

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

REGULAR MEETING

Monday, September 21, 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 Ev Hyde, Sue Hochstetter, and Stan Crawford. Seated for Gary DeCesare was Alternate Peter Serafin. Also in attendance were Alternate Kathy Thompson, Conservation Commissioner Marc Cardwell, 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 were no additional comments from the public.

4. Approval of Minutes- August 17, 2026 PZC Meeting

Motion to approve the minutes of August 17, 2026 by Ev Hyde, seconded by Peter Serafin.
Motion carried unanimously.

5. Old Business

a. 2026 Plan of Conservation & Development – Review Compiled Draft

Manuel Medina reviewed the compiled first seven chapters of the Plan of Conservation & Development and reviewed the editorial changes that had been made based on Commission comments. This included input from the public opinion survey about issues such as conservation priorities and desired businesses. Ev Hyde asked about the status of the survey, which is still open and receiving responses. John Guskowski reported there were 157 responses to the survey, which amounted to greater than 10% of the adult population of Hampton. The Commission discussed the allowance for e-bikes on the Air Line Trail. Manuel Medina also discussed the re-ordering of the guiding principles in the Vision Statement based on priority of the Commission. He reviewed several of the additional housing statistics that were added to the draft based on updated housing construction information. He also reviewed updates to the Town's open space holding and conservation priorities and data concerning the school system. He noted additional sections including the Town's fiscal health and status and key economic sectors such as agriculture and value-added products for farms.

T The Commission discussed next steps for the Plan development process. John Guskowski discussed the addition of some maps and a new Implementation Table at the end, as well as the

Commission's options for getting public input and Commission feedback on the draft. Chairman Grindle suggested providing the Conservation Commission with the first opportunity to review and comment on the draft, and then schedule full community public hearings in November and December. John Guszkowski noted that the PoCD needed a 65-day public hearing notification, with the target being January 2027. He stated that he and Manuel will make the above noted revisions and send an updated draft copy to the Planning & Zoning Commission, Conservation Commission and Board of Selectmen.

b. Discussion of Winery/Agribusiness Regulations

John Guszkowski introduced the topic of agriculturally-related accessory uses and agritourism, creating a broad two-category approach for review and permitting. One category would be for smaller, directly-farm-related activities such as pick-your-own events, trainings/lessons, or horse shows. That category would be available via an administrative zoning permit. The other category would include activities not directly related to agriculture and would require special permits, such as wedding venues, concert series, banquets, or active outdoor recreation. He proposed thresholds for minimum levels of activities, including 50+ visitors, as well as standards for parking, sound, and health approval. David Payne of the Quiet Corner Winery discussed the activity limits being too low. Stan Crawford led the Commission in a discussion about parking buffer areas and setbacks. Chairman Grindle discussed the differences between home occupations and free-standing businesses, and whether these businesses would take place on properties without residential uses, but were otherwise in the residential zone.

The Commission discussed the definition of agricultural activities and farms, including products or activities that were not based or produced in Hampton. They also discussed the concepts of disruptive activities in residential neighborhoods. Ev Hyde discussed some examples of farmland that was used for various events over many years, such as the Golden Lamb Buttery in Brooklyn. The Commission discussed the preservation of the integrity of the land or the integrity of the agricultural operations, and John Guszkowski discussed the distinctions of Public Act 490 for different types of use assessment properties. Chairman Grindle discussed some concerns with different types of more "industrial" agricultural practices creating disruptions as well. He also reiterated the difference between an on-farm business that includes a traditional farmhouse and residential use and uses that are more specifically commercial in nature. The Commission discussed alternatives to commercial development, such as expanding the area of the Business District. Marc Cardwell noted that the streetscape, landscape, and direct visibility from the neighboring properties and the public way is critical. Chairman Grindle discussed the gradation of permit review with Home Occupations.

6. New Business

There was no new business.

7. Staff Report & Enforcement Issues

The Commission reviewed the zoning enforcement activity report, which included a very positive review of the products at the Quiet Corner Winery. John Guszkowski also noted the ongoing discussions with the Selectmen about the ability of a property owner at the end of the maintained portion of Sarah Pearl Road to create a new driveway to access an anticipated single-family development. The Selectmen will allow the access, but with the explicit condition that the property owner must maintain the access in good condition and suitable for emergency vehicle passage.

8. Correspondence

John Guskowski discussed the latest NECCOG newsletter, which included a brief update on the upcoming Regional Plan of Conservation & Development and Regional Housing Growth Plan. He encouraged the Commissioners who had interest to participate in the steering committee process.

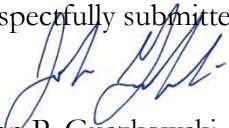
Stan Crawford noted that he thought the Commission bylaws were in need of updating, and Chairman Grindle suggested that this would be an excellent agenda item following the adoption of the Plan of Conservation & Development.

9. Adjournment

Motion to adjourn by Stan Crawford, seconded by Peter Serafin. Motion carried unanimously.

The meeting was adjourned at 8:41 p.m.

Respectfully submitted,



John P. Guskowski, FAICP, CZEO
Town Planner