Winery to create additional attractions or amenities. He stated that a tavern or gathering places such as this could bring community attractions. The Commission thought that the newly-permitted winery could also add to this network of social spaces.

Chairman Grindle stated that the Town could take a more formal role in promoting the Town to facilities such as this – perhaps a social media staffer, marketing professionals, or other entities analogous to the Norwich Redevelopment Agency. Young adults in their 20s and 30s would be a key target demographic. Sue Hochstetter suggested that the Recreation Commission could focus more on youth-targeted activities and events. John Guszkowski stated that much of these suggestions do have implications for Planning & Zoning, including land uses such as agritourism, festivals, events, and hospitality uses. Gary DeCesare noted that Putnam has had great success with its community events such as the RiverFires and concert series. Chairman Grindle stated that the Town has been generally very welcoming to new businesses and ideas for activities. John Guszkowski stated that it is possible that there were some potential community-building activities that were not necessarily anticipated or covered in the current Regulations that could be added. First Selectman Cahill stated that since the last PoCD, both Stonehurst and the Winery have been established and are thriving. EastConn has expanded their activities, and the Gas Station was constructed. He described the activities that is happening in the Town of East Hampton, which has seen a lot of community activity and commercial building along Route 66.

John Guszkowski stated that he could reach out to community groups to solicit input about events, programming, and potential for connections and engagement. He will work with First Selectman Cahill on targeting the right stakeholders.

6. New Business

- a. Application for Re-subdivision of property – 27 Windy Hill Road (MBL 4-6/15/2B-4). Applicant: Scott Earle (*Receipt of application/scheduling of hearing*)

Applicant Scott Earle provided a very brief presentation of the proposed subdivision, which would create one new lot accessed via a common driveway with an existing easement. The new house lot would host an approximately 1300 square foot modular log cabin with a garage on approximately 7 acres. The soil testing is complete. Chairman Grindle noted that the application materials had been duly received and would be reviewed by the Commission and staff.

Motion to receive the application and schedule the public hearing to open on December 15th, 2025 by Sue Hochstetter, seconded by Gary DeCesare. Motion carried unanimously.

- b. Election of Officers, 2026

Motion to retain the current slate of officers (Chairman Kevin Grindle, Vice-Chairman Ev Hyde) for 2026 by Gary DeCesare, seconded by Sue Hochstetter. Motion carried unanimously.

c. Adoption of 2026 Schedule of Meetings

John Guszkowski presented the proposed calendar of meetings for 2026, which retained the 3rd-Monday schedule at 7:00 p.m., with the exception of January, which would be shifted to the 4th Monday because of Martin Luther King, Jr. Day.

Motion to adopt the proposed schedule of meetings for 2026 by Sue Hochstetter, seconded by Peter Serafin. Motion carried unanimously.

7. Staff Report & Enforcement Issues

John Guszkowski shared the ZEO report from Jay Gigliotti. The Commission discussed the report in some detail. John Guszkowski also noted that HB 8002 had passed, which included significant changes to municipal requirements for zoning and housing promotion. The Affordable Housing Plan has been replaced by a Housing Growth Plan, which can be accomplished either by the municipality itself or as part of a Regional Plan. He noted that most of the down-side penalties for noncompliance had been removed, and replaced by incentives for increasing density in transit areas and providing funding for infrastructure extension.

8. Correspondence

There was no additional correspondence.

9. Adjournment

Motion to adjourn by Gary DeCesare, seconded by Peter Serafin. Motion carried unanimously.
Meeting adjourned at 8:21 p.m.

Respectfully submitted,


John P. Guszkowski, AICP, CZEQ
Town Planner (Consulting)