

**HAMPTON PLANNING AND ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
**MONDAY APRIL 26, 2021**  
**7:00 PM**  
**REGULAR MEETING**  
**Held via Zoom Videoconference**

Meeting recording can be found here:

[https://zoom.us/rec/share/vRWrh0MgS8IRxV9uEu9W4I\\_PB9Ky4jqfZthZ3k-AwGtTHaFLrKyBnTXh6Xv47LbU.VXqg9xfpbYBuZKED](https://zoom.us/rec/share/vRWrh0MgS8IRxV9uEu9W4I_PB9Ky4jqfZthZ3k-AwGtTHaFLrKyBnTXh6Xv47LbU.VXqg9xfpbYBuZKED)

1. **Called to Order** – Chairman Kevin Grindle called the meeting to order at 7:04 pm.
2. **Roll Call/Seating of Alternate Members** - In attendance were PZC members Everett Hyde, Susan Hochstetter, Stanley Crawford and alternate Kathy Thompson (seated for the Commissioner vacancy). Also in attendance were Alternate Pat Cascio, Selectmen Allan Cahill and Bob Grindle, and Town Planner John Guskowski.
3. **Additions to Agenda** – None
4. **Audience for Citizens: Citizens may address the Commission on items not otherwise on the Agenda** – None
5. **Approval of Minutes: March 22, 2021 Meeting** – Everett Hyde moved to approve the March 22, 2021 minutes. Stanley Crawford seconded and the motion passed unanimously.
6. **New Business**
  - a. **Public Information Presentation: Hampton Affordable Housing Plan** – Town Planner John Guskowski provided an overview of the Connecticut General Statutes 8-30j and the next steps Hampton needs to take in response to the act. The presentation included current data on population and housing trends. The Commission had a brief discussion on the presentation with the public. Questions and comments were received from Allan Cahill, Michelle Mlyniec, Penny Newbury, and Renee Cuprak.
  - b. **Application Receipt: Special Permit Application for Outdoor Recreational Facilities and Uses per Section 6.22.L of the Hampton Zoning Regulations at 132 Old Town Pound Road. Applicant: Alan & Joan Freeman** – Stanley Crawford moved to set May 24, 2021 for the public hearing of this application. Everett Hyde seconded and the motion passed unanimously.
7. **Old Business**
  - a. **By-Laws Discussion** – Everett Hyde moved to accept the amended Commission By-laws. Kathy Thompson seconded and the motion passed unanimously.
  - b. **Affordable Housing Plan** – John Guskowski spoke to the Commission on the next steps for the affordable housing plan. The Commission decided that they would review the complete draft at the May meeting and hold a public hearing for the June meeting.
  - c. **Plan of Conservation & Development Implementation Priorities** – Everett Hyde moved to table until a later date. Susan Hochstetter seconded and the motion passed unanimously.
  - d. **Route 6 Business** – Everett Hyde moved to table until a later date. Susan Hochstetter seconded and the motion passed unanimously.
8. **Staff Report & Enforcement Issues** – The Commission reviewed Zoning Enforcement Officer Jay Gigliotti's report.
9. **Correspondence** – John Guskowski noted that the First Selectman had forwarded a Notice of Decision from the Connecticut Siting Council concerning the approval of a one-megawatt phase of the solar installation on Fisk Road.
10. **Adjournment** – Susan Hochstetter moved to adjourn at 8:31 pm. Everett Hyde seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
04/27/2021