

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

REGULAR MEETING

Monday, May 18, 2026 7:00 PM
Meeting held both in person, in Town Hall Conference Room,
and virtually via Zoom

DRAFT MINUTES

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:02 p.m.

2. Roll Call/Seating of Alternate Members

Present and seated for the meetings were Members Ev Hyde, Sue Hochstetter, and Stan Crawford. Seated for Gary DeCesare was Alternate Kathy Thompson. Also in attendance were Alternate Peter Serafin, Town Planner John Guskowski, Planning Consultant Manuel Medina, and two members of the Conservation Commission.

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

There were no comments from the public at this time.

4. Approval of Minutes- April 20, 2026 PZC Meeting

Motion to approve the minutes of April 20, 2026 by Stan Crawford, seconded by Ev Hyde.
Motion carried unanimously.

5. Old Business

- a. **2026 Plan of Conservation & Development – Housing Section:** Manuel Medina presented the initial draft of the “housing” portion of the draft PoCD, starting with the vision statement about how Hampton seeks to provide housing opportunities for current and future residents with a variety of opportunities throughout their life cycle. The Commission discussed the source and consistency of data from the 2016 Plan vs. the 2026 draft. John Guskowski noted that more recent data has been compiled and analyzed by the Partnership for Strong Communities, and Manuel Medina discussed the 100% count Census data vs. the estimated data of the American Community Survey. He further presented the discussion of housing demographic data and the community background in terms of housing stock. The Commission discussed the number of historic and older homes in the Route 97 corridor, as well as the relatively small number of new housing units. It discussed the current regulations that allowed second dwelling units on residential lots as well as accessory residential units associated with commercial buildings. They discussed prior municipal programs, funded by grants, for household rehabilitation grants and loans, and whether to discuss the history of a program that doesn’t currently exist but which could be re-established.

Manuel Medina then went through the proposed recommendations for action and policy changes. The Commission discussed conversion of larger homes into several internal dwelling units, and considered revisiting the topic. They then discussed adjusting lot size for smaller development

footprints, and the potential to create smaller village development modes. Discussion included cost of construction and savings for multiple dwellings or creating smaller lots as a densification and cost-reduction mechanism. This could result in a larger discussion that could bring more zones to Hampton beyond the RA-80 and Business districts. John Guskowski stated that the next chapter will deal with community connections and responsiveness of the government.

- b. **Discussion of Winery/Agribusiness Regulations:** The Commission returned to a discussion of considering commercial ventures such as wineries or other agribusinesses away from the Route 6 corridor. Chairman Grindle noted that the Commission did not need to discuss the matter this evening, and he and John Guskowski will assemble some examples of agribusiness regulations from other communities.

Motion to table discussion on this issue by Stan Crawford, seconded by Ev Hyde. Motion carried unanimously.

6. New Business

There was no new business.

7. Staff Report & Enforcement Issues

John Guskowski shared the ZEO report from Jay Gigliotti and noted that there didn't seem to be any significantly pressing zoning issues. The Commission discussed the report briefly.

8. Correspondence

There was no additional correspondence.

9. Adjournment

Motion to adjourn by Ev Hyde, seconded by Sue Hochstetter. Motion carried unanimously. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,



John P. Guskowski, FAICP, CZEO
Town Planner (Consulting)