

**HAMPTON PLANNING AND ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
**MONDAY OCTOBER 25, 2021**  
**7:00 PM**  
**REGULAR MEETING**  
**Held via Zoom Videoconference**

Meeting recording can be found here:

[https://us06web.zoom.us/rec/share/8UCD0aQ1OjfpqdGXd4OM4QkVzHRJ6c6UnsqOG0tqVwiWE9EN6d9MMdqOUPbd3q-S.5M\\_ZiQb1Qg3l0gQH](https://us06web.zoom.us/rec/share/8UCD0aQ1OjfpqdGXd4OM4QkVzHRJ6c6UnsqOG0tqVwiWE9EN6d9MMdqOUPbd3q-S.5M_ZiQb1Qg3l0gQH)

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:01 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Gary DeCesare, Everett Hyde, Susan Hochstetter and Stanley Crawford. Also in attendance were alternates Kathy Thompson and Pat Cascio, Selectmen Allan Cahill and Bob Grindle, and Town Planner John Guskowski.
3. **Additions to Agenda** – **Stan Crawford moved to add 8-24 Referral for the Town of Hampton for Property on Providence Turnpike as 6c to the agenda. Everett Hyde seconded and the motion passed unanimously.**
4. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the agenda** – None
5. **Approval of Minutes: September 27, 2021** – Everett Hyde moved to approve the September 27, 2021 minutes. Gary DeCesare seconded and the motion passed unanimously.
6. **New Business**
  - a. **Application for Modification to Approved Event Facility Permit, 119 Providence Turnpike. Applicant: Stonehurst at Hampton Valley, LLC** – Stan Crawford moved to accept the application for modification to approved event facility special permit, 119 Providence Turnpike, Applicant: Stonehurst at Hampton Valley, LLC and set the public hearing for November 2, 2021. Everett Hyde seconded and the motion passed unanimously.
  - b. **Application for Amendment to Zoning Regulations – Section 6.6, Accessory Dwelling Units. Applicant: Hampton Planning & Zoning Commission** – Everett Hyde moved to accept the application for amendment to Zoning Regulations Section 6.6 Accessory Dwelling Units, Applicant: Hampton Planning & Zoning Commission and set the public hearing for November 2, 2021. Gary DeCesare seconded. The Commission discussed some potential modifications to the proposal and the procedure for adding or amending a proposal during a public hearing process, and decided that the application was not ready to proceed. **Everett Hyde moved to withdraw his motion and Gary DeCesare moved to withdraw his second. Everett Hyde moved to table this item. Gary DeCesare seconded and the motion passed unanimously.**
  - c. **8-24 Referral for the Town of Hampton for Property on Providence Turnpike** – First Selectman Allan Cahill discussed the 7-acre, landlocked property between Route 6 and Sarah Pearl Road which had been taken as a tax foreclosure but which held no particular value to the Town and wished to proceed with offering it for sale to abutting property owners. **Gary DeCesare moved for a favorable referral to the Town of Hampton for Property on Providence Turnpike noting that the proposed disposition is compliant with the Hampton Planning and Conversation Plan. Stan Crawford seconded and the motion passed unanimously.**
7. **Affordable Housing Sub-Committee**

- a. **Discussion of Implementation Priorities** – The Commission had a lengthy discussion about affordable housing regulations and conversion of single family houses into multi-family houses. John Guszowski is going to do research regarding how other towns handle this and present this to the Commission at a later date.
  - b. **Accessory Apartment Regulations Review** – The Commission discussed accessory apartment regulations.
- 8. **Old Business**
  - a. **Plan of Conservation & Development Implementation Priorities** – Gary DeCesare moved to table. Everett Hyde seconded and the motion passed unanimously.
  - b. **Route 6 Business District** - Gary DeCesare moved to table. Everett Hyde seconded and the motion passed unanimously.
- 9. **Staff Report & Enforcement Issues** – No report.
- 10. **Correspondence** – Upcoming Freedom of Information Workshop in Scotland on November 30.
- 11. **Adjournment** – Everett Hyde moved to adjourn at 8:44 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
10/26/2021