

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

REGULAR MEETING

Monday, August 17, 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 7:00 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were members Gary DeCesare, Ev Hyde, Sue Hochstetter, and Stan Crawford. Also in attendance were Alternate Peter Serafin, 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 commentary from the audience of citizen.

4. Approval of Minutes- June 15, 2026 PZC Meeting

Motion to approve the minutes of June 15, 2026 by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously.

5. Old Business

a. **2026 Plan of Conservation & Development – Economic Development**

John Guskowski introduced the topic, which focused on proposed Guiding Principle #4 concerning Economic Development. Chairman Grindle complimented the work of Manuel Medina in developing the draft chapter in its accurate capture of current conditions and tone of the document for the future. The Commission discussed the historic railroad that ran through the Town on the Air Line Trail that had been an economic driver for the community for a time, as well as the history of water-powered mills in the post-colonial era. Manuel Medina presented the full draft chapter with the Commission, which reviewed the historic economic growth of the community, the current attitudes of the public to economic growth, and Hampton's current economic profile. He focused on retaining the rural and historic characteristics of the community. The Commission discussed minor word choices and minor details, but was broadly supportive of the chapter's approach. They further discussed quantifying the home-based businesses in Town and undertaking some outreach activities to encourage in-town growth and joint marketing or promotion efforts. Sue Hochstetter led a discussion about highlighting and promoting value-added agriculture products. The Commission discussed the use of the Town website as a tool of economic development. They also discussed the table from AdvanceCT concerning local workforce and major industries. They then discussed the concept of "node" development around key intersections along Route 6 and the feasibility of

establishing or expanding commercial development in those locations. Chairman Grindle discussed condensing and merging some of the implementation/action items.

Mark Cardwell from the Conservation Commission requested a copy of the conservation/preservation chapter for review. John Guskowski stated that a revised compilation of the substantive chapters would be prepared, along with an implementation table, for the Commission's review at the next meeting.

b. **Discussion of Winery/Agribusiness Regulations**

John Guskowski noted that he had reviewed some other regulations from rural communities and discussed that he perceived two major categories of agribusiness or agritourism use; one of which had a clear nexus to agriculture use and the other leveraged the rural, bucolic nature of the site to create an attractive venue for non-agricultural events. He stated that these two types could be treated differently in the permitting process. He also stated that there was a difference between agritourism and agriculturally-supportive businesses, which was potentially a different matter.

Motion to table for further discussion by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously.

5. New Business

There was no new business.

6. Staff Report & Enforcement Issues

John Guskowski shared the monthly zoning enforcement activity report, and underscored the issue of a property owner interest in extending a driveway or accessway off of the end of the maintained portion of Sarah Pearl Road. He reviewed the different ownership and maintenance options, which ultimately fell to the Board of Selectmen to decide. The Commission discussed the other elements of ZEO Jay Gigliotti's report.

Chairman Grindle provided an update to the Air Line Trail, which included the possibility of using the State's "Rural Health" funds to improve Hampton's section of the Air Line Trail including for trail-related enhancements, while allowing CTDOT's previously allocated TRIP grant funds to be used to make repairs to the Trail under and adjacent to the elevated Route 6 road crossing, but allowing other funds to be used for trail-related enhancements.

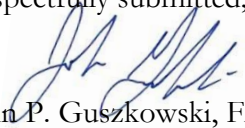
7. Correspondence

There was no additional correspondence.

8. Adjournment

Motion to adjourn by Gary DeCesare, seconded by Ev Hyde. Motion carried unanimously. Meeting was adjourned at 8:25 p.m.

Respectfully submitted,


John P. Guskowski, FAICP
Town Planner