

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

REGULAR MEETING

Monday, June 15, 2026 7:00 PM
Meeting held both in person, in Town Hall Conference Room,
and virtually via Zoom – see link at bottom

DRAFT MINUTES

1. Call to Order

Chairman Kevin Grindle called the meeting to order at 7:03 p.m.

2. Roll Call/Seating of Alternate Members

In attendance and seated for the meeting were Members Ev Hyde, Sue Hochstetter, Stan Crawford. Alternate Peter Serafin was seated for Gary DeCesare. Also in attendance were 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*

Town resident James Cryan stated that he had interest in joining the Planning & Zoning Commission should there be a vacancy.

4. Approval of Minutes- May 18, 2026 PZC Meeting

Motion to table the consideration the minutes by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously.

5. Old Business

a. 2026 Plan of Conservation & Development – Community Resources Section

Manuel Medina presented the draft chapter on Community Resources, which dealt with transportation, community facilities, recreation, cultural resources, and government services. He reviewed the chapter introduction, setting the stage for discussion of community elements that seek to draw the community together and provide key opportunities and services for all. The Commission discussed some of the key historic resources, such as the National Register of Historic Places and the Abolition Freedom Trail sites.

The Commission then discussed the transportation system analysis, highlighting the wider area resources but noting that Hampton had very little available transit access and was generally dependent on private automobiles for mobility. Ev Hyde discussed considering more bike/pedestrian access and potential for rideshare opportunities.

In discussion of recreation opportunities and resources, the Commission discussed the abundance of wildlife, open spaces, state parks and forests, and other natural assets in town. They wished to highlight some of the more recent acquisitions, such as the Little River Preserve on Hammond Hill Road, and the

Edwards Preserve on Old Town Pound Road, as well as discussing ways to enable residents to access the open spaces in a variety of ways. They also discussed the variety of cultural and arts programs at the Library, and the active Hampton Seniors and Recreation Commission, though the senior group did not have a dedicated space available. Chairman Grindle then reviewed the list and function of municipal facilities, including Town Offices, Public Works, Fletcher Memorial Library, Elementary School, Fire Station Community Center, and active Recreation facilities. The Commission discussed school population decline, for which numbers needed to be updated, and community facilities, which includes the loss of the local ambulance service in favor of a regional contract, currently with K&B Ambulance Corps in Killingly. They discussed increasing the connectivity between municipal facilities along and nearby Main Street. It would not necessarily be a true “campus,” but having easy and convenient connections between these facilities would be beneficial – something akin to an integrated “Town Center” with wayfinding and pathways. Peter Serafin led a discussion about considering advanced traffic control techniques, such as speed cameras.

Manuel Medina then led an overview of the Town’s historic and cultural resources, including native and colonial histories, the transition from agricultural to forested landscape, and important community sites. Sue Hochstetter noted that an updated survey of historic structures in Town has just been completed by the Historical Society and would be published soon. She also noted that the old Howard Valley church was now privately owned.

The Commission then discussed the variety of goals and action items associated with each of the subsections in cultural resources, transportation, recreation, community facilities, etc. and proposed edits.

John Guszkowski noted that edits would be made to the draft chapter and that the next (and final) Guiding Principle chapter regarding Economic Development would be drafted ahead of the July PZC meeting.

b. Discussion of Winery/Agribusiness Regulations

Motion to table agenda item by Ev Hyde, seconded by Stan Crawford.

John Guszkowski noted that he reviewed a few examples of “agritourism” regulations, but noted that they mostly dealt with expanding available options on existing, established agricultural operations. He stated that he was not sure that these would be directly applicable to the current discussion of essentially establishing a free-standing winery/event facility that was not directly linked to an active agricultural operation.

Motion carried unanimously.

6. New Business

There was no new business.

7. Staff Report & Enforcement Issues

John Guszkowski shared the monthly activity report from ZEO Jay Gigliotti and the Commission briefly discussed some of the items on the report. Sue Hochstetter stated that she was looking for more information of the sale of the former NECHEAR property.

8. Correspondence

John Guskowski noted a newsletter from NECCOG is in the OneDrive shared folder.

9. Adjournment

Motion to adjourn by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously.

Meeting was adjourned at 8:45 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John P. Guskowski".

John P. Guskowski, FAICP, CZEO
Town Planner