

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

REGULAR MEETING

Monday, October 20, 2025 7:00 PM
COMMUNITY MEETING ROOM
Hampton Town Hall

DRAFT MINUTES

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:15 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were Members Ev Hyde, Gary DeCesare, Sue Hochstetter, and Peter Serafin. 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 audience of citizens present at the meeting.

4. Approval of Minutes: September 15, 2025 Regular Meeting

Motion to approve the minutes of September 15, 2025 by Gary DeCesare, seconded by Ev Hyde.
Motion carried unanimously.

5. Old Business

a. **Commission Workshop** – 2026 Plan of Conservation & Development, Housing Discussion

John Guskowski discussed the Commission worksheets concerning housing development and initiated a discussion with the Commission about “victories” and “losses” over the past ten years. The Commission noted the adoption of duplex, ADU, and multifamily regulations, and the relative diversity of single-family homes at a variety of price points existing in Hampton. Stan Crawford promoted the concept of inter-generational housing and its place in town. Chairman Grindle talked about using the Town’s economic attraction such as Stonehurst as an impetus for further residential development. The expansion of high-speed internet has also made it more possible to make Hampton a “work from home” destination.

The Town’s natural beauty is often striking to visitors and as such, it remains a “hidden gem” that appeals as a potential place to live. The Commission then talked about concerns and challenges, which include a very slow rate of growth. There was some concern expressed that the State of Connecticut pushing communities too hard to achieve a certain rate of growth and requiring a certain type of housing. Chairman Grindle underlined the idea that market solutions needed to work, and if a proposed development did not make financial sense, it generally wouldn’t happen.

The Commission discussed the limits of State intervention in municipal development. Ev Hyde discussed the need to providing farm housing if it meant to remain as an agriculturally-friendly community. Chairman Grindle noted that the lack of public utilities for sewer and water, and no evident prospects for extending

utilities from Willimantic or Brooklyn, there will necessarily remain a relatively low-density pattern. Hampton's wetlands patterns also limit the availability of large development opportunities.

John Guszkowski asked the Commission to focus on the identification and consideration of regulatory obstacles that would prevent a reasonable, market-driven development from happening. The Town is not likely to become a clear "hot market" for multifamily development because of lack of job, sewer, water, and transportation infrastructure. If there were proposals, the Commission needs to decide whether the regulations would actively further discourage development. The answer to the question should be included in the Plan of Conservation & Development as goals and action recommendations.

Ev Hyde discussed the opportunities that had been advanced by the State in recent years, trying to encourage more vibrant Town Centers and other approaches that were appropriate to Hampton to greater or lesser extents. Chairman Grindle noted that Hampton's recent housing "victories" and developments, such as the establishment of a Mennonite community in town, related closely to Hampton's land affordability. Stan Crawford noted that the Town should not see conservation acquisitions as opportunities to limit residential growth. Both goals were important. He also noted that the Town needed to consider the next generation of residents, and along those lines needed also to focus on student performance. The elementary school now only has approximately 75 students, which make per-student expenditures extremely high and improvements difficult. John Guszkowski noted that there is a limit to the extent to which

The Commission then discussed some potential opportunities for the next decade, which included taking advantage of the high traffic volumes along Route 6 to attract development, including multifamily options and aging-in-place housing to allow for current and future aging residents to have a rural community in Hampton. The Commission also discussed adding sidewalks along Main Street and leveraging the rail trail. John Guszkowski stated that next month's discussion would focus on community connectivity.

6. New Business

There was no new business.

7. Staff Report & Enforcement Issues

John Guszkowski noted the ZEO report provided by ZEO Jay Gigliotti and reviewed some of the permits and questions he addressed over the past month. There were no major issues raised by the Commission to this report.

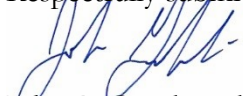
8. Correspondence

There was no correspondence. Chairman Grindle reported on having attended a housing training session at EastConn earlier in October, and he will share and distribute notes from that session to the Commission.

9. Adjournment

Motion to adjourn by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously. The meeting adjourned at 8:31 p.m.

Respectfully submitted,



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