

**HAMPTON PLANNING AND ZONING COMMISSION**  
**HAMPTON TOWN HALL, 164 ROUTE 97**  
**MONDAY SEPTEMBER 27, 2021**  
**7:00 PM**  
**REGULAR MEETING**  
**Held via Zoom Videoconference**

Meeting recording can be found here:

<https://us06web.zoom.us/rec/share/tZe4UqDtjNU-EBjokavjGQuUJUXVaE9-uJ9eJV5d44TzCTvSz3xXeOyQNO8H2fJ.gJcFG1FsWqkpikGE>

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 alternate Kathy Thompson and 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: August 23, 2021** – Everett Hyde moved to approve the August 23, 2021 minutes. Gary DeCesare seconded and the motion passed unanimously.
6. **Affordable Housing Sub-Committee**
  - a. **Discussion of Implementation Priorities** – Everett Hyde led the discussion on the implementation plan including the following priorities; establishing a standing housing committee and promoting Alternative Dwelling Units (ADUs) as a concept and exploring the idea of incentives for income-restricting ADUs. The commission had an in-depth discussion on the topics.
  - b. **Accessory Apartment Regulations Review** – The Commission discussed the current ADU/two-family regulations relative to the new State Statutes and requested that John Guskowski prepare a proposed text amendment that would bring Hampton into compliance with the new State standards.
7. **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.
8. **Staff Report & Enforcement Issues** – John Guskowski reviewed ZEO Jay Gigliotti’s report with the Commission.
  - a. **Legislative Updates** - None
  - b. **Status of Pending Litigation** - None
9. **Correspondence** – None
10. **Adjournment** – Everett Hyde moved to adjourn at 8:34 pm. Gary DeCesare seconded and the motion passed unanimously.

Respectfully Submitted by:  
Rachel Linkkila  
09/28/2021