PLAN OF CONSERVATION & DEVELOPMENT 2026- 2036

Town of Hampton, Connecticut

PUBLIC HEARING DRAFT – NOVEMBER 2026

DRAFT

Contents

CHAPTER 1 – Introduction 3
What is a Plan of Conservation and Development 3
Statutory Requirements 4
Consistency with the Regional Plan 5
Consistency with the 2025 State Conservation and Development Policies Plan 6
History and Background of Hampton 8
Demographics 10
Transportation 10
Land Use Zoning and Housing 11
Economy 12
CHAPTER 2 – Plan Background 15
Process for Development of Plan 15
Survey Results 15
Previous Planning Efforts 17
CHAPTER 3 – Vision and Goals 19
CHAPTER 4 – Conservation and Natural Resources 20
Agricultural Heritage 21
AGRICULTURAL LAND PRESERVATION 22
AGRICULTURAL TRENDS 23
CHALLENGES AND OUTLOOK 24
Natural Resources 24
SOILS 24
WATER 27
Groundwater 27
Wetlands 27
FORESTS 30
WILDLIFE 31

DRAFT

AIR 32
OPEN SPACE 33
NATURAL RESOURCES GOALS 39
CHAPTER 5 – Housing 45
CHAPTER 6 – Community Connections 52
Community Resource Profile 52
CHAPTER 7 – Economy 70
ECONOMIC PROFILE 71
Agriculture and Value-Added Products 74
CHALLENGES & OPPORTUNITIES 75
Implementation matrix ..... **Error! Bookmark not defined.**

DRAFT

CHAPTER 1 – Introduction

The Hampton Planning and Zoning Commission is pleased to introduce the 2026 – 2036 Hampton Plan of Conservation and Development. In late 2025, the Town initiated a comprehensive effort to develop this plan. Over the next year, the Town, with assistance from its consulting planner and guidance provided by the Planning & Zoning Commission and other key Boards and Commissions, conducted an open planning process to ensure that the document presented today reflects a broad consensus on the Town's aspirations and values.

What is a Plan of Conservation and Development

A Plan of Conservation and Development (the Plan, PoCD) is a strategic and comprehensive document that provides guidance for the future growth and development of a municipality as it makes decisions about land purchases, infrastructure investments, and zoning changes as enabled by Section 8-23 of the Connecticut General Statutes. Every ten years, the Hampton community has an opportunity to participate in a town-wide planning effort, to tell local leaders what they like about Hampton, what is not so desirable, and what the town should prioritize to make it the most prosperous community it can be. The Plan is more than just words on paper guiding the decisions that get made in Town Hall. It is a mindset, a vision for the future of Hampton, and a document that describes how the community wants Hampton to look and feel for future generations. It sets forth the policies and procedures that should be followed, which will impact the way community members live, work, and play in Hampton.

Goals – Broad and overarching vision and core themes for the Town. Goals can incorporate specific objectives and can span across sectors.

Policies – Adopted frameworks which are intended to guide decisions about the desired vision and goals. Policy formulation can coordinate the comprehensive planning efforts by exploring different courses of action to address a problem or achieve a goal.

Implementation Strategies - The process for transforming plans into actions and actions into desired outcomes. Implementation may involve specific prescribed steps and assign designated bodies for completion and monitoring.

DRAFT

The framework of this Plan differs from the most recent Plan. It takes the usual topics and categorizes them into broad themes- taking a more holistic approach to planning for the future. Rather than focusing on the traditional subjects of transportation, land use, housing, etc. The Plan focuses on big picture concerns such as quality of life, creating broader housing opportunity, and sustainability, among others. Hampton is a rural residential town, providing a small number of jobs and other services similar to neighboring rural towns. As a hub of state forests, public open space, major trail corridors, and a destination for outdoor recreation, Hampton is well positioned to continue to grow its tax base and attract a diverse population. However, there are significant challenges that will need to be overcome in the next ten years. Similarly to the rest of the state, the population in Hampton is aging, and relies mostly on automobiles for transport. Most of the community lives in single-family homes on large lots with little to no services. Population growth has been largely flat trending downwards, the Town's public-school population is declining, down 50% from 2010 (Source: EDSIGHT). This decline is significant, however, it is similar to many communities throughout the state, it follows larger trends of declining birthrates alongside an aging population. Climate change poses a threat to the predictable weather patterns we have come to rely on, increasing the risk of droughts, wildfires, and larger and more frequent storms causing flooding in unexpected areas. Housing costs have been outpacing wage growth and inflation overall, homeownership is becoming unattainable for an increasing portion of the population.

Hampton's housing stock consists of mostly detached single-family dwellings, similar to most other rural towns in the State of Connecticut. Homeownership rate is well above the statewide average, however, median housing costs are below the statewide average. Hampton historically has had higher rates of owner-occupied units due to its rural agricultural nature. Much of the housing stock in Hampton is aging and oversized relative to current household sizes. Older housing can be expensive to maintain and difficult to manage for elderly or cost-burdened residents.

Despite the challenges to come, we believe that the Hampton community can and will work together to overcome those hurdles. The Town prioritizes its community feel, and like many small towns, large extended families have made Hampton their home for decades. In keeping an eye toward the future and what we want it to be, the community can work together to chart the best course to make Hampton strong, resilient, thriving, and diverse for both its long-term residents and newcomers.

Statutory Requirements

Section 8-23 of the Connecticut General Statutes (CGS, the "Statute") requires each municipality to adopt a Plan of Conservation and Development every ten years. The Plan is

DRAFT

key to accessing state funding for a variety of projects, including transportation, open space, education, and others. State agencies, when administering grants and other state funding for municipalities, must consider the State Conservation and Development Policies Plan (C&D Plan, the "State Plan") and the local Plan for consistency. At a minimum, the local plan must consider:

- Future land use
- Affordable housing
- Protection and preservation of drinking water supplies
- Cluster development and soil types
- Physical, social, economic, and governmental conditions and trends
- Community needs
- Energy
- Protection and preservation of agricultural resources
- Sea level concerns; and
- Technology needs of the municipality

The Statute requires that any inconsistencies between this Plan and the State and Regional Plans be acknowledged. Those inconsistencies are explored in the next sections of this Plan.

Consistency with the Regional Plan

Hampton is one of sixteen municipalities within the Northeast Connecticut Council of Governments (NECCOG) planning region. As of January 2025, NECCOG has not adopted a regional Plan of Conservation and Development, and therefore it is impossible to determine consistency.

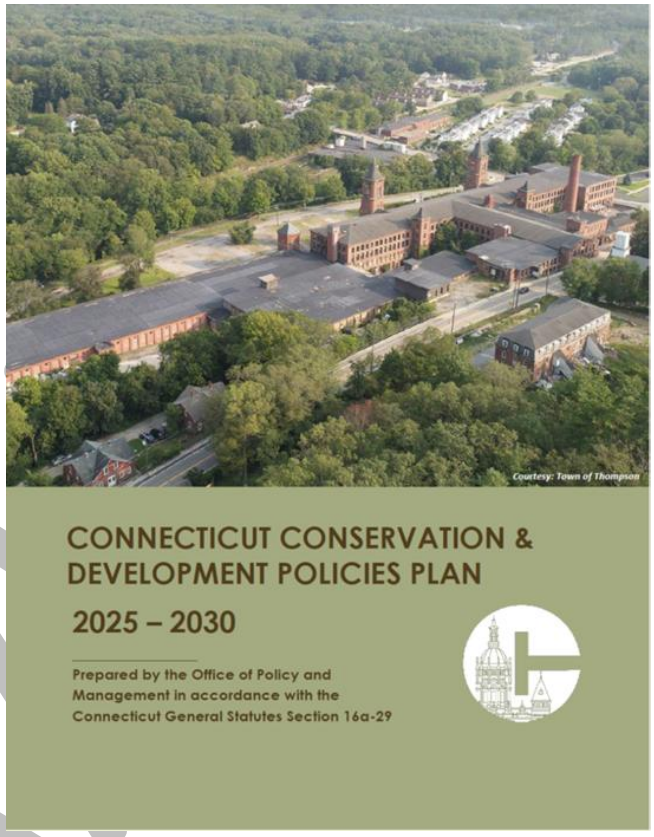
The community's vision of Hampton as a natural, agricultural, and historic hub within the region that is supported through the various events, activities and services provided by its civic leaders, numerous citizen-volunteers, and non-profit organizations

The Guiding Principles identified for the Hampton Plan of Conservation and Development are in line with the objectives of the programs administered by the Council of Governments. Increased housing opportunities, supporting local businesses, the protection of natural and historic resources, and the enhancement of transportation infrastructure are goals identified within regional plans, unified plan of work and programs of the NECCOG.

DRAFT

Consistency with the 2025 State Conservation and Development Policies Plan

The 2025-2030 State Conservation and Development Policies Plan was adopted March 5, 2025, and therefore is the State Plan that was consulted during the process of developing this POCD.

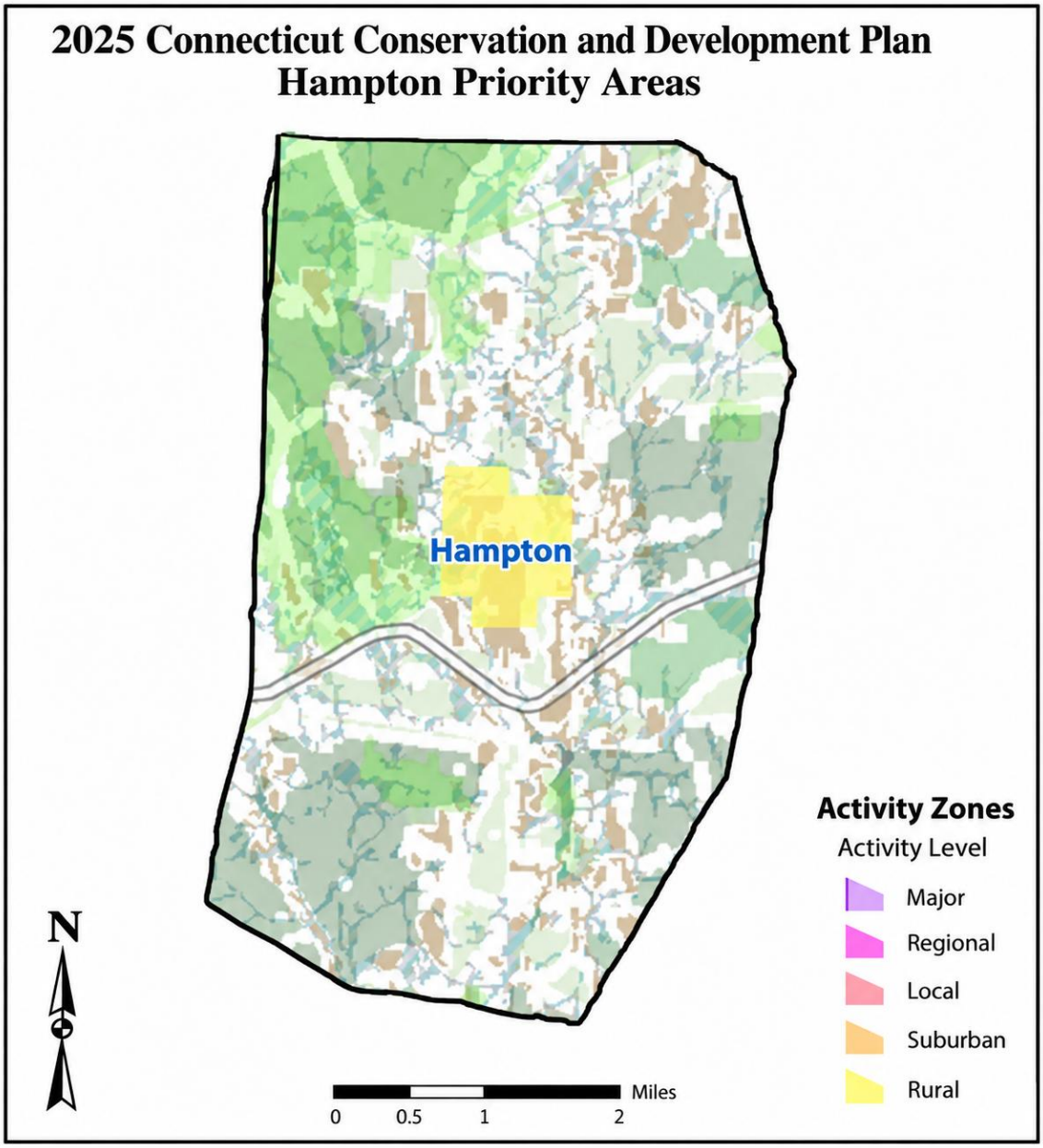


The 2025 State C&D Plan takes a different approach from those of years past. It places more emphasis on the written document and the policies found within than on the Locational Guide Map (LGM). Historically, state agencies were required to confirm consistency between the local PoCDs and the LGM when considering state funding for local projects. Prior LGMs noted Priority Funding Areas which relied on existing infrastructure availability and were based on census blocks. Census blocks are formed around population density rather than land area and they vary greatly in size. As such, the former LGM often included whole census blocks in priority funding areas that may have only partly included infrastructure, and therefore could be eligible to receive state funding when ground conditions may not align with the policies within the Plan. The updated LGM is based on activity centers which consider downtown areas, transit stations and corridors, infrastructure, and other public facilities. The map creates a circumference around these activity centers which is based on the considerations for realistic growth around existing built-up areas. This model lends itself to prioritizing development in and around already dense areas. This model is also less likely to create conflict areas where natural conditions may call for conservation priorities, but the census block is noted as a priority funding area for development.

In reviewing the 2025 LGM, Hampton contains a rural activity center along Route 97 to the north of Route 6 (the yellow highlighted area). This area functions to serve the community with jobs and services. The remaining geographical areas of Hampton are zones for residential development, or set aside as conservation space, parts of the Route 6 corridor contain commercial and industrial zoning which allows for the growth of the tax base town.

DRAFT

The vast majority of town is zoned for low-density housing. Water and sewer are not available anywhere in town. The Hampton Main Street area aligns with the activity center found in the LGM. This area represents the Hampton Hill Historic District with easy access to Route 6 for commuting and the flow of goods, and is an area of focus for future economic development.



In addition to activity centers, the State C&D Plan encourages growth surrounding transit nodes and along transportation corridors, which are also noted on the LGM. As discussed later in this Plan, Hampton is not served by public infrastructure or viable transport connections to employment centers.

Overall, this Plan is broadly consistent with the LGM focusing future growth in and surrounding areas noted as activity centers, though the LGM does not include the Route 6 Corridor, particularly in the western portion of Hampton, which is locally designated. These areas already have appropriate access and facilities to support additional growth of both housing and commercial development. There are neither sewer nor water services in town. Toward the outside of the town's geographic center, the LGM would not support additional growth as many services are not provided. This Plan and existing zoning do not support additional development of those areas beyond large-lot single-family housing.

The vision of this Plan, which is included in the following chapter and explored more broadly later in this Plan, aligns with the four guiding principles of the State Plan which are "Sustainable, Equitable and Just, Vibrant, and Resilient". Hampton has determined that a key component of this Plan is to continue to support a thriving recreation environment to become the "Regional Outdoors" as a tourist economic hub for northeastern Connecticut. As noted above, the LGM supports additional growth in the core area of Hampton, and the written policies are supportive of encouraging growth in areas where transportation corridors already exist.

Another guiding principle of the Hampton Plan is to expand and improve Hampton's housing stock in order to provide opportunities to residents of all ages and incomes. This goal is consistent with the State's principle of being equitable and just. Additional housing leads to more opportunities for a more diverse community. Other guiding principles of this plan include enhancing municipal facilities to adapt to the changing environment, and focusing on enhancing the natural, cultural, and historic resources with an emphasis on resilience and sustainability. As previously noted, a core theme of the State C&D Plan is sustainability, particularly as it relates to the impacts of climate change.

History and Background of Hampton

Prior to the European arrival in Eastern Connecticut, the area now known as Hampton was likely inhabited by the Nipmuck or Mohegan, the primary Native American nations in the eastern portion of what is now Connecticut.

Located near the center of the Windham County in Connecticut's scenic "Last Green Valley", Hampton retains its quaint picturesque New England charm. The plentiful environmental assets in town include the vast James L. Goodwin State Forest, the

DRAFT

Hampton Reservoir, the Air Line State Park, and the bountiful wetlands, watercourses, forested areas, and prime farmlands position natural resource conservation and open space acquisition as a top priority of the town. There are places to hike, bike, fish, cross-country ski, paint, photograph or just walk to replenish your spirit. Hampton is the perfect place to gather family and friends together to experience the very best of Northeast Connecticut.

Settlement of the area by colonists began in the early years of the 18th century as Windham Village. The initial colonial settlers were primarily farmers, whose immediate work was to clear and plow the land, plant crops, dig root cellars, and build houses, barns, and sheds. There were no mill complexes or large-scale industrial developments as there are no water bodies with sufficient water flow to power mechanically intense activities.

The Town of Hampton was incorporated in 1786, at that time, its residents were farmers, tradesmen, merchants, teachers, lawyers, pastors, and doctors, occupations which are still maintained by many present-day residents. There were a variety of small-scale mills along the Little River making cider, shingles, and cotton. Much of the water-harnessed power was provided by small brooks and streams which also powered the grist and sawmills. During the winter months, local ponds were used to supply ice to everyone who owned an ice house.

The Town experienced a dramatic transformation in 1872 when a railroad station was built here due to the efforts of former Governor, Chauncey Cleveland. Having the railroad stop in Hampton meant that farmers could safely transport perishables to places as far away as Boston and students could now travel to better their education. By the early 1900's, Summer visitors came and brought with them a new source of revenue to the Town – tourism.

With the arrival of the Industrial Age, workers left their Hampton farms and declining businesses and commuted to work in the large mills in Willimantic. James L. Goodwin developed orchards, as well as lumber and stone-cutting businesses, all were contained within the original 1,723 acres now known as Goodwin State Forest.

As the economy of Hampton became less dependent on farming, people realized the need to focus on preserving as much of the remaining open land as possible. No one was more qualified to promote this thinking that the Pulitzer Prize winning naturalist, Edwin Way Teale. He and his wife, Nellie, called their 168 acre Hampton property "Trail Wood." The walking trails, their house, and his books are still available for all to enjoy.

DRAFT

Because so many people cared and continue to care about land preservation and the rural lifestyle, the character of Hampton has come full circle. There are open spaces, woodlands, and farms dotting the landscape again.

It is in this exact setting - a blend of the "old" and the "new" - that Hampton residents will continue to enjoy a good quality of life for generations to come. (Source: About Hampton - hamptonct.org)

Demographics

Hampton is a small community in Windham County in the northeast corner of Connecticut with 1,628 residents and 686 households (Source: 2025 Town Profile). At approximately 25 square miles, the population density is 65 persons per square mile. The population, like most small communities in Connecticut, is predominantly Non-Hispanic White (90%). Approximately 5% of residents identify as Hispanic or Latino/a. The population, also much like the rest of Connecticut, is rapidly aging. As of 2023, approximately 14% of residents are between ages 50 and 59 and 24% are over the age of 60. Children under 19 make up 22% of the population, and the median age in town is 51, which is above the statewide median age of 41. Since 2010, the town's population has decreased by approximately 7% and is expected to decrease to approximately 1,485 by 2040 (Source: CT Data Center).

Most residents report speaking English at home, 94%, as opposed to 77% statewide (Source: 2025 Town Profile). Approximately 32% of Hampton residents have earned a High School Diploma, only 12% have earned an Associate's Degree, and 33% of residents have earned a Bachelor's Degree or higher.

Hampton is a working-class community with a median household income of $112,344, which is above the statewide median of $93,760. The poverty rate in Hampton is 6% which is lower than the statewide poverty rate of 10% (Source: ADVANCE CT). The term ALICE refers to those who are Asset Limited, Income Constrained and Employed. These are people and families who are employed full-time and oftentimes own their own home, but are on a limited budget and are just one emergency or unexpected expense from financial trouble. These individuals do not meet the criteria to be defined as being in poverty but are often living not far above the poverty line. Statewide, it is estimated that 29% of residents are ALICE, while in Hampton, approximately 28% of the population is estimated to be ALICE (Source: UNITED FOR ALICE).

Transportation

Most residents in Hampton are dependent on private vehicles for transportation and have access to a car. While 78% of workers rely on a private vehicle to commute to work, 3% of

DRAFT

residents report having no access to a car. There are no other reported modes of commuting besides telecommuting (16%). There are no fixed public transportation routes in town. There are very few options for connections outside the region without making several switches between bus routes in neighboring towns such as Brooklyn, Putnam, and Killingly, which are served by the Northeast Connecticut Transit District (NECTD). Senior residents or those with disabilities use dial-a-ride services provided by the NECTD. While Hampton was once served by one railroad, the Air Line Railroad passenger service ended in 1971. The Air Line has been converted to the Airline State Park Trail, a cross-state multi-purpose trail that promotes and can facilitate inter-town travel via bicycle, equestrian, and pedestrian modes. Micromobility options, such as e-bikes and e-scooters, have become increasingly common, while emerging technologies such as autonomous vehicles may influence transportation patterns in the future. As transportation needs and technologies evolve, the Town should consider buffered shoulders, traffic-calming measures, and Complete Streets principles to improve safety and accommodate a wider range of roadway users.

The two primary roads in Hampton are the Hampton/Providence Turnpike (SR 6) and Main Street/Pudding Hill Road (SR 97). The Town owns and maintains over 43 miles of local roads. These busier roads act as feeders to and from Route 6 for residents of Hampton and surrounding towns.

Land Use Zoning and Housing

Hampton's land use pattern reflects its historic development as a small, rural New England town rather than a traditional sector or concentric growth model. The town does not have a dense downtown core or major industrial corridors. Instead, development is centered around a modest historic village area, with a small commercial cluster along Route 6, between the Chaplin Town line and West Old Route 6. The village center contains civic buildings, the First Congregational Church, the Town Hall, and a small cluster of residential properties, forming the social and historic heart of the community. There are no former mill complexes or large-scale industrial redevelopments, as Hampton did not experience the mill-driven growth seen in other northeastern Connecticut towns.

Single-family homes on large lots are the primary form of development, along with active farms, open fields, woodlands, protected open space. Minimum lot sizes are larger than in more urbanized communities, reinforcing the town's rural character. Commercial development is very limited and consists primarily of small-scale, locally oriented businesses.

DRAFT

Hampton is not served by any interstate highway. The absence of interstate interchanges or rail infrastructure has limited industrial and large-scale commercial growth. As a result, there are no industrial parks, big box retail centers, or warehousing hubs within town boundaries. Instead, the landscape is defined by scenic roads, agricultural properties, and dispersed residential neighborhoods.

Overall, Hampton's land use pattern is characterized by low density, limited commercial activity, and a strong emphasis on open space and agricultural preservation. This pattern reflects both historic development trends and ongoing community preferences to maintain the town's rural identity while accommodating modest residential growth.

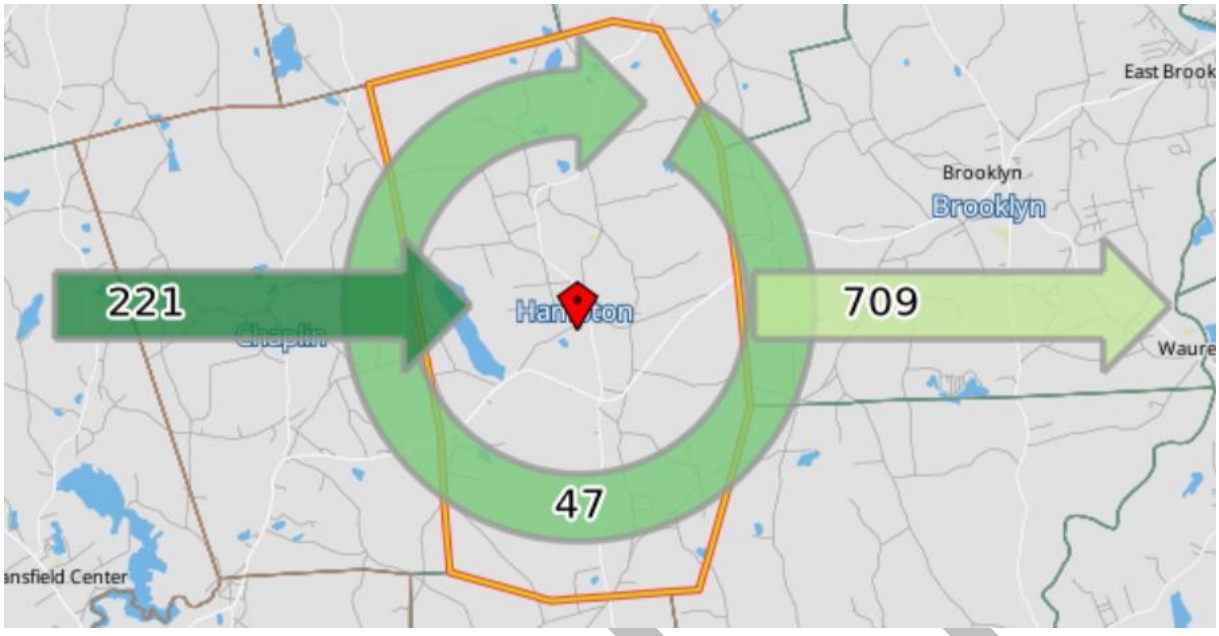
As of 2023, there were 727 housing units in Hampton with a median home value of $291,100, which is significantly lower than the statewide median of $343,200. The median rent in Hampton is $1,276 per month versus a statewide median of $1,431. Approximately 91% of the units in Hampton are owner-occupied, which falls above the statewide average of 66%. Six percent of units are vacant, a healthy vacancy rate that allows for in-migration and intra-migration (Source: Advance CT).

Affordable housing, as defined by CGS 8-30g, includes housing that is funded by the Connecticut Home Finance Authority (CHFA), deed restricted or reserved for those with low and moderate income as well as assisted housing. Hampton is not exempt from the 8-30g appeals process, with 1.65% of its housing stock defined as 'affordable' in accordance with Statute.

Economy

Consistent with its history as an agricultural town, Hampton continues to have a limited mix of commercial and industrial activity providing just under 270 jobs within its borders. More workers report travelling from Hampton than travelling to Hampton for work. It is estimated that 221 people travel to Hampton for work, while 709 Hampton residents commute out of town or telecommute for work. Additionally, 47 workers both live and work in Hampton. Much of the inflow of jobs is accounted for by Hampton Elementary School and EastCONN, which draw a small regional workforce (Source: OnTheMap). As is evident from these figures, Hampton can be described as a quiet, bedroom community that exports more than three times as many jobs as it imports. This indicates Hampton's role as rural residential.

DRAFT



Source: US Census, OnTheMap

Top industries are government (including schools), health care and social assistance, management of companies and enterprises, other services, and construction. As of 2025, there were 138 active business registrations in Hampton (some of which may be located in Scotland, which shares a zip code for portions of town). Key employers include EASTCONN, Woodhill Farm, and Donahue Construction. (Source: Advance CT 2025 Town Profile).

Top Industries
Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Government	281	
Local Government		*79%*
2 Health Care and Social Assistance	83	
Social Assistance		*49%*
3 Mgmt of Companies and Enterprises	74	
Mgmt of Companies and Enterprises		*100%*
4 Other Services (except Public Admin)	54	
Religious, Grantmaking, Civic, Prof. Org		*37%*
5 Construction	36	
Specialty Trade Contractors		*78%*
Total Jobs, All Industries	615	

Source: Advance CT, Hampton Town Profile, 2025

Municipal revenues are just over $5.4M, of which $3.6M is obtained through property taxes while the balance comes from intergovernmental revenues. Two percent of the grand list is commercial or industrial properties; the rest of the tax burden falls to residential property owners (Source: ADVANCE CT 2025 Town Profile). Expenditures are $5.3M per year, of which $3.5M or 65% are spent on education, typical of most communities in the state. Annual debt service is 0% of the total budget.

DRAFT

CHAPTER 2 – Plan Background

Process for Development of Plan

The development of this plan update was led by the Planning and Zoning Commission with significant input from Town Staff including consulting planner and other key stakeholders including members of other boards and commissions, volunteers, and the community at large.

Over the course of approximately 18 months, the Commission reviewed the 2016 PoCD to determine what goals had been achieved and what actions had been completed over the last decade. In doing so, the Commission determined which goals and actions should be carried forward into this planning process, and which were no longer relevant.

In addition, the Commission created a community survey which was open for several months at the beginning of the planning process in order to gauge interest in the community and understand what citizens of Hampton felt were top priorities for the next decade.

Finally, the Commission reviewed the 2025-2030 Connecticut Conservation and Development Policies Plan in order to determine consistency of the Hampton PoCD.

Survey Results

During the development of this Plan update, the Planning and Zoning Commission solicited feedback from the community through an online public survey. A total of 157 responses were collected, the majority of which came from Hampton residents, including individuals who both live and work in town, residents who commute elsewhere for work, and a significant share of retirees. Specifically, about 94% of respondents either live or work in Hampton, with the largest group (36.4%) reporting that they live in Hampton but work elsewhere and another 33.1% indicating they live in Hampton and are retired.

A strong theme throughout the survey responses was the community's deep appreciation for Hampton's rural character and natural landscape. Residents repeatedly identified open space, farmland, forests, and access to outdoor recreation, including the Goodwin State Forest, the Air Line Trail, and other preserves, as qualities that make Hampton special. Many respondents also highlighted the close-knit community atmosphere, the quiet pace of life, local gathering places such as the Fletcher Memorial Library and the Hampton General Store, and community events as elements that make Hampton a special place. Respondents frequently described Hampton as peaceful, scenic, and welcoming, with strong volunteerism and civic engagement.

DRAFT

At the same time, survey participants identified several areas where improvements could enhance quality of life. A commonly mentioned priority was carefully scaled economic development, particularly along Route 6. Many respondents expressed interest in additional small-scale businesses such as restaurants, cafes, grocery or farm markets, and service-based establishments. However, residents consistently emphasized that any new development should respect the town's rural character and avoid large commercial or big-box projects that could change Hampton's identity.

Housing and demographic trends were also recurring topics. Several respondents expressed concern about an aging population and noted the need for housing options for seniors who wish to remain in town, including smaller homes, accessible housing, or assisted living options. Others highlighted the importance of attracting young families and school-age children, noting that maintaining a strong local school system is vital to Hampton's long-term vitality. Comments frequently referenced the importance of supporting the elementary school and ensuring that Hampton remains an attractive place for families to settle.

In addition, respondents identified several community needs related to services and infrastructure. These included transportation options, particularly for seniors traveling to medical appointments, expanded senior services, improved recreational opportunities for children and families, and safe walking or biking infrastructure such as sidewalks and trails. Some residents also expressed interest in expanded community events, improved communication from the Town, and better access to everyday services such as medical offices, pharmacies, and small retail establishments.

Approximately 64.5% rated investment in access and infrastructure for recreational resources as either very or moderately important. Approximately 77.4% supported continued Town contributions toward state-funded grant opportunities for open-space and recreational improvements. Among those respondents, connecting forests and trails and improving the stewardship and maintenance of existing open space ranked above investment in active-recreation facilities or upgrades specifically focused on the Air Line State Park Trail. These results suggest that residents' priorities are centered primarily on protecting, connecting, and maintaining Hampton's existing natural and recreational resources, rather than substantially expanding visitor-oriented recreation.

Survey responses also revealed mixed opinions regarding the creation of a dedicated Economic Development Commission. When asked whether the Town should establish such a body, approximately 27% supported the idea, 31.5% opposed it, and about 41.7% were unsure, indicating that residents are open to discussion but cautious about how economic development initiatives might affect the community's character.

DRAFT

When ranking economic development priorities, residents placed the greatest emphasis on supporting agriculture and farms, followed by supporting existing small businesses and home-based businesses, suggesting a preference for locally rooted and small-scale economic activity. In contrast, visitor-oriented businesses tied to recreational assets such as the Air Line Trail and broader retail expansion along Route 6 tended to rank lower overall.

Respondents generally viewed the Town's local government positively. Of the 154 respondents who rated its friendliness, professionalism, and approachability, 63.6% rated the Town as performing either "very well" or "moderately well." Approximately 22.1% rated its performance as average, while 14.3% rated it below average or not well at all. Comments expressed appreciation for Hampton's staff and small-town government while also identifying concerns about limited Town Hall hours, communication and responsiveness.

The survey also demonstrated the importance of using multiple communication methods. When asked how they preferred to receive future surveys and information about Hampton events, 37.8% selected email, 25.8% selected direct mail, and 23.8% selected the Town website and social media. These results support improving digital communications while retaining direct-mail and other outreach methods for residents who may not regularly use online resources.

Taken together, the survey results reflect a community that deeply values Hampton's rural character, natural resources, agricultural heritage, and strong sense of community. Respondents appear open to modest growth and improvements, particularly those supporting agriculture, existing local businesses, housing for families and older residents, infrastructure, and community services, provided that change remains compatible with Hampton's distinctive small-town identity.

Previous Planning Efforts

The previous Plan of Conservation and Development provided an important foundation for the development of the 2026–2036 update. Many of the goals and recommendations from the prior plan remain relevant today and continue to guide the Town's approach to land use, conservation, and community development.

Since adoption of the previous POCD, Hampton has made progress in several areas identified as priorities. Efforts to preserve open space and farmland have continued through conservation initiatives and partnerships with land trusts and state programs. The Town has also maintained its commitment to protecting environmental resources and rural

DRAFT

landscapes. The acquisition of the Little River Preserve and the gradual work toward improving public access to this property have been significant successes. The Planning & Zoning Commission adopted the Town's first Affordable Housing Plan in 2021 and began efforts to implement its recommendations. It modified its Accessory Apartment regulations to be compliant with the standards established in Public Act 21-29, and adopted the Town's first multifamily development zoning regulations subsequent to that. Thus far, the Town has not seen any multifamily proposals enabled by this zoning change.

Despite these accomplishments, several issues identified in the prior POCD remain relevant. These include maintaining infrastructure, supporting economic activity in a primarily rural community, and addressing demographic changes such as an aging population. Housing affordability and the availability of housing options for different age groups have also become increasingly important considerations.

DRAFT

CHAPTER 3 – Vision and Goals

The Town of Hampton Planning & Zoning Commission, in developing this update to the 2016 Plan of Conservation & Development (PoCD), is guided by a steadfast commitment to conserving and enhancing the historic, rural atmosphere of Hampton and by the intent to promote actions and policies that will encourage a welcoming, connected, and sustainable community where wider opportunities for homes, agriculture, businesses along Route 6, and home occupations are available to all.

A fundamentally rural, agricultural nature has defined the community of Hampton for centuries, and it continues to be a critical component of the town's self-identity as it faces the next decade. Making investments in conservation of forests, farms, trail systems, and open spaces will help reinforce this rural tradition. At the same time, certain elements of change must be acknowledged and used to guide appropriate growth. An aging population, limited housing and limited commercial diversity, continued needs for infrastructure investment, and a changing climate also demand proactive plans and active responses.

We envision a Hampton that:

- Strives to create more diverse housing opportunity to attract new residents while supporting existing households throughout all stages of life.

- Safeguards the integrity of our natural, agricultural, and historic resources through sustainable conservation practices while supporting the Town's agricultural and farming culture and heritage;

- Constantly seeks to strengthen connections among its residents and resources, through communications, community events, physical pathways, and an active and responsive government;

- Promotes economic development that takes advantage of Route 6 and trail corridors that serve the commercial needs of the community while aligning with Hampton's spirit and pace.

DRAFT

CHAPTER 4 – Conservation and Natural Resources

We envision a Hampton that safeguards the integrity of our natural, agricultural, and historic resources through sustainable conservation practices

Conservation of natural, agricultural, and historic resources is central to Hampton's legacy and ongoing identity. As a small, rural community rich in farmland and forestland, its quality of life and sense of place is intimately and inextricably tied up with its ongoing dedication to preservation and stewardship of these resources.

The Town's leading body for conserving its natural resources is the Hampton Conservation Commission (HCC), formed in 1974. The HCC is responsible for leading conservation advocacy and action on behalf of Hampton. The mission of the HCC is to advocate for the protection of the rural environment and character of the Town, not by obstructing change, but rather by integrating change into Hampton's landscape and community.

The HCC seeks to protect both the visual elements and the experiences that are inherent to living in a rural community. At the policy level, the HCC participates in the deliberations of the Hampton Planning and Zoning Commission (PZC) and the Inland Wetlands and Watercourses Agency (IWWA). Together, these three organizations provide substantive advice to the Board of Selectmen and the citizens. The Conservation Commission meets regularly to fulfill its mission to protect and enhance the Town's natural resources, and proactively coordinates with other elements of the Hampton town government to ensure conservation equities are a factor in the decision-making process.

The HCC is tasked with:

- Managing specific town-owned properties open for recreational use, as delegated by the Selectmen.
- Maintaining a list of private properties of special conservation value and seek to identify strategies for their long-term protection.
- Providing advise to residents who wish to conserve their own property.
- Seeking partnerships with individuals and organizations that can help advance the HCC mission.
- Maintaining an inventory of natural resources and promoting their protection.
- Acquiring and managing protected open space. and takes on other tasks as authorized by statute, as directed by the Board of Selectmen, or by vote of the Commission members.

The Hampton Conservation Guide of 1977, found in the Town Clerk's Office, presents detailed information and recommendations on natural resources in Town. Today we use

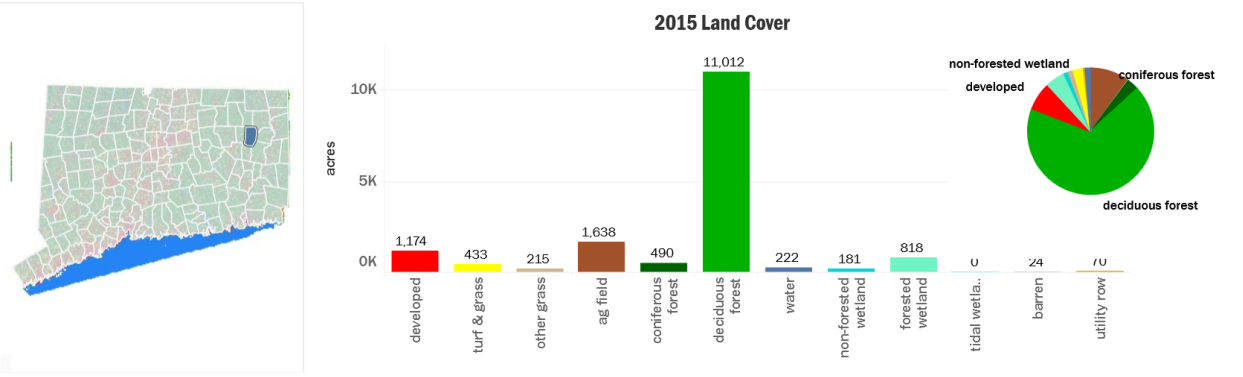
DRAFT

digital mapping, based on Geographic Information Systems (GIS) software, to find out where wetlands, deep soils, and streams and ponds may be found. Such information can be retrieved at the University of Connecticut's CLEAR website and at the website of the Northeastern Connecticut Council of Government. In this section of the POCD, we consider the current and future status of Hampton's natural resources.

Agricultural Heritage

The town of Hampton has a long history of agricultural land use, dating back to the land burned for planting and deer hunting by native Americans, likely members of the Nipmuck or Mohegan tribes. In the 18th and 19th centuries Hampton's economy was mainly agricultural, with dairy farming an important industry until the early 1900s. Hampton's agricultural economy declined significantly during the 20th century with the shift of the regional economic driver, industrialization, and the manufacturing of goods. Subsistence agriculture largely gave way to commodity agriculture. The demand for certain goods, such as dairy products and much produce, retain value as a local consumer good.

In 1970, the Town's Plan of Development listed 2,500 acres of farmland, accounting for 16 percent of the total land in the town or twice the amount of developed land. By 1985 agricultural lands made up 1,600 acres, or 10 percent of the total land in Hampton. The most recent statistics, from 2015, indicate that the amount of agricultural land has stabilized. Developed land has remained at about seven percent of the total land in town for the past fifty years, while deciduous forests cover nearly 70 percent of the land.



Town	deciduous forest	ag field	developed	forested wetland	coniferous forest	turf & grass	water	other grass	non-forested w..	utility row	barren	tidal wetland
Hampt..	11,012	1,638	1,174	818	490	433	222	215	181	70	24	0
	67.7%	10.1%	7.2%	5.0%	3.0%	2.7%	1.4%	1.3%	1.1%	0.4%	0.1%	0.0%
Grand Tot..	11,012	1,638	1,174	818	490	433	222	215	181	70	24	0
	67.7%	10.1%	7.2%	5.0%	3.0%	2.7%	1.4%	1.3%	1.1%	0.4%	0.1%	0.0%

Source: CT Center for Land Use Analysis and Research (UConn CLEAR)

Hampton has taken several steps to support agricultural viability. In May of 2011, Hampton approved a town ordinance to establish an Agricultural Commission, composed of five

DRAFT

members. Its stated purpose is to foster agricultural viability and preservation of agricultural land, to support agricultural education, to promote existing and new farm operations, as well as improve communication between the town's departments, farmers, and other residents. The Commission meets periodically in the Town Hall and maintains a webpage on the Town's website.

Hampton also adopted a Right-to-Farm Ordinance, with the recognition that: "Agriculture plays a significant role in Hampton's heritage and future. The Town officially recognizes the importance of farming to its rural quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife and local economy. This Right to Farm ordinance encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmland within Hampton by allowing agricultural uses and related activities to function with minimal conflict with abutters and Town agencies."

AGRICULTURAL LAND PRESERVATION

Farmland can be lost, essentially permanently, when land is subdivided for house lots or otherwise developed, or it can fall out of production and revert to forestland - a form of agriculture, itself.

The PZC, when it reviews and approves subdivisions of land, uses measures provided by the zoning and subdivision regulations to preserve farmland. Since it adopted conservation subdivisions about twenty years ago, economic recessions, COVID-19 and changing demographic trends have resulted in much reduced development pressure in Town; since adoption of the last POCD, there have been no major subdivisions of land in Hampton. The largest division of land over the past decade has been a 7-lot development on Reilly and John Mack Roads.

In addition to local efforts, the Connecticut Department of Agriculture funds programs for agricultural land preservation. These programs meet the needs of those who want to continue to farm but might otherwise find it unaffordable.

- The Farmland Preservation Program was established to build a protected land base to ensure that agriculture remains a component of the state's economy. The Department of Agriculture purchases the rights to develop the land from the farmer. It places a restriction on the deed to the property while the land continues to be owned by the farmer, who can use it (only) for agricultural uses. The farmer will continue to pay some but much reduced taxes to the Town.

- The Joint State-Town Farmland Preservation Program provides for the joint purchase of development rights by the State and a Town, so long as the Town has a policy in support of farmland and has an agricultural land preservation fund.

DRAFT

• The Community Farms Preservation Program protects small farms of local economic importance that may not qualify for the traditional Farmland Preservation Program. State funding is available sporadically, so interested landowners may have to wait for funding to become available. Department of Agriculture has funded agricultural land preservation, some historic preservation efforts included:

Stone, 1135 Pomfret Road 160.84 acres

Geer, 1135 Pomfret Road 178.3 acres

Jaworski, 125 Route 97 115.15 acres

Loew, 985 Pomfret Road 138 acres

The American Farmland Trust prepares an extensive survey of options for preserving farmland in Connecticut. Its publication "Conservation Options for Connecticut Farmland" is updated periodically and is available widely.

AGRICULTURAL TRENDS

Agriculture in Connecticut has continued to shift toward smaller-scale, diversified operations, with growth in local food production, specialty crops, and direct marketing. Since the late 2000s, the number of farms statewide has increased, reversing earlier declines, while total farmland acreage has remained relatively stable. Demand for locally grown food, organic products, and farm-based experiences continues to support this trend.

Hampton has experienced an increase in the number and diversity of farm operations, including fruit/vegetable farms, wineries, orchards, equine facilities, nurseries, and specialty producers. A study by the American Farmland Trust (2007) suggests that farms help to stabilize municipal budgets; farms require just 31 cents worth of municipal services per dollar of property tax revenue, whereas residential development, on the other hand, costs $1.11 in services per tax dollar collected. Increased public interest in organic and locally grown produce and farmers' markets has benefited the economy of Hampton. The continued use of land for farming also has benefits for those residents who wish to preserve the rural character of the town. It is important to note that these studies have been broadly aggregated across numerous communities, and based on household sizes and agricultural production that may have changed over the past two decades. The goal of these studies is not to discourage family-friendly communities, but rather to make clear that agriculture is both a cultural and an economic benefit to communities.

A development over the past decade that has bolstered Hampton's agricultural sector has been the relocation of a community of Mennonites from Pennsylvania to Hampton, purchasing large areas of agricultural land and bringing their farming and crafts culture to

DRAFT

Connecticut. Their agricultural production, farm stores, and handmade goods have breathed new life into the farm community in Hampton.

Agritourism and value-added agricultural uses, such as wineries, have become increasingly important components of Connecticut's agricultural economy. Hampton is home to a winery that contributes to both agricultural production and regional tourism.

CHALLENGES AND OUTLOOK

Hampton retains an active and increasingly diverse agricultural sector, supported by local policies such as the Right-to-Farm Ordinance, the work of the Agricultural Commission, and State farmland preservation programs. The number of farms and variety of agricultural activities have grown in recent years, reflecting broader trends toward smaller-scale, diversified, and locally focused production. The presence of the Mennonite farming community and continued demand for locally produced goods have strengthened the viability of agriculture in Hampton.

Looking ahead, Hampton faces several ongoing challenges in sustaining agriculture as a viable economic activity. These include the high cost of land, limited access to capital for new and existing farmers, and the gradual loss or fragmentation of farmland over time. While development pressure has been relatively modest in recent years, even a small-scale subdivision can reduce the long-term viability of agricultural operations. Opportunities exist to strengthen farmland protection, support farm-related businesses, and align local regulations with modern agricultural uses, helping to ensure that agriculture remains a meaningful component of Hampton's economy and rural character over the coming decade.

Agritourism and value-added agricultural uses, such as wineries, have become increasingly important components of Connecticut's agricultural economy. Hampton is home to a winery that contributes to both agricultural production and regional tourism.

Natural Resources

Beyond the Town's agricultural producers and farmlands, Hampton holds a wealth of natural resources that contribute to the town's environmental health and community experience. Soils, air, water, wildlife, and natural landscapes are critical and deserving of significant attention.

SOILS

Productive soil in Hampton is a precious commodity. The surface of Hampton's 15,872 acres is a product of the glaciers that left behind a stony and poorly drained landscape

DRAFT

These conditions have limited the suitability of soils for intensive agriculture and other types of development. Residential development is constrained by limitations on septic system construction due to high water tables and bedrock. Neither are the soils well suited for tillable fields because topsoil is typically rocky and shallow over infertile subsoil and bedrock.

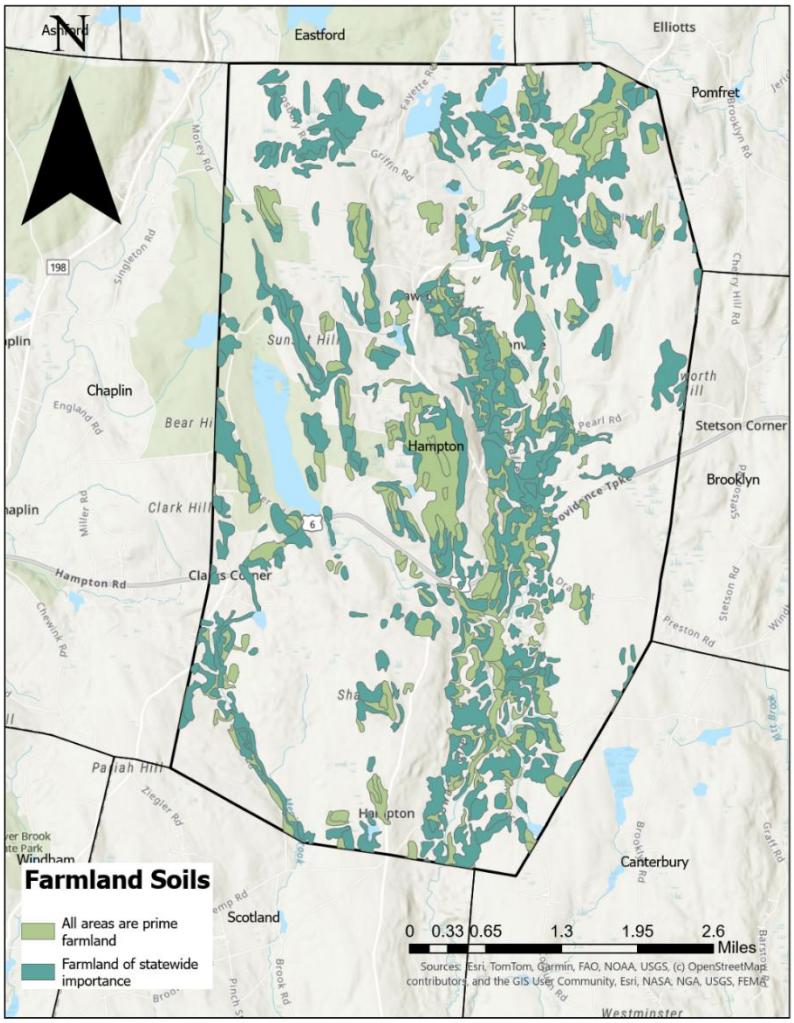
Bands of sand and gravel deposits paralleling the Little River may have value where they are still accessible under undeveloped land. Sand and gravel are necessary commodities in the construction industry but these have become increasingly difficult to mine due to local opposition, especially where there is a nearby residential neighborhood, and due to the costs of fulfilling regulatory requirements and reclamation following the mining period. Hampton has no commercial gravel operations at this time but it is an allowable use in the Zoning Regulations.

Long developed farmlands and low-lying wetlands are the only places where topsoil more than about 6 inches deep will reliably be found. The best of Hampton's soils are found in the Little River Valley, to the west of Murphy Brook, in the northeast corner of Town, and scattered in small pockets, making it possible to support some, mostly small-scale, commercial agriculture. Native soils support pastures for grazing livestock so long as they are grazed enough to suppress tree growth. The federal government classifies farmland soils according to their ability to produce food, feed, for forage, and for oilseed, as follows:

- "Prime farmland" is of major importance in meeting the Nation's short- and long-range needs for food and fiber.
- "Unique farmland" is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables.
- "Farmland of statewide importance" is land that does not meet the criteria for prime or unique farmland but includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.
- "Farmland of local importance" is land that has been identified as of local importance for agriculture by local agencies.

DRAFT

Hampton's soils support a rich forest economy as well as a robust ecology. A nearly continuous canopy of mixed hardwood species with some conifers thrives where the land has not been cleared. Forest owners may choose to harvest timber for boards or firewood. Wetlands soils are found throughout the Town in areas with a high water table, in low areas and along streams. These provide highly productive biological habitat.



Historically, large areas of Hampton were cleared for agriculture, supporting row crops, hay, and pasture. As farming declined and population growth slowed, much of this land reverted to forest, resulting in the largely wooded landscape that exists today. Despite a period of residential growth from the mid-20th century through the early 2000s, most of the Town remains undeveloped, and soils have remained relatively undisturbed compared to more intensively developed areas.

However, the inherent limitations of Hampton's soils, including shallow depth, poor drainage, and the presence of bedrock, continue to constrain both development and agricultural use. While these limitations have helped preserve open space and rural character, they also present challenges for future land use, including siting of septic systems, road construction, and the long-term viability of farming. Careful consideration of soil conditions will remain essential in guiding development, protecting environmental resources, and supporting appropriate land use patterns in Hampton.

DRAFT

WATER

Surface Water

Hampton's surface waters include lakes, ponds, swamps, rivers and streams, recharged by a substantial 45 inches of annual rainfall. The largest waterbodies are reservoirs: Pine Acres Lake in Goodwin State Forest, and Hampton Reservoir. Many small ponds dot the landscape. Most streams ultimately drain into the Little River or Merrick Brook, and both which drain into the Shetucket River; about 10 percent of the eastern side of Hampton drains to the Quinebaug River. Rivers, streams and their associated wetlands belts compose about one quarter of Hampton's area.

(hydrology map to be added later)

Groundwater

The most important sources of groundwater are aquifers, typically found in deep gravel deposits in river valleys. Hampton's only significant aquifer is found along the Little River. Aquifers that have public water supply wells are required to be regulated by the State and are typically controlled through Zoning Regulations. Groundwater is also found in cracks and pores in bedrock in a complex pattern that is difficult to map. Volumes of water in bedrock are insufficient to support public water supplies but enough to support individual wells. Water yields in wells vary significantly from well to well, and yields on one well do not predict yield on the adjacent well.

However, water supplies in Hampton are abundant, and all lots can attain a water supply sufficient to support residential uses when a well is drilled. Groundwater levels in shallow, dug wells, though, can drop in droughty years, and these residents may have to resort to drilling a new, deep well.

Wetlands

The Town's Inland Wetlands and Watercourses Agency (IWWA) works to protect Hampton's water resources and wetlands through its Regulations to control development that has the potential to damage water resources and wetlands communities.

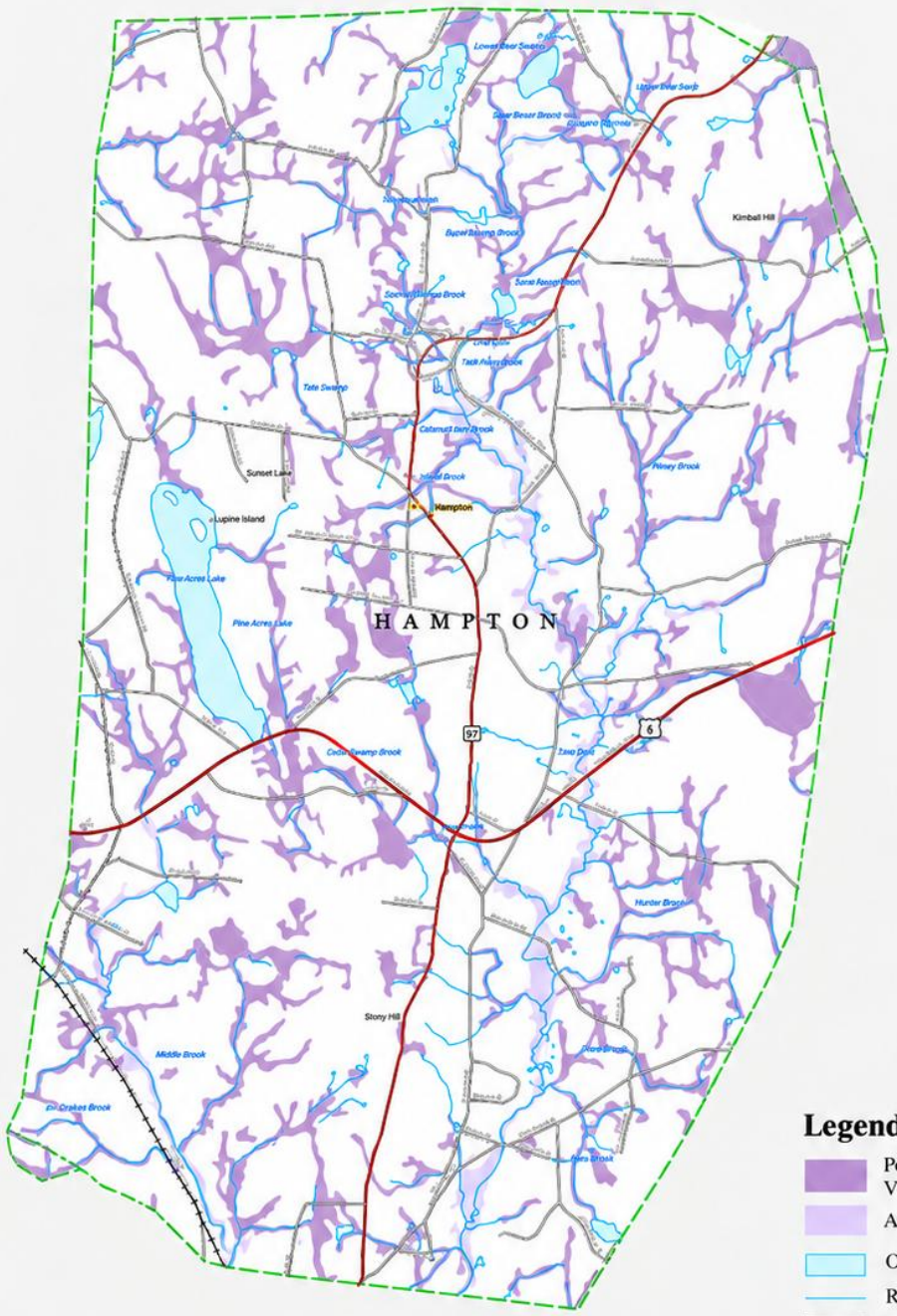
It meets on a regular basis to consider requests for permits to work near and within wetlands and watercourses. Hampton has little commercial and industrial activity, so its water supplies are relatively safe from pollution. But water quality should not be taken for granted. Water from anywhere upstream in the watershed can negatively affect water quality in Hampton. Watercourses, ponds, and both shallow (dug) and deep (drilled) wells can be affected by contaminants such as road salt, oil, fuels, and PFAS. These come from a wide range of sources, and activities and chemicals originally thought to be harmless

DRAFT

have sometimes been found to be harmful to the water supply at a later date. Activities required for road maintenance may be the most frequent source of contamination to Hampton's water resources.

DRAFT

Town of Hampton Plan of Conservation & Development 2026-2036
Wetlands Soils



N

Source: CT ECO / NRCS Wetlands Soils Map
Note: Map is for planning purposes only.

0 0.5 1 2 Miles

Legend

- Poorly Drained and Very Poorly Drained Soils
- Alluvial and Floodplain Soils
- Open Water
- River, Brook, Stream
- Town Line
- US Route
- State Route
- Local Road
- Railroad

Water Resources: Status and Challenges

Hampton benefits from generally abundant and high-quality water resources, supported by limited development and strong local regulatory oversight. Surface waters, wetlands, and groundwater systems remain largely intact, and existing regulations have helped minimize impacts from development. However, these resources are inherently interconnected and vulnerable to both local and upstream influences within the watershed.

Ongoing challenges include the protection of water quality from different sources of contamination, as well as the variability of local aquifers. Climate change, including the increase in frequency and intensity of drought conditions, may further stress shallow groundwater supplies. As development occurs, careful management of land use, stormwater, and activities near wetlands and watercourses will be essential to ensure water resources are protected for future generations.

FORESTS

Much of the native forest ecosystem of the northeastern U.S. has been consumed by development; northeastern Connecticut is a notable exception. Most of Hampton is covered by a canopy of forest, and Hampton would be entirely forested except in bogs and marshes if not for human activities that clear the forest and prevent its return.

Forests provide valuable ecosystem services such as wildlife habitat, keep streams cool, and are an integral component of the water and oxygen cycles necessary for life on earth. From an economic standpoint, forests provide timber for construction, firewood for heating, and provide attractive residential and recreational opportunities such as hunting and hiking. Hampton contains two State Forests: Natchaug and Goodwin, totaling 2,347 acres, and many thousands of acres of privately held forest.

Status and Challenges

Since nearly 70% of Hampton is forested, residential development requires clear cutting before construction. Typically, about three-fourths to one acre of land is cleared for development of each new residence, leaving the balance of the lot wooded. As residential development continues, Hampton's woodlands become more patchy and less continuous, and this changing pattern has an impact on the local flora and fauna.

Large landholders can undertake forest management and "farm" their woods for timber production by thinning and logging. But as large tracts become broken into small ones, timber harvesting becomes less viable since logging is less profitable on small tracts.

DRAFT

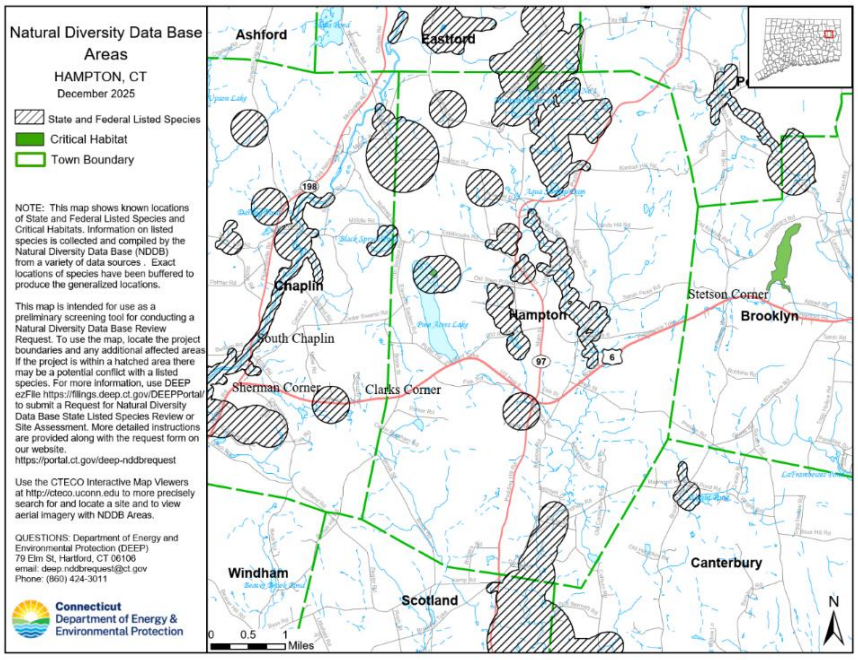
In 2008, the PZC revised its zoning and subdivision regulations to encourage development in clusters with surrounding protected open space. This subdivision pattern will serve to protect the continuous forest canopy which helps maintain large, continuous habitat and supports resilient, biodiverse ecosystems.

Hampton's extensive forest cover remains one of its defining natural features, supporting ecological health, rural character, and recreational opportunities. The presence of large, contiguous forest areas provides valuable habitats and helps maintain environmental quality. Local regulations promoting clustered development have helped to reduce, but not eliminate, the fragmentation of forest resources.

The gradual fragmentation of the forest canopy due to residential development and subdivision of large parcels remains as the primary challenge. As forestland is divided into smaller parcels, opportunities for active forest management decline, while ecosystem fragmentation may increase. Additional pressures include the spread of invasive species and the long-term impacts of climate change on forest health. Maintaining large, connected forest areas and supporting sustainable forest management practices will be important to preserve Hampton's forest resources.

WILDLIFE

Because much of Hampton is undeveloped and population density is low, the Town has abundant wildlife habitat. There is a rich mix of wildlife species and, like all of southern New England some species have reestablished themselves after years absent or in decline. Sustaining a variety of habitats in Town will foster a variety of wildlife species. The Connecticut Department of Energy and Environmental Protection (DEEP) tracks threatened and endangered species through its "Natural Diversity Database" (NDDB), updated annually and found at the DEEP website. The database does not pinpoint the location of specific type of species in need of protection and



DRAFT

special consideration. Instead, when activity is proposed in one of these sensitive habitat areas, the DEEP steps in to provide species-specific guidance to the municipality and the developer to ensure that the resource is protected.

Status and Challenges

The comeback of certain species such as fox, coyote, turkey, and fisher indicates that many wildlife species are more adaptable than once thought. The success of some species, however, does not mean that all species can adjust to human neighbors, major habitat changes, especially with the added pressure of climate change. Encroaching development can be expected to have a deleterious effect on some local wildlife populations. To an increasing extent, a primary wildlife protection goal will be managing wildlife populations that live with and amongst human populations as well as wildlife habitat preservation.

Hampton's extensive forest cover, wetlands, and relatively low level of development continue to support a wide range of wildlife species. State resources such as the Natural Diversity Database provide important guidance for identifying and protecting critical habitats, including those supporting rare or endangered species.

Key challenges include the fragmentation of habitat from incremental development, the varying ability of species to adapt to human presence, and the growing influence of climate change on ecosystems. As development patterns evolve, maintaining habitat connectivity and incorporating wildlife considerations into land use decisions will be essential to preserving biodiversity while minimizing conflicts between wildlife and residents.

AIR

Air quality in Hampton is largely influenced by regional conditions, particularly from sources located upwind to the west. Our air is degraded mainly by ozone and by microscopic particles (particulate) in the air, both of which are associated with respiratory and cardiovascular health impacts.

Although the sources of air pollutants are overwhelmingly from outside Town boundaries, there are still local actions that individuals can take to help reduce air pollution, such as: reducing energy consumption at home through efficient heating, cooling, and home appliance selections; as well as by reducing transportation fuel consumption through the use of fuel-efficient vehicles and alternative transportation options.

DRAFT

OPEN SPACE

Open space is key to maintaining Hampton's rural character and community well-being in many aspects:

- it protects air and water quality;
- it conserves native plants and animals; and
- it positively impacts human health, both mental and physical.

For planning purposes, "open space" includes all undeveloped land, while "protected open space" refers to land permanently protected from development – present and future.

Background

Hampton is a rural town of 25 square miles or 15,872 acres in area with a population 1,647 residents, creating one of the lowest population densities in the State. Similar to most other eastern Connecticut towns and much of southern New England, Hampton is sparsely settled and heavily wooded place with vast amounts of undeveloped land, some of which is considered "open space." The Town is fortunate to incorporate considerable State-owned land within its municipal borders in Goodwin and Natchaug State Forests, but owns little land itself and has not yet adopted a formal plan or process for future acquisitions. The Town has been largely opportunistic in acquiring holdings for itself, working with individual landowners on purchases and relying on state grants for funding assistance.

In recognition of the value of open space and its precarious future, the Connecticut legislature enacted law in 1997 (Section 23-8(b) of the General Statutes) that sets a goal for protecting open space: by 2023, 21% of state land shall be protected from development. Ten percent is to be owned by the State and eleven percent by municipalities, nonprofits or water companies. The purpose was, and is, to provide Connecticut citizens with sufficient space for outdoor recreation and for conservation of natural resources before it is too late to do so due to sprawling land development across the state. The Connecticut Comprehensive Open Space Acquisition Strategy (Green Plan) is a statewide planning document developed by the Department of Energy and Environmental Protection (DEEP) in partnership with municipalities and numerous conservation organizations to guide land acquisitions towards achieving the state's open space goal. As of June 30, 2019, the Department estimated that 508,718 acres, or 75.5% of the total open space goal, has been protected by the Department and its land conservation Partners. DEEP and its Partners need to acquire or protect an additional 60,392 acres and 104,100 acres of open space to reach their respective shares of the goal. In 2002, the Hampton Conservation Commission

DRAFT

was re-established and it continues to work actively to conserve Hampton's natural resources and open spaces.

From the community surveys taken in 1992, 2001, 2015, and 2025, we know that privacy, nature and quiet are the most highly-treasured values, and this Plan must seek to safeguard these, in part, through policies governing open space.

Status and Trends

Most of the open space in Hampton, outside of the State Forests, remains vulnerable to subdivision and residential development. The ultimate decision to develop land lies with the individual property owner, who weighs the value of open land against family/personal lifestyle needs and wishes. Since the last POCD was adopted, an additional 333 acres of undeveloped land has been protected, 273 acres in private ownership and 60 acres of municipal property.

Subdivision and Land Development

The Town Subdivision and Zoning Regulations govern land division and development through their requirements for the dimensions of new lots, placement of structures, and the uses that can be made of a property. Subdivision and development of land for new houses plays the central role in the landscape we see today in Hampton. Since zoning was first adopted in 1971, Hampton's Zoning Regulations have required that each new lot consist of at least 1.84 acres with lot width of at least two hundred feet.

With exception for family subdivisions, the current Subdivision Regulations require a minimum of 15% of the subdivided parcel to be preserved as open space in perpetuity. The "conservation subdivision" regulations allow subdivisions in a very different layout from the regular 1.84 acre lot pattern. The conservation subdivision design does not reduce the total number of lots permitted to be created from a parcel of land, but it does allow for reduced minimum lot size to allow for clustering, and it requires a minimum of 40% of the subdivided parcel is left undeveloped as permanently protected open space.

Hampton has long encouraged the preservation of privately owned open space through reduced property tax assessments on undeveloped land, consistent with Connecticut General Statutes and local policy dating back to 1979. In combination with the State's PA-490 program for farmland and forest land, this approach has helped maintain significant acreage as open space by providing financial incentives to property owners. However, these programs are voluntary and temporary, and do not prevent future sale or development of the land. While they support the Town's goal of maintaining rural character, they do not ensure permanent protection.

DRAFT

Permanent protection of open space is achieved through more durable legal mechanisms, including public ownership by the Town, State, or land trusts, and the use of conservation or agricultural easements. Easements allow land to remain in private ownership while restricting development and protecting natural resources, with enforcement by a conservation organization or government entity. In addition, State farmland preservation programs purchase development rights to ensure land remains in agricultural use. Together, these tools provide more reliable long-term conservation than tax-based incentives alone.

Open Space Acquisition

The Conservation Commission is charged with leading the town in developing a plan for selecting parcels to be protected open space, and it also seeks the funding to do so. At this time, the Conservation Commission maintains and continually updates a list of recommended parcels for protection from development, should the Town determine it wants to make additional open space acquisitions and desirable parcels are for sale. The Conservation Commission also evaluates properties pro-posed for subdivision by making recommendations to the PZC regarding natural resources and habitat that warrant special protection. The task of selecting open space for protection is challenging and made complicated by the fact that there are multiple and competing desirable qualities to be evaluated, such as: natural resource values, animal habitat, surface and ground water protection, recreational values, and views/vistas. Parcel selection is influenced by the availability of the selected land; the owner must be or become a willing seller.

When the Town determines that it wants to protect certain land from development, it then must seek the funding to do so. Alternatively, when grant opportunities are available, the Town may decide to seek funds to acquire a parcel of interest. The Board of Selectmen, with the Conservation Commission, leads this effort. The Town can purchase a property, or it can purchase a conservation or agricultural easement on a property instead, which will be cheaper. Following are the principal funding sources:

> Grants. Grants are available from many sources. The most frequently used grant programs are available from Connecticut's Department of Energy and Environmental Protection. For the two acquisitions on Old Town Pound Road, the Town was awarded grants from CT DEEP's Open Space and Watershed Grant Program, which awards matching funds of about 50 percent of the purchase price with the Town contributing the balance. This is a competitive program, with limited amount of funding available in various amounts, typically once per year.
>
> Town Open Space Fund. The Town may direct property tax revenues into a dedicated open space fund. Hampton has had such a fund since 2009. The Open

DRAFT

Space Account may not be used for other purposes; money placed in the fund will remain until disbursed for an open space acquisition. The account can be used to provide matches when a grant is sought that requires Town matching funds.

Bonding. Many Connecticut Towns have issued general obligation bonds to fund open space acquisition. Any such bonding is contingent upon approval by referendum. An advantage of having readily available funds is that, when a desirable parcel is available from a willing seller, the Town can act quickly to make the purchase or to supply the Town's match for a matching grant program.

The Town, through its Conservation Commission, Planning and Zoning Commission and Board of Selectmen, has become active in protected open space acquisition activities in recent years.

- It has continued to contribute to its Open Space fund, which enables the Town to fund the purchase of land as protected open space.

- The PZC has obtained contributions to the Open Space fund from subdivision developers.

- Using grants from the CT Department of Energy and Environmental Protection, Hampton has recently purchased two parcels: a 51 acre parcel between Cedar Swamp and Old Town Pound Roads; and an abutting 6 acre parcel on Old Town Pound Road. Together, these two form the Maurice and Rita Edwards Preserve.

- The Hampton Subdivision Regulations contain requirements for open space when land is subdivided. To date, the Town has acquired a small area between South Bigelow Road and Route 97, the Cohantic Ledges, and a conservation easement to protect a small pond on Calvin Burnham Road.

INVENTORY OF PROTECTED OPEN SPACE

There is a considerable amount of land in Hampton that is protected from development today. The State and Town together hold the title to many acres of open space in Town. Other land is owned by land trusts. Individuals may voluntarily protect their open space by placing deed restrictions or conservation easements on all or a portion of their property. The State owns the development rights to farmland on additional acreage.

Land owned privately and protected by conservation easements, which grant rights to protect the land to Hampton or to conservation organizations, with no public access, found along or adjacent to these roads:

- Calvin Burnham Road

DRAFT

- Kenyon Road
- Station Road
- Kenyon Road, Spicer Road and Route 97.
- North Bigelow Road and Route 97
- Estabrook Road - both sides
- Edwards Road - both sides and OTPR
- Route 6 and West Fisk Road
- Route 6 and East Old Route 6
- South Bigelow and Sand Hill Roads
- Old Canterbury Road - both sides
- Windham Road - north side
- Windy Hill Road, bordering east side of Town property
- Miscellaneous small tracts along the Little River

Town Owned Open Space-Not Protected

In addition, the Town of Hampton owns several tracts of undeveloped land that are currently not protected from development:

Town Owned Open Space - Not Protected

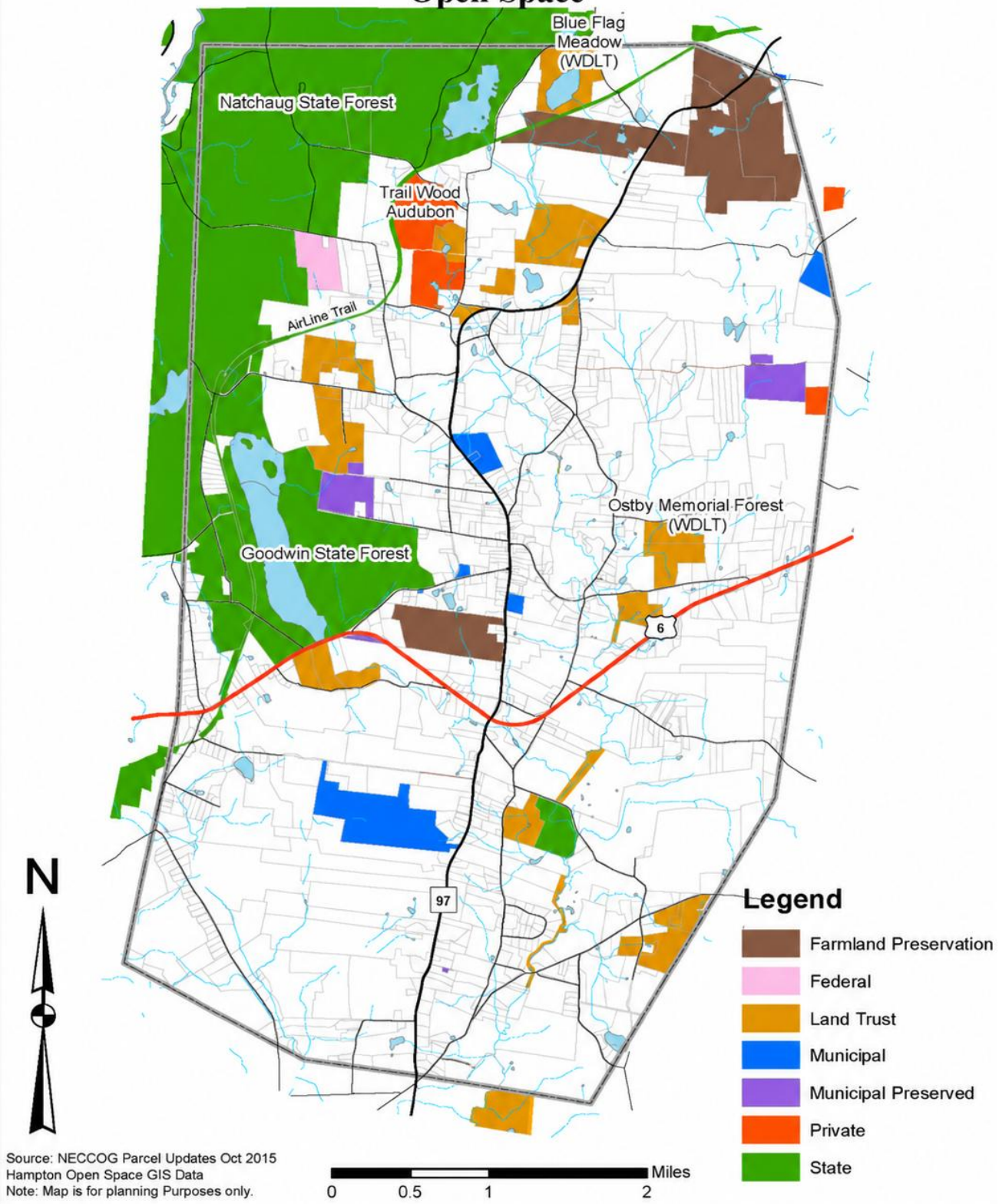
Address Acreage

- Kimball Hill Road 24
- Drain Street 2
- Pudding Hill Road/Route 97/Pudding Hill Woods 160
- Hammond Hill Road 2
- East Old Route 6 (#4-8 18 35 - parcel not mapped) 2
- >Total 190

DRAFT

Town of Hampton Plan of Conservation & Development 2026-2036

Open Space



Open Space Challenges

Hampton retains a significant amount of open space, including large areas of permanently protected land within State forests and additional parcels protected by the Town, land trusts, and private conservation efforts. However, much of the Town's remaining undeveloped land, particularly outside of these core protected areas, remains vulnerable to subdivision and residential development. While tools such as conservation subdivisions, tax incentives, and voluntary easements have helped slow the loss of open land, they do not consistently result in permanent protection. In addition, some Town-owned open space is not yet legally protected from future development, representing both a vulnerability and an opportunity.

Looking ahead, Hampton faces several ongoing challenges. These include limited and competitive funding for land acquisition, reliance on willing landowners, and development patterns that can fragment natural resources and rural landscapes over time. At the same time, the Town must balance conservation goals with property rights and modest growth pressures. Key opportunities include strengthening the use of conservation subdivision design, prioritizing parcels that connect existing protected lands, and expanding the Town's ability to act strategically when high-value properties become available. Addressing these challenges will be critical to preserving Hampton's rural character over the next decade.

HAMPTON CONSERVATION COMMISSION GOALS

1. Establish contiguous protected buffer zones on both sides of the Little River.
2. Identify funding opportunities (federal, State, Town, and private) to purchase or otherwise protect properties identified by the HCC as of high value to the Town.
3. Support and advocate for property owners who seek to protect their land.
4. Work collaboratively with the PZC and IWWA to apply conservation and zoning regulations to maximize the objectives listed in the Conservation Subdivision regulations.
5. Ensure that properties open to the public are well maintained.

NATURAL RESOURCES GOALS

Agriculture:

1. Encourage agriculture as a viable economic enterprise and a way of life for Hampton families, including small, part-time farming. (PZC)
2. Preserve and protect farmland and existing farm operations. (PZC, Board of Selectman)

DRAFT

3. Encourage the development of new farm operations, including managed forestry, horticultural production, livestock production, horse farms, and fruit and vegetable production. (PZC)
4. Encourage production of value-added agricultural products. (Agriculture Commission)

Soils:

1. Protect the quantity and quality of the topsoil from potentially damaging activities such as mining and removal of topsoil for sale, burial during development, and contamination from such pollutants as salt, petroleum, chemicals used in businesses, etc. (PZC)
2. Preserve the deeper soils found primarily under farmland, in the Little River Valley, and as shown on soils maps. (PZC)

Water:

1. Keep surface and groundwater free from contamination. (IWWC, PZC, BOS)
2. Protect the aquifer along the Little River from contamination, as it is the only local source of drinking water should public water supply wells ever be needed. (PZC)

Forests:

1. Retain large and unfragmented blocks of forest. (PCZ, IWWC, Conservation Commission)
2. Ensure that environmental damage from logging is minimized. (IWWC, Conservation Commission)
3. Keep forest habitat healthy by minimizing deleterious impacts (PZC, IWWC, Conservation Commission)

Wildlife:

1. Conserve numerous and diverse wildlife populations. (Conservation Commission, PZC)
2. Ensure development regulations are sufficiently protective of sensitive species (PZC)

Air:

1. Air quality in Hampton will comply with the standards set by EPA. (Conservation Commission)
2. Hampton residents will not further degrade air quality. (Conservation Commission)

Open Space:

1. Protect sensitive and important open spaces (Conservation Commission)

DRAFT

2. Maximize municipal and state funding resources toward future acquisitions
3. Provide assistance to property owners regarding protection of existing and proposed private open space. (Conservation Commission, PZC)

NATURAL RESOURCES RECOMMENDED ACTIONS

Agriculture:

1. Review Zoning and Subdivision Regulations and revise accordingly to ensure that they encourage and sustain agriculture, including agritourism and ecotourism. (PZC)
2. Retain zoning that permits keeping of livestock on all lot sizes without restriction. (PZC)
3. Formulate zoning regulations that specifically support horse farms, horticulture, and the sale of agriculturally related and derived products, such as pumpkins, vegetables, hay, maple products, etc. (PZC)
4. Develop Subdivision Regulations that will preserve farm fields. (PZC)
5. Assist and support property owners in preparation of applications for funds that will purchase development rights and preserve farmland. (Conservation Commission, PZC)
6. Support state and local efforts to publicize and market farm products for sale. (Board of Selectman, Conservation Commission)
7. Disseminate information on managed woodlands to property owners. (Conservation Commission)

Soils:

1. Review and revise Zoning and Subdivision Regulations to protect topsoil during development activities.
2. Require retention of topsoil on sites being developed. (PZC)
3. Review and revise Zoning and Subdivision Regulations to prevent the loss of developed farm soils and prime agricultural lands to other uses. (PZC)
4. Review the sand and gravel regulations to determine whether they sufficiently and effectively reflect the wishes of the community regarding such operations, and revise accordingly. (PZC)
5. Review the Zoning Regulations to determine if they are sufficient to protect soils from contamination by pollutants, and revise accordingly. (PZC)
6. Ensure that all Townspeople have a practical means of disposing of solid and hazardous wastes, and that this means is adequately publicized. (Board of Selectmen)

DRAFT

7. Utilize the Conservation Subdivision regulations to protect farmland soils from development.

Water:

1. Review and revise Zoning and Subdivision Regulations to protect water quality, with consideration for contamination from industrial and commercial activities and also from agriculture, home businesses, and de-icing chemicals. (PZC)
2. Review storm water discharges from all sources, including from existing and proposed roads and residential development, so that pollution from contaminants carried in storm water is minimized. (PZC, Conservation Commission, BOS, IWWC)
3. Require that all businesses, including home businesses, have a plan for the legal and sound management and disposal of all hazardous materials and wastes. (PZC)
4. Prevent the burial of wood in land clearing activities to prevent water contamination, as is required by state law. (PZC, Building Official)
5. Encourage the use of conservation easements so that streams and wetlands are protected from activities and uses that may degrade water quality. (BOS, PZC, Conservation Commission, IWWC)
6. Inform residents about measures that can be taken to protect surface and groundwater. (Conservation Commission)
7. Obtain Greenway designation for the Little River from the CT DEEP/Greenways Council. (Conservation Commission)
8. Evaluate road maintenance practices and materials so as to use the least damaging options. (BOS)

Forest:

1. Review the Subdivision and Zoning Regulations and revise accordingly to maximize the protection of large blocks of woodland. (PZC)
2. Keep residents informed about the state program for reduced taxation of forestland so that all who wish to take advantage of this program can do so. (Assessor, BOS)
3. As a component of open space planning, identify prime forestlands for their conservation and preservation by the use of conservation easements, acquisition, or additions to the State Forests. (Conservation Commission, PZC)

Wildlife:

1. Institutionalize the contribution of the Conservation Commission to the decision-making, actions and activities of the PZC, IWWC, and Board of Selectmen, as well as the Public Works Department. (Conservation Commission, PZC, IWWC)

DRAFT

2. Identify prime wildlife habitat protection areas and develop methods for their protection through easements, wise development patterns, and public education. (Conservation Commission, PZC)
3. Develop an open space plan for the Town that will aid in the conservation of wildlife. (Conservation Commission, PZC)

Air:

1. The Town government will minimize air pollution from its buildings and vehicles. (BOS)
2. Town residents, including children and adults, will be kept informed about measures they can take to minimize air pollution, including such things as: using clean burning woodstoves and outdoor wood burning furnaces; carpool opportunities; and reducing the use of gasoline powered appliances such as leaf blowers and lawnmowers. (Conservation Commission)
3. Town residents will support legislative efforts to improve air quality and the positions of legislators and legislative candidates on clean air issues. (Conservation Commission, BOS)

Open Space:

1. Compile and disseminate information on funding sources and acquisitions mechanisms, with recommendations to the Board of Selectmen. (Conservation Commission)
2. Develop a selection process for identification of parcels and areas to be protected and preserved which accounts for all the goals of open space preservation, including recreation and habitat protection, with reference to the 2015 Town-wide Survey and with input from the Town Recreation and Community Activities Commission. (Conservation Commission)
3. Lead the open space acquisitions plan. (Conservation Commission)
4. Maintain an inventory of the Town's open space, including the extent to which it is preserved in perpetuity, in both narrative and digitized (map) formats. (Conservation Commission, PZC)
5. With the Historical Society, develop a guide to the Town's historic and cultural resources and places. (Conservation Commission, Historical Society, PZC)
6. Review and revise the Zoning and Subdivision Regulations to enhance open space protection and preservation, including the use of conservation easements in subdivisions and adoption of specific measures that will protect views and vistas. (PZC)
7. Procure digital mapping capability to enable Town staff and citizens to track development and open space preservation throughout Town. (PZC, BOS)

DRAFT

8. Continue to authorize reduced tax assessment on undeveloped land as authorized in Public Act 490. (PZC, BOS)

DRAFT

CHAPTER 5 – Housing

We envision a Hampton that strives to create more diverse housing opportunity to attract new residents while supporting existing households throughout all stages of life.

Since the significant downturn in housing construction following the 2008 nationwide financial crisis, housing has become in short supply, both statewide and nationally, and Hampton is no exception. This is partly due to the large millennial population seeking housing of their own for the first time, coupled with a lower marriage rate, and fewer older residents selling their homes in years past. Ensuring a diverse and attainable housing opportunity housing stock for all of Hampton's residents will ensure that the Town remains vibrant for current residents and attractive for new residents. A variety of housing types available at attainable price-points that can be afforded by residents at varying life stages must be available.

BACKGROUND

Like most rural towns in Connecticut, Hampton's housing stock is composed almost entirely of single-family dwellings. The age of housing units in a town can signal the quality of housing options available and impact the affordability of the community. Approximately one third of the existing single-family dwellings were built before 1950.

> *The 2024 American Community Survey estimated that Hampton had 744 housing units, of which 698 were occupied and 46 were vacant. Among the occupied units, approximately 90% were owner-occupied and 10% were renter-occupied. Nearly all owner-occupied units were single-family homes. Approximately 54% of renter-occupied units were in structures built before 1950. Vacant units represented approximately 6.2% of Hampton's total housing stock. (Source: U.S. Census Bureau, 2024 American Community Survey Five-Year Estimates)*

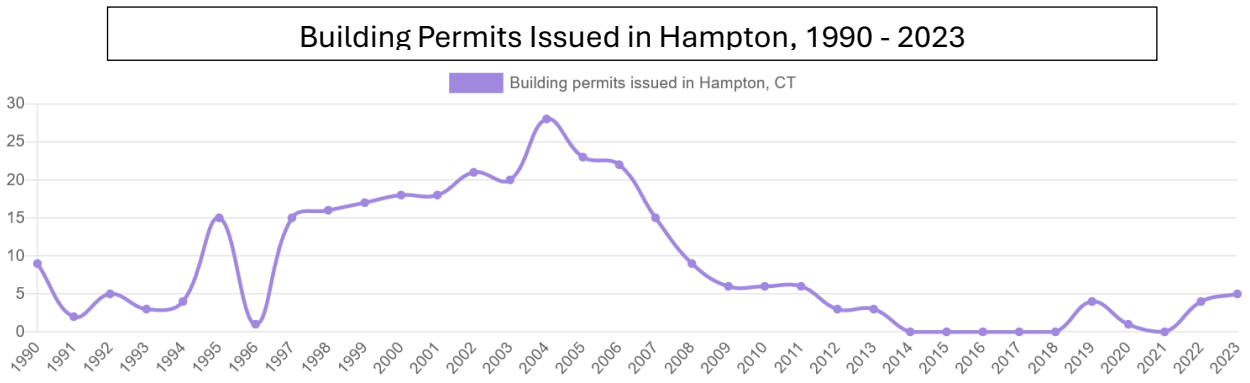
DRAFT

Table 5-1. Hampton Housing Stock, 2024

Measure	Estimate	Context
Housing units	744	All units
Occupied units	698	93.8% of all units
Vacant units	46	6.2% of all units
Owner-occupied units	628	90.0% of occupied units
Renter-occupied units	70	10.0% of occupied units
Owner-occupied single-family units	620	98.7% of owner-occupied units
Renter units in structures built before 1950	38	54.3% of renter-occupied units

Source: U.S. Census Bureau, 2020–2024 American Community Survey five-year estimate.

Since the economic downturn of 2008, very few new units have been constructed, with a total of 17 permits issued between 2013 and 2023. Newer homes tend to be more energy-efficient and better able to withstand the damaging effects of severe weather events, reducing the financial burden on homeowners. Those living in housing units built before 1950 are likely to spend a larger portion of their income on maintenance than those in newer homes. A large portion of Hampton's housing stock, particularly along Route 97, consists of historic homes which contribute significantly to Hampton's identity. Of the nearly 200 homes, the average year built is 1918, with multiple homes built prior to 1800. However, homes of this size and age are costly to maintain, heat and cool. Older homes are more difficult and more costly to maintain due in part to older materials, less efficient windows and doors, and lack of sufficient insulation. Due to changes in building and health codes, roof replacements and siding upgrades can be more costly and may require the removal of hazardous materials.



Source: CT Data Collaborative

There are no modern multi-family structures in Town, although some of the large houses on Main Street in the village have been divided into rental units. In addition, there are a limited number of small apartments for rent that are accessory to single family dwellings; these may be attached to the main house, located in garages and barns, or may be free-standing cottages.

TRENDS

New housing options are shaped by broad and local economic trends and by the Town Zoning Regulations. Currently, Hampton's Regulations allow the "as-of-right" construction of single-family dwellings, two family dwellings, and accessory apartments in free-standing structures on any residentially zoned lot of at least 80,000 square feet.

In 2024, the Commission adopted Regulations which allow an accessory dwelling unit in a commercial building. These regulations allow a modest residential unit to be contained within a commercial building, thereby allowing for the diversification of housing choices.

It is a requirement of the Connecticut General Statutes that this Plan promote housing choice and economic diversity in housing, including housing for low- and moderate-income households. The existing Zoning Regulations do so by allowing construction of two family and accessory apartments and cottages, which provide diversity of housing opportunity by providing a supply of smaller-sized rental units. At this time, Hampton does not provide any publicly owned housing, and none is planned. But it is unusual among area Towns in its treatment (in the Zoning Regulations) of mobile homes as legal dwelling units, which provides another low-income housing option. Property owners may choose to place a mobile home on their lots instead of a conventionally built one.

DRAFT

Construction of single-family dwellings in Hampton peaked in 2004 and dramatically fell following the economic downturn of 2008. Permits for new construction have remained in single digits and have not recovered to pre-2008 levels.

Over the past ten years, no new roads have been permitted or constructed. In 2025, two subdivisions created a total of seven residential lots, all of which have received Certificates of Occupancy.

HAMPTON REGIONAL HOUSING REHABILITATION PROGRAM

As Hampton's population ages and more residents live on fixed incomes, housing rehabilitation remains important to residents' ability to maintain their homes in good order. Beginning in 2007, the Hampton Regional Housing Rehabilitation Program used U.S. Department of Housing and Urban Development funding and was administered by Community Opportunities Group, Inc. The Program provided low- and moderate-income households with technical assistance and zero-interest loans, payable upon sale or transfer of the property, for needed repairs and preventive maintenance. The Program financed rehabilitation of 17 housing units, including three renter-occupied units, with a total investment of approximately $425,000. Because state and federal grant availability varies, Hampton should continue to publicize available programs and consider local support for maintaining the health of the Town's existing housing stock.

HOUSING AFFORDABILITY

The median household income in Hampton is $109,167, slightly higher than the state median of $95,781. The median gross rent in Hampton is an estimated $1,285 per month, slightly lower than the median gross rent across the state at $1,488 per month.

Measure	Hampton	Northeastern CT	Connecticut
Median household income	$109,167	$90,589	$95,781
Median gross rent	$1,285	$1,155	$1,488
Median value, owner-occupied housing	$295,800	$307,600	$366,900
Families below poverty level	2.7%	5.1%	6.9%

Source: U.S. Census Bureau, 2020–2024 American Community Survey five-year estimates

DRAFT

An estimated 2.7% of Hampton families lived below the federal poverty level, compared to 6.9% of families in Connecticut.

Of the building permits for new construction issued in the period 1996 to 2023, none were for multi-family structures.

With the economic downturn, there has been an decrease in housing affordability in Hampton. As of 2025, the State counted 1.77% of Hampton's housing units as affordable (as affordable is defined by state law), almost 90% fewer affordable units as compared to 2015.

Year	Total Housing Units 2010 Census	Governmentally Assisted	Tenant Rental Assistance	Single Family CHFA/USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
2016	793	0	1	27	0	28	3.53%
2017	793	0	1	25	0	26	3.28%
2018	793	0	1	13	0	14	1.77%
2019	793	0	1	11	0	12	1.51%
2020	793	0	1	11	0	12	1.51%
2021	793	0	1	11	0	12	1.51%
2022	793	0	1	9	0	10	1.26%
2023	790	0	1	10	0	11	1.39%
2024	790	0	1	12	0	13	1.65%
2025	790	0	1	13	0	14	1.77%

The housing units that “count” toward the Department of Housing’s accounting of units toward the Affordable Housing Appeals Act includes not only income limited and deed restricted units, but also those homes that are financed by mortgage assistance through the Connecticut Housing Finance Authority (CHFA) or U.S. Department of Agriculture (USDA). These programs provide mortgage assistance in such a way that first-time and lower income homebuyers are able to afford to purchase properties that they would ordinarily not be able to acquire.

DRAFT

As of 2025, 14 single-family housing units were financed with CHFA or USDA mortgages, half the number that qualified in 2016. This has resulted in a decrease from 3.5 percent in 2016 to 1.77 percent in 2025 of affordable units that fall under the State's definition of affordable units.

Hampton has allowed construction of a free-standing, small dwelling unit in addition to the principal dwelling on residentially zoned lots since 2006. This has been an increasingly popular option for families who want to live in a multi generational household. Given the trend towards an older population, there is also likely to be an increase in demand for more affordable senior housing over the next decade.

Affordable Housing

According to Connecticut General Statute § 8-30g, affordable housing is defined as housing that is:

- Either government-assisted (through programs that subsidize housing),
- Or sold or rented at prices that are affordable to low- to moderate-income households.
- More specifically, it applies to households earning no more than:
    - 80% the area median income (AMI) for the housing region, or
    - 60% of AMI for rental housing, depending on the type of unit.

To qualify under § 8-30g, a development must have at least 30% of its units designated as affordable, meeting those income and cost guidelines, and the affordable units must be deed-restricted for a minimum of 40 years.

Hampton lies within Windham County. In 2026 80% AMI for a family of 4 is $100,000.

GOALS

1. Provide a range of housing opportunities to serve the needs of Town residents of all ages and of all economic levels. (PZC, BOS)

2. Provide a range of housing opportunities that are compatible with the rural nature of the Town. (PZC)

ACTION/IMPLEMENTATION

1. Review and consider revising the Zoning Regulations to allow for middle-housing and large-home retrofits as-of-right. (PZC)

DRAFT

2. Develop new and coordinate and publicize existing programs that can assist property owners in maintaining homes in good condition. (BOS)

3. Provide seniors and persons with disabilities with services that allow them to remain in their homes. (BOS)

4. Evaluate the ongoing economically viable use and reuse of large houses, with particular attention to village houses and revise zoning regulations as needed. (PZC)

5. Consider development potential of surplus municipally owned land (PZC, BOS)

6. Review and consider adopting additional residential zoning districts to allow for increased density. (PZC)

DRAFT

CHAPTER 6 – Community Connections

Constantly seeks to strengthen connections among its residents and resources, through communications, community events, physical pathways, and an active and responsive government.

Introduction

Hampton's residents appreciate the Town's rural, small-town character, its abundant natural resources, and historic charm. Nestled in the rolling hills and river corridors of eastern Connecticut, Hampton offers clean air, large forested areas, and beautiful water resources throughout. Abundant stone walls and farm fields continue to dot the landscape, reflecting agrarian legacy. Ample outdoor activities both within Hampton and surrounding areas afford the opportunity for outdoor recreation such as hiking & biking along the Air Line State Park Trail or in one of several State forests, open space preserves, and land trust holdings in town.

Hampton's historic village center along Route 97 lies within the Hampton Hill Historic District, listed in the National Register of Historic Places in 1982. The village center is lined with colonial-era homes, contains two churches and general store, and is a point of pride for many residents. Preserving these historic resources is paramount to preserving the characteristics of the community that its residents appreciate. Maintaining and preserving various historic elements of the Town, including the town center, buildings, cemeteries, and landscapes must be done with care in order to preserve them for current and future generations.

Hampton residents take pride in the sense of community. Whether it is participating in the Memorial Day parade, interacting with neighbors at the transfer station, organizing youth sports tournaments, or simply enjoying a day at Goodwin State Forest, residents are actively engaged with their community and willing to participate in the events that create the community they enjoy. There are many aspects of the community that keep residents engaged, including recreation opportunities, cultural and historic resources, and public education. Maintaining access and opportunities for the community to come together and contribute to the shared experience of living in Hampton and providing high-quality community services is a major goal of this Plan.

Community Resource Profile

Transportation

Hampton residents, like most in rural areas of Connecticut, rely on private vehicles for transportation and will continue to do so for the foreseeable future. Alternatives to travel by

DRAFT

private automobile such as access to public transit systems are extremely limited, with only an inter-regional bus line connecting Danielson to Willimantic through Hampton along Route 6. Commuter bus service provided by CT Transit to Hartford can be boarded in Willimantic.

There are two major roads in town: U.S. Route 6 and State Route 97. Route 6 carries traffic east-west across Hampton, capable of handling high volumes of long-distance interstate-level traffic, it is the principal corridor connecting Hartford and Providence. Route 97 primarily carries local and intertown traffic north-south across Hampton. It has retained its local road character and is bordered by many historic homesteads.

Other than these two state arteries, Hampton relies upon its local town road system. The Town receives regular funding to support its roads through the State's Town Aid Road (TAR) program as well as the Local Capital Improvement Program (LoCIP). As authorized by state law, TAR funds may be used for road construction, improvements and maintenance, snow removal, tree work, traffic control signals, support for public transportation, and other eligible transportation purposes.

Over the past decade, there have been no major residential subdivision developments that would require new roads to be constructed. New local roads, where needed to serve residential subdivision developments, are governed by the Town's Subdivision Regulations. These Regulations establish the new road construction standards for developers to construct roads before deeding the road to the Town. This approach shifts the burden of road construction expenses to developers, while ensuring that new infrastructure is built to Town standards.

Passenger rail connections can be made in New London for Amtrak and Shore Line East. Metro-North Railroad service to New York City can be boarded in New Haven. Both stations have easily accessible parking. Hampton is about one hour west of Rhode Island T. F. Green International Airport in Warwick, RI and about an hour southeast of Bradley International Airport, north of Hartford, in Windsor Locks, CT.

Hampton is serviced by the Northeastern Connecticut Transit District (NECTD), the public transportation provider for northeastern Connecticut. NECTD provides ride services for seniors and persons with disabilities, taking them door-to-door (by reservation) for all kinds of appointments, shopping, and other trips.

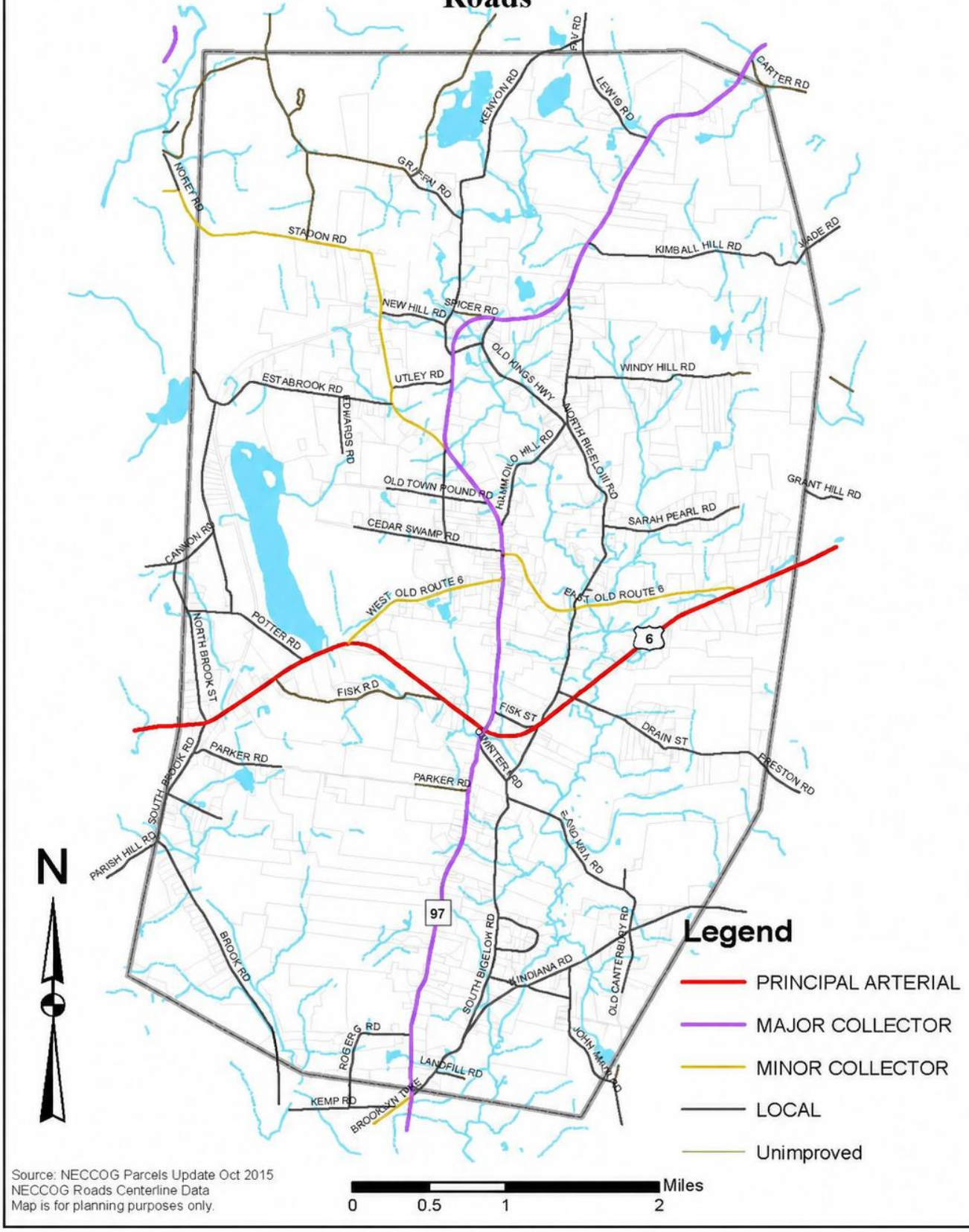
App-based ride-share service may occasionally be available, but coverage and wait times are limited and inconsistent in a rural area.

There is a need to plan for multimodal transportation. Many town roads have narrow or no shoulders and are relatively unsafe for pedestrians and children on bicycles.

DRAFT

Town of Hampton Plan of Conservation & Development 2026-2036

Roads



Source: NECCOG Parcels Update Oct 2015
NECCOG Roads Centerline Data
Map is for planning purposes only.

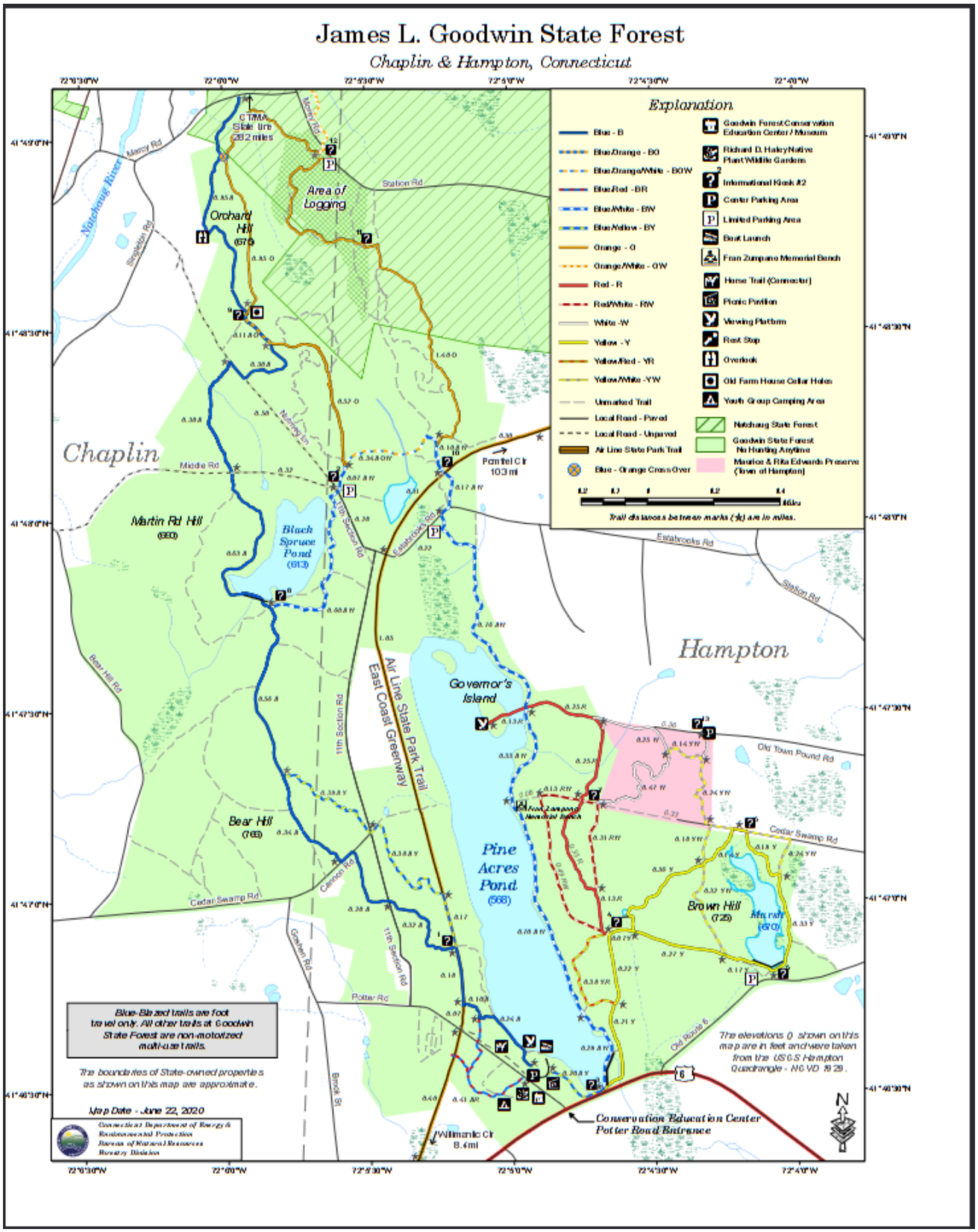
Recreation

Hampton residents have a wealth of outdoor recreation choices literally a step away from their doors. The woods, trails, streams and ponds offer walking, fishing, hunting, and horseback riding. With few exceptions, residents have room at home for a garden, farm animals and pets, and some outdoor games and sports. These abundant, low-cost opportunities contribute to the high quality of life enjoyed in Hampton and have attracted many newer residents to Town.

It is Hampton's good fortune to have two Connecticut State owned Forests and the Air Line State park Trail in Town.

- Goodwin State Forest offers three square miles of woodland and wetland including seventeen miles for hiking and horseback riding, a large picnic pavilion, gardens, and many organized educational and recreational programs.
- Natchaug State Forest lies to the north of Goodwin State Forest and extends into Eastford. Within the Natchaug State Forest is the Natchaug River, with good year-round flow for fishing and swimming. There is hunting in season and trails for hiking, mountain biking and horseback riding.
- The Air Line State Park Trail follows a former railroad bed through Hampton and is part of a roughly 50-mile multi-use trail extending across eastern Connecticut. Its broad, generally level route accommodates walking, hiking, bicycling, and horseback riding and connects Hampton with Goodwin State Forest and the regional trail network.
- The Maurice and Rita Edwards Preserve is 52-acre parcel, Town-owned open-space property adjacent to Goodwin State Forest. The two main trails are maintained by the Friends of Goodwin Forest.
- The Hammond Hill/Little River Preserve is the Town's most recent open-space property acquisition, consisting of 52 acres, located at the bottom of Hammond Hill and is bordered by the Little River.

DRAFT


James L. Goodwin State Forest
Chaplin & Hampton, Connecticut
Explanation
Blue - B
Blue/Orange - BO
Blue/Orange/White - BOW
Blue/Red - BR
Blue/White - BW
Blue/Yellow - BY
Orange - O
Orange/White - OW
Red - R
Red/White - RW
White - W
Yellow - Y
Yellow/Red - YR
Yellow/White - YW
Unmarked Trail
Local Road - Paved
Local Road - Unpaved
Air Line State Park Trail
Blue - Orange Cross Over
Goodwin Forest Conservation Education Center / Museum
Richard D. Haley Native Plant Wildlife Gardens
Informational Kiosk #2
Center Parking Area
Limited Parking Area
Boat Launch
Fran Zumpano Memorial Bench
Horse Trail (Connector)
Picnic Pavilion
Viewing Platform
Rest Stop
Overlook
Old Farm House Cellar Holes
Youth Group Camping Area
Natchaug State Forest
Goodwin State Forest No Hunting Anytime
Maurice & Rita Edwards Preserve (Town of Hampton)
Trail distances between marks (⅛) are in miles.
Chaplin
Hampton
Area of Logging
Orchard Hill
Martin Rd Hill
Black Spruce Pond
Governor's Island
Pine Acres Pond
Bear Hill
Brown Hill
Marsh
Air Line State Park Trail
East Coast Greenway
Pomfret Cir 10.3 mi
Willimantic Cir 8.4 mi
Conservation Education Center Potter Road Entrance
Blue-Blazed trails are foot travel only. All other trails at Goodwin State Forest are non-motorized multi-use trails.
The boundaries of State-owned properties as shown on this map are approximate.
Map Date - June 22, 2020
The elevations () shown on this map are in feet and were taken from the USGS Hampton Quadrangle - NGVD 1929.

There is also privately owned land that is open to the public for passive recreation, largest of which is the Edwin Way Teale property owned by the Connecticut Audubon at Trail Wood, on Kenyon Road. Besides outdoor and self-directed recreation, the Town offers opportunities for organized and indoor activities. There are ballfields at the Town Hall and Hampton School, and the Hampton School gym is used by the community for various sports.

Hampton has an active library: the Fletcher Memorial Library is found at 257 Main Street. The Library houses many large print and audio books, special collections of comics and graphic novels, a history room, and also sponsors organized get-togethers: summer reading for kids, a program for toddlers and their parents, music, and arts & crafts groups for adults.

Most residents, as in years past, continue to pursue recreation that is related to the rural landscape: walking, fishing, hunting, and gardening. As Hampton's population ages, recreational options need to be reconsidered to address the needs of retirees. Following the national trend, there is a growing number of seniors, and organized recreation for social purposes is increasingly important to their well-being. The Hampton Seniors group, organized in 1992 for residents age 55 and older, offers social, educational, and recreational programs. The Recreation and Community Activities Commission organizes community events and programs, often using the Community Center, Town Hall pavilion, and surrounding grounds. These activities provide important opportunities for social connection and well-being.

Hampton's households are increasingly populated by adults only, with a significant and growing percentage of households consisting of only one or two people. With fewer children at home and most residents working outside of Town, people living in the countryside can become isolated from one another. The role of recreation activities serves many needs: not just for fun and fitness, it provides the chance to interact and know one another. Recreation becomes a means for unifying the community and enhancing quality of life.

As Hampton's demographics change, recreation will need to serve a broader range of needs. Children, teens, adults, families, and seniors may have different recreational needs and interests. In a rural community with a scattered population and where residents may work outside of Town, recreation serves an important social function by creating opportunities for residents to gather, build relationships, and strengthen community identity.

DRAFT

The 2025-2026 Community Survey polled residents about areas of focus or investment for the Town. Over 70% of the residents polled are in favor of making sure Hampton's road network safer for pedestrians and bicycles. While over 65% of the residents polled consider it important for the Town to invest in creating access and infrastructures to recreational resources such as parks, trails, playgrounds, athletic fields and courts.

A vast number of people identified nature, open space, hiking trails, and access to outdoor recreation as qualities that make Hampton a special place.

Community Facilities

Hampton owns facilities and properties which provide the community with a range of services and functions. Most Town facilities are centrally located in and around the center of Hampton Village. The Town Hall, Community Center, and Library are located on Main Street, and the Town Garage and Fire Department are located side by side and around the corner on West Old Route 6. Hampton Elementary School is located just north of the village on Route 97.

Routine assessment of the adequacy of these facilities, now and for the future, is warranted to support budgeting for maintenance, modification, and expansion of these facilities as needed. Without such assessment, it is difficult to develop optimal annual budgets and thus may be difficult or impossible to afford desired services.

Hampton Town Hall - 164 Main Street

The Town Hall is a multi-use building. Its primary function is for the Town government, which occupies the entire upper level of the building. All the town government offices are housed here, except public works. It is used as the Town's Emergency Shelter during power outages, extreme weather, etc., and it is the polling place for elections and referenda. For the last several years, the lower level of the Town Hall has provided a community center and school for the growing Mennonite Community in Hampton.

Hampton Community Center - 178 Main Street

The Community Center has housed all kinds of community activities: holiday festivals, music events, theater, yoga classes, and social gatherings. The Center has a large kitchen licensed by the Department of Public Health and is for rent for those needing a space for large private parties. A large outdoor pavilion has been added between the Town Hall and Community Center in the last few years to provide outdoor community meeting and event space.

DRAFT

Active Recreation Facilities

Hampton is a small town, with limited Town-sponsored recreational facilities. These include a ball field, a playscape, tennis and pickleball courts at the Town Hall, and outdoor basketball courts and playfields at the Hampton Elementary School.

Fletcher Memorial Library - 257 Main Street

The Fletcher Memorial Library on Main Street is a privately endowed institution that functions as Hampton's public library. Originally a private house, the building is a historic Italianate structure dating to 1860 and donated to the Library in 1924. The Library is run by its own Board of Directors with a paid librarian and a volunteer staff. Funds to operate the library and to buy books come from an endowment, Town funds, and the State of Connecticut.

Hampton Elementary School - 380 Main Street

The Hampton Elementary School was built in 1992 to accommodate 250 students in grades K-6 and has a maximum capacity of almost 400. School enrollment in pre-kindergarten through Grade 6 has declined steadily over the past decade and it is projected that it will continue to decline, based upon demographic information about the population of Hampton and the region. During the 2025-2026 school year, 70 students were enrolled at Hampton Elementary School; the preceding five school years, enrollment ranged from 66 to 73 students.

Regional District 11: Parish Hill High School - 304 Parish Hill Rd., Chaplin

Located in Chaplin on Parish Hill Road and serves as the middle and high school for Regional District 11, a school district serving grades 7-12 for the Towns of Hampton, Chaplin and Scotland.

Ten years ago there were about 400 Parish Hill students from the 3 member towns; today there are fewer than 300. The student population of Parish Hill in 2025-2026 was just 180 students, down from 220 students in 2022-2023.

DRAFT

School year	Hampton Elementary	Parish Hill Middle/High
2020–2021	72	201
2021–2022	73	207
2022–2023	66	220
2023–2024	73	205
2024–2025	73	184
2025–2026	**70**	**180**

Source: Connecticut State Department of Education, EdSight, Public School Enrollment Report, accessed September 2026. Figures are school-level enrollments.

Waste Disposal /Transfer Station - 35 Landfill Road

The transfer station is located next to the former landfill on Landfill Road off Route 97, just north of the boundary with Scotland and is operated jointly by the Towns of Hampton and Scotland. Residents can dispose of solid wastes and recyclables at the Town transfer station for a minimal fee.

Household hazardous wastes such as pool chemicals, household cleaners, weed killers and pesticides can be brought to the Town of Willington's household hazardous waste facility for safe disposal.

Public Works/ Highway Garage - 182 West Old Route 6

Located next to the Hampton Fire Department, the building was designed in a barn-inspired style setback from the road. The facility provides adequate space for the public works staff to work efficiently and effectively.

Water Supply and Sewage Disposal

All homes and commercial enterprises in Hampton are served by their own on-site water supply and sewage disposal system. Public water supply and sewage disposal facilities will not be developed in Hampton until there is need for such facilities for example due to water pollution or higher population density.

DRAFT

Fire and Ambulance Services - 190 West Old Route 6

Ambulance operations are now provided under contract by K&B Ambulance.

The Hampton Fire Company, Inc. remains an all-volunteer fire company with approximately 25 active members. The Company responds to fire, rescue, motor-vehicle, medical, and mutual-aid calls. Maintaining volunteer recruitment and retention remains important to the Town's emergency-service capacity.

Funding of the Hampton Fire Company is obtained through grants from the Town and other sources, fundraisers, and donations.

(insert of map of town facilities)

Cultural Resources

"Cultural resources" are everything around us that was created or altered by humans – as opposed to "natural" resources". Cultural resources are prehistoric, historic, and contemporary objects and places:

- tools, clothing and art;
- structures such as buildings, roads and bridges; and
- landscapes that people have shaped: villages, farms, fields and ponds.

Cultural resources include "historic resources". Protecting Hampton's cultural resources and rural landscapes are integral to both quality of life and to property values.

And what, exactly, constitutes the rural landscape? Keeping the landscape rural means preserving the stonewalls, shade trees along narrow and winding roadways, and dark skies. Rural means a place where agriculture continues to be a meaningful economic activity, there are large tracts of open space, and there are home-based businesses. There is a difference between being rural and looking rural, and the actions taken to protect Hampton's landscape as a primary cultural resource should foster both.

For thousands of years, Nipmuc and Mohegan Native Americans lived here. They cleared small areas of land for staple crops and used wood for constructing their homes, they cleared the forest understory and hunted game, but their imprint on the land was gentle. In Hampton, Native American sites have been found at the Cowhantic ledges on Route 97 and at Sand Hill in Howard Valley.

European settlers began the acquisition of land in Hampton around 1710. Settlers came from elsewhere in Windham, but the majority arrived from Massachusetts. In 1786, Hampton was incorporated from four towns: Pomfret, Brooklyn, Canterbury, and Windham. The population reached 1,379 in 1800 and then declined to only 475 in 1920. Hampton

DRAFT

began to grow again, slowly, but it was not until about 1982 that the population surpassed what it was in 1800.

Hampton's earliest houses are found in Howard Valley, on Hampton Hill, and in scattered sites around Town. Many can be traced to two periods of development around 1750 and 1830. The National Park Service added the Hampton Hill Historic District to its National Register of Historic Places in 1982. The Connecticut Historic Commission recognizes forty-nine structures and sites in Hampton on its State Register of Historic Places. In recognition of Hampton's historic industrial legacy, the Hemlock Glen Industrial Archaeological District was added to the National Register in 2007. A recent updated survey of historic structures was completed by the Historic Commission and will be available on the Town's website.

There are other historic structures and landscapes that give Hampton its classic New England beauty, such as barnyards and dooryards, well houses, outhouses, small shops and ponds, encompassed by stonewalls and shade trees that grew up on the edges of fields and roads.

There are three notable, historic churches in Town. The Congregational Church on Hampton Hill with its oldest parts dating from 1754. A second church in Howard Valley (south of Route 6) was built in the early nineteenth century and still stands. The Catholic church was erected on Hampton Hill in 1877 and remains actively used.

Numerous nineteenth century mill site ruins along the Little River, notably at Reilly Road and Brooklyn-Windham Turnpike, at Hemlock Glen on Old King's Highway, and the Litchfield Mill Site.

Hampton's road system itself is a historic feature, following the old wagon roads which were ultimately paved with macadam in the twentieth century. Roads today are still narrow, stonewall-lined, and shaded, with simple ditches for drainage.

Four cemeteries date to the eighteenth century: North Cemetery, South Cemetery, Old Litchfield Cemetery, and Grow Cemetery. The Town has recently added a fifth cemetery, Bigelow Cemetery, bringing the total to five Town cemeteries.

Although the National Park Service has recognized Hampton Hill and Hemlock Glen as historic districts, federal designation does very little to control changes to recognized structures or even their demolition. A local historic district may be created by a vote of the affected property owners only; unlike a national historic district, it has significant control over renovations to structures within its boundaries. To date, Hampton has no local historic districts and none are planned.

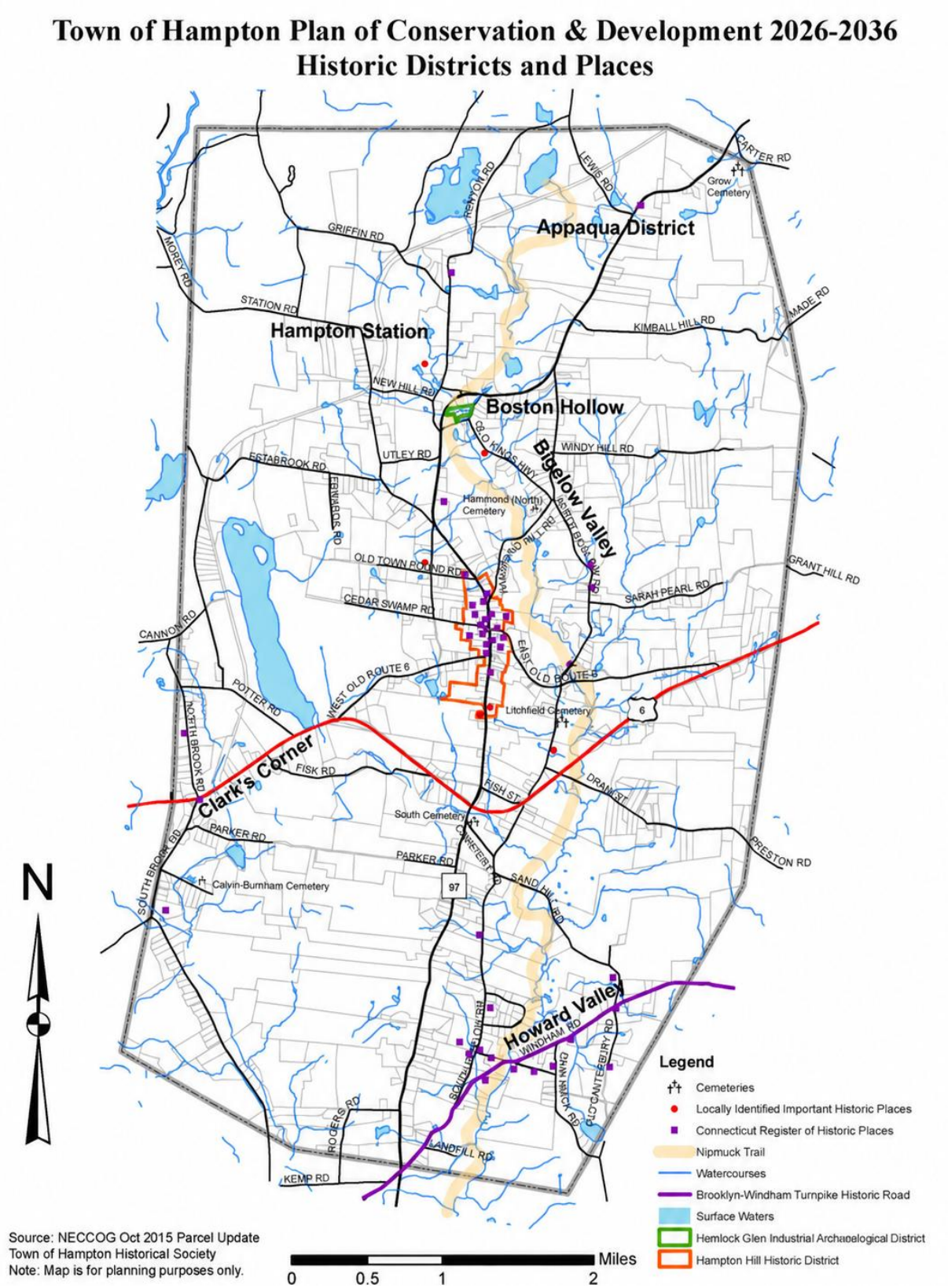
DRAFT

The Hampton Antiquarian and Historical Society was founded in 1968 and continues its mission to document, preserve and promote Hampton's historic features. Located in the Burnham Hibbard House at 185 Main St., is maintained as a museum dedicated to the preservation of artifacts related to life in Hampton.

Changes in the landscape have come about as the result of the uncoupling of household economies from a farm-based economy, when almost everyone kept at least a small farm. Land that was formerly cleared and farmed has returned to a near continuous blanket of trees. Gradual landscape changes will continue as land is developed for residential subdivision lots.

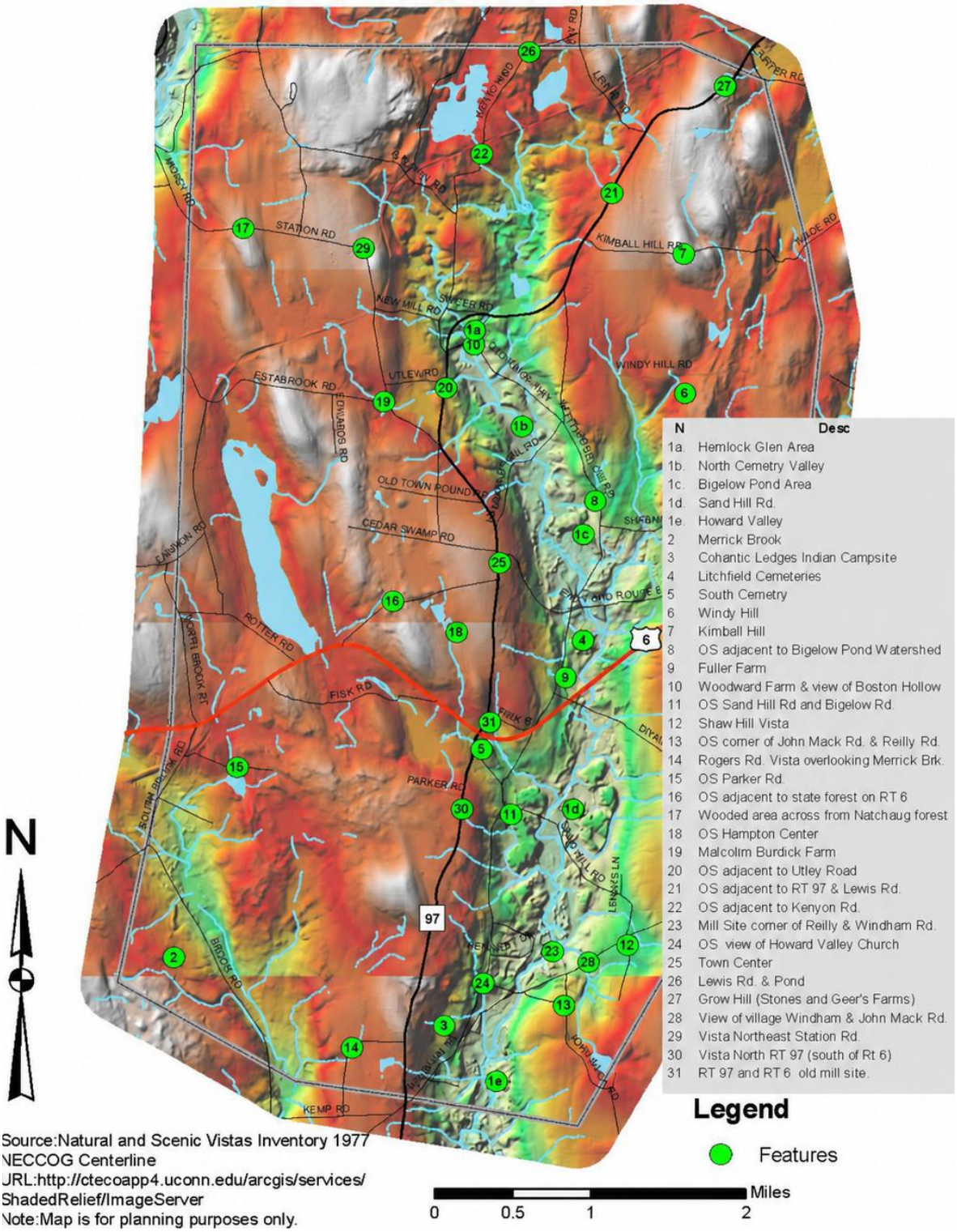
DRAFT

Town of Hampton Plan of Conservation & Development 2026-2036
Historic Districts and Places



Source: NECCOG Oct 2015 Parcel Update
Town of Hampton Historical Society
Note: Map is for planning purposes only.

Town of Hampton Plan of Conservation & Development 2026-2036
Natural Features & Scenic Vistas



N	Desc
1a.	Hemlock Glen Area
1b.	North Cemetry Valley
1c.	Bigelow Pond Area
1d.	Sand Hill Rd.
1e.	Howard Valley
2	Merrick Brook
3	Cohantic Ledges Indian Campsite
4	Litchfield Cemeteries
5	South Cemetry
6	Windy Hill
7	Kimball Hill
8	OS adjacent to Bigelow Pond Watershed
9	Fuller Farm
10	Woodward Farm & view of Boston Hollow
11	OS Sand Hill Rd and Bigelow Rd.
12	Shaw Hill Vista
13	OS corner of John Mack Rd. & Reilly Rd.
14	Rogers Rd. Vista overlooking Merrick Brk.
15	OS Parker Rd.
16	OS adjacent to state forest on RT 6
17	Wooded area across from Natchaug forest
18	OS Hampton Center
19	Malcolm Burdick Farm
20	OS adjacent to Utley Road
21	OS adjacent to RT 97 & Lewis Rd.
22	OS adjacent to Kenyon Rd.
23	Mill Site corner of Reilly & Windham Rd.
24	OS view of Howard Valley Church
25	Town Center
26	Lewis Rd. & Pond
27	Grow Hill (Stones and Geer's Farms)
28	View of village Windham & John Mack Rd.
29	Vista Northeast Station Rd.
30	Vista North RT 97 (south of Rt 6)
31	RT 97 and RT 6 old mill site.

Source:Natural and Scenic Vistas Inventory 1977
NECCOG Centerline
URL:http://ctecoapp4.uconn.edu/arcgis/services/ShadedRelief/ImageServer
Note:Map is for planning purposes only.

GOALS

Transportation

1. Maintain a Town road system that continues to deliver safe conditions and efficient flow of traffic. (BOS, PZC)

2. Manage Town roads so that their impact to the environment is minimized. (PZC, IWWA)

3. Participate in any state planning for improvements to Route 6 and Route 97 to the greatest possible extent. (BOS)

4. Preserve and develop walking and bicycling opportunities. (PZC, BOS, Recreation Commission, Conservation Commission)

5. Monitor and develop transportation options for the elderly who may no longer be capable of driving. (BOS)

6. Encourage development that is compact and transit-accessible, with pedestrian-oriented development patterns. (PZC, BOS)

7. Consider advanced traffic safety technology.

8. Evaluate feasibility of implementing traffic calming devices and structures.

Recreation

1. Identify and provide for the recreational interests of all residents. (Recreation Commission, BOS)

Community Facilities

1. Develop a master plan for a municipal "campus" of Town-owned properties, providing pedestrian pathways, parking, lighting, landscaping, recreational uses, consideration of elderly housing, etc., in order to connect Town services. In conjunction, evaluate the possibility and desirability of land acquisition from the abutter to the east. (BOS, PZC)
2. Assess spatial and operational needs at Town Hall over the next ten years. (BOS)
3. Explore non-vehicular connectivity within the Village Center.
4. Develop a signage and way-finding plan for the Town with a focus on the Village Center.

DRAFT

Cultural Resources

1. Enhance awareness of the economic value of cultural resources to Town residents and Town staff.
2. Develop strategies for the protection of cultural resources.
3. Develop strategies for both visual and physical access to cultural and historic resources.
4. Protect and preserve Hampton's historic structures to the greatest possible extent, including: dwellings, outbuildings, churches, schools, bridges, mill sites and dams, stonewalls, and cemeteries. (PZC, Antiquarian and Historical Society, Conservation Commission)
5. Protect and preserve key elements of the traditional rural landscape to the greatest possible extent, including groupings of structures, roadside trees, open fields, agricultural views and vistas, dark skies, and the historic roadscape. (PZC, Conservation Commission)

Action/Implementation

Transportation

ACTION/IMPLEMENTATION

1. Identify and review the status of any Town roads that are not maintained. Evaluate their potential for future uses, including use for bicycles, pedestrians, and equestrian uses. (PZC, BOS, Conservation Commission)

2. Review, and update as needed, the subdivision regulations which address Town road construction and improvements, such as: road width requirements; the desirability of and specifications for cul-de-sac and loop roads; road drainage systems, with consideration for using non-engineering measures for dealing with stormwater runoff; road construction specifications; aesthetic requirements such as preservation of stonewalls and preserving and planting street trees; and improvements along frontage when new lots are created along existing Town roads. (PZC, BOS, Conservation Commission)

3. Evaluate the location of a future footpath along one or both sides of Main Street/Route 97 on Hampton Hill. (PZC)

4. Review stormwater systems and develop a plan for maintenance that minimizes the impact of sediment, salt, etc. to the environment. (PZC, IWWA, Conservation Commission, BOS)

5. Develop a town-wide cycling and walking map. (Conservation Commission, Recreation Commission)

DRAFT

6. Seek funding to support walking and cycling paths along Route 97 and Route 6 as well as along selected Town routes. (PZC, BOS)

7. Inform residents of opportunities for commuting in vans, carpools and buses on Town website. (BOS)

Recreation

ACTION/IMPLEMENTATION

1. Survey the recreational interests of all Hampton residents, young and old, every five years or frequently enough to accurately assess interests. (Recreation Commission, PZC)

2. Ensure that recreational programming will be implemented, utilizing the leadership of Town committees and with assistance of paid staff if needed. (Recreation Commission, BOS)

3. Maintain a permanent contact with the Recreation Committee to assure that PZC regulations and decisions maximize recreational opportunities. (PZC, Recreation Committee)

4. Maintain a permanent contact with the Conservation Commission to ensure input by the Conservation Commission on PZC regulations and decisions affecting recreational opportunities. (PZC, Conservation Commission)

5. Survey the current permanent, dedicated river access by the public for fishing and swimming in the Little River, and develop a plan for providing permanent access. (Conservation Commission, PZC)

6. Inventory and publicize existing recreational opportunities, including organized activities by the Recreation Committee, Seniors, Goodwin Forest, and public schools, and nonorganized activities such as hiking, skating and swimming spots, and horseback riding opportunities, as well as recreational options in nearby towns and special events such as holiday parades, walking weekend, etc. (Recreation Committee, Conservation Commission)

8. Evaluate regionalization of recreational programming with nearby Towns. (BOS, Recreation Committee)

9. Maintain exercise/recreation facilities and materials in good working order. (BOS)

Community Facilities

1. Work with wired internet providers to ensure all Town-owned facilities provide access to high-speed internet connections. (BOS).

DRAFT

Cultural Resources

ACTION/IMPLEMENTATION

1. Review and revise Zoning Regulations to foster reuse of historic dwellings, barns, and other structures as well as farms, by implementation of zoning regulations that are flexible enough to permit new uses when their original uses are no longer economically viable, such as for social gathering/event function establishments, and art, recreation and educational institutions. (PZC)

2. Review Town Ordinances and Regulations that control new road construction and improvements to existing Town roads, so that the traditional roadscape is preserved to the extent possible, including consideration of road widths, drainage features, protection of roadside stone walls and trees. (BOS, PZC)

3. Provide assistance to owners of historic properties to encourage the preservation of exterior features that contribute to the historic integrity of the property, including a uniform signage program to identify historic structures. (Antiquarian and Historical Society)

5. Consider revisiting Hampton Hill for designation as a village district zone. (PZC)

6. Adopt a Town scenic road ordinance to allow municipal recognition and protection of scenic, historic Town roads and support for State scenic road designation for Route 97 in Hampton. (BOS, PZC, Antiquarian and Historical Society, Conservation Commission) *

7. Develop a map of views and vistas to be protected. (PZC, Conservation Commission)

8. Create a working list of projects to be volunteer-championed (BOS)

DRAFT

CHAPTER 7 – Economy

Guiding Principle 4 – We envision a Hampton that promotes economic development that takes advantage of Route 6 and trail corridors that serve the commercial needs of the community while aligning with Hampton's spirit and pace

INTRODUCTION

Since the early 18th century, upon the arrival and settlement of European colonizers, through the first quarter of the 21st century, Hampton has maintained its rural landscape characterized by sparse settlements. During the Town's early history, family farms formed the basis of the local economy and were supported by small shops and businesses scattered throughout the community. Water-powered mills and other small-scale industries later developed along Hampton's streams and rivers. Unlike several neighboring communities, Hampton never experienced the large-scale mill development that produced dense mill housing and extensive commercial centers. Ultimately, the small-scale early industries closed and population declined, Hampton retained its predominantly agricultural and rural character. The Air Line Railroad also brought people from cities into eastern Connecticut for summer recreation; local farms sometimes boarded these visitors.

Today, Hampton remains a small, low-density community, with approximately 65 residents per square mile, as contrasted with Connecticut as a whole, which has approximately ten times that density (650 people/mi^2). Its limited and geographically dispersed population, lack of public water and sewer, distance from interstate highway access, and proximity to established regional commercial centers in North Windham, Brooklyn, and Killingly constrain the market for conventional retail and large-scale commercial development. Commercial and industrial property accounts for only a small portion of the Town's Grand List, and most residents continue to depend on surrounding communities for employment, shopping, health care, and other services.

These conditions should not be considered to mean that Hampton lacks opportunities for economic development. Hampton's economic development opportunities lie within maintaining and strengthening its rural character by supporting farms, existing small businesses, home-based enterprises, trades, professional and personal services, and the reuse of existing commercial, agricultural, and historic properties. The Route 6 corridor, the major transportation arterial bisecting Hampton, where Hampton's two, currently small business districts are located, remains the Town's principal commercial and industrial core. Hampton's trails, forests, farms, historic resources, and cultural activities connect visitors and residents to local businesses and community destinations.

DRAFT

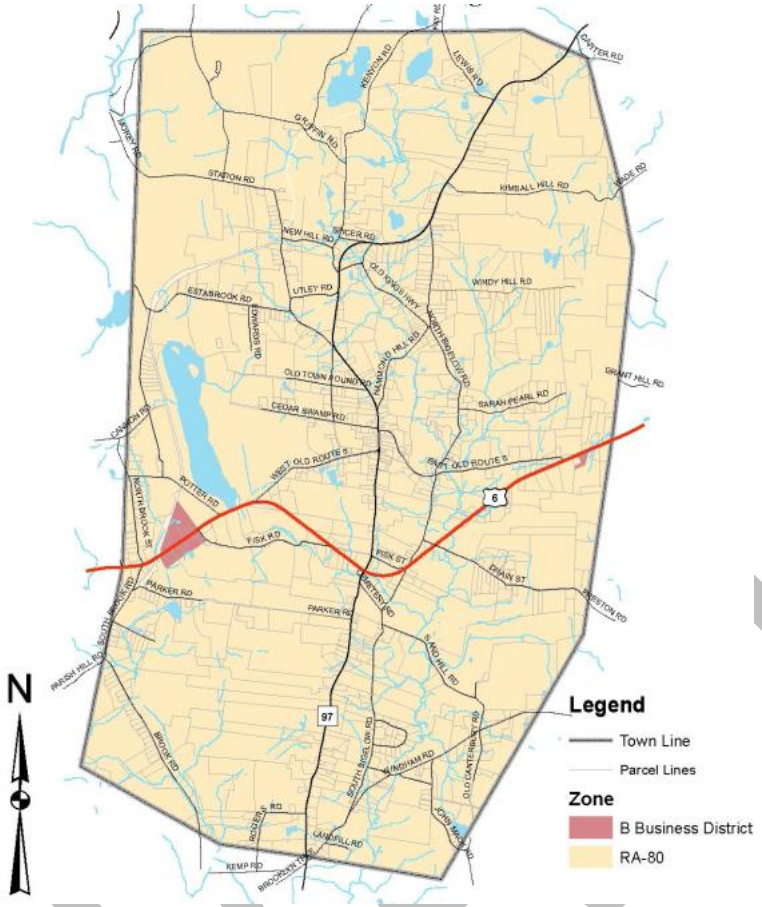
The 2025-2026 PoCD Community Survey showed residents number one priority is to see more farms and agricultural businesses opportunities in Town, with 81% of respondents in favor. Growth of existing small businesses came in a close second, followed by supporting home-based businesses with 76% of respondents in favor. Nearly 50% of respondents favor the possibility of a more economically active Village Center. Respondents expressed significant concern about overdevelopment and the loss of natural resources. All of these responses together speak to a community that is generally comfortable with the established business profile of Hampton and would seek smaller-scale, internal growth of existing businesses and industries.

ECONOMIC PROFILE

Hampton has two small areas zoned for business activities, and the boundaries of these zones have remained the same for many years. Both zones are on Route 6. One is on the west end of Route 6 near the boundary with Chaplin and is composed of approximately 62 acres in 19 parcels. This area was at one time referred to as “Clark’s Corners” and was a small commercial village in the early twentieth century. The other business zone is a single four-acre parcel on the east end of Route 6 near the Brooklyn town line which has been used commercially for many years and in times past was known as “Hampton Springs”. Neither of these districts has seen major change over the last decade. The only significant development has been a major expansion of EastCONN, a nonprofit regional educational services entity, in the western business zone. The eastern tract and a portion of the western tract remain underutilized, especially the south side of the western tract where much of the Route 6 frontage remains undeveloped. Despite the traffic counts and seeming availability of land in this strip, much of the Route 6 corridor is incumbered by wetland systems and other similar development constraints.

DRAFT

ZONING MAP
Town of Hampton



One of the major success stories over the past decade has been the establishment and popularity of Stonehurst at Hampton Valley, a wedding/special event venue that took over a former alpaca farm at the corner of Route 6 and Drain Street. It leveraged the scenic, rural character of Hampton's Little River valley and the relative lack of similar venues of this type to become a thriving destination for special events from people across southern New England.

In addition to commerce on Route 6, there are businesses throughout Town, in the residential zone, that are home-based. While many of these home businesses have been approved by the Commission, some others pre-date the Zoning Regulations and were never officially sanctioned, and a few others exist without official approval. Zoning requirements in Hampton are intended to encourage home businesses while minimizing their impact to surrounding properties. In a 2021 survey by the American Community Survey (US Census Bureau), 9% of Hampton residents over 16 report that they are self-employed.

Economy

Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Government	262	
Local Government		*88%*
2 Health Care and Social Assistance	88	
Social Assistance		*47%*
3 Mgmt of Companies and Enterprises	78	
Mgmt of Companies and Enterprises		*100%*
4 Other Services (except Public Admin)	60	
Religious, Grantmaking, Civic, Prof. Org		*42%*
5 Construction	37	
Specialty Trade Contractors		*68%*
Total Jobs, All Industries	611	

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	12	15	22	24	18

Total Active Businesses 143

Key Employers

Data from Municipalities, 2026

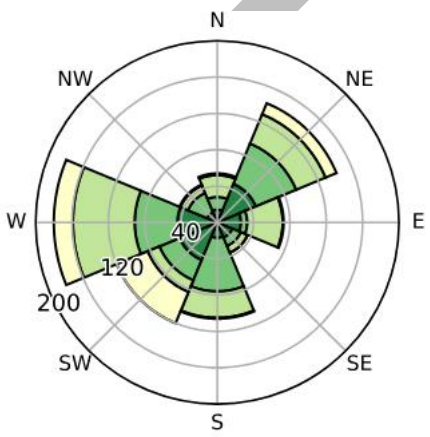
1. EASTCONN
2. Silver Slippers Home Care LLC
3. Rossi Sawmill
4. Woodhill Farm
5. Donahue Construction

According to a 2026 Municipal Business profile assembled by the group Advance CT, the largest number of jobs in Hampton are attributed to government jobs, with 262, or 42.8% of the total jobs within Hampton. These include local governments and public education jobs, including those attributed to EastConn, the regional education service center serving northeastern Connecticut. Other top employment industries include health care and social assistance, professional services, and construction.

Municipal revenues are $5.3M, of which $3.5M is obtained through property taxes while the rest comes from intergovernmental revenues. Only 3% of the grand list is commercial or industrial properties; the rest of the tax burden falls on residential property owners (Source: Advance CT). Expenditures are $5.7M per year, of which $3.8M or 66% are on education,

which is typical of most communities in the state. Total indebtedness as of 2025 was just $23, 517, or $14 per capita.

The U.S. Census Bureau publishes a visual tool called ‘On The Map’ that illustrates the inflow and outflow of workers in a community, as previously described and illustrated in Chapter 1. For Hampton residents employed outside of town, work destinations are varied, with no single town or Census Designated Place (CDP) being a major concentration. The largest place of employment, attracting approximately 6.1% of Hampton residents, is Storrs. Of the residents that commute out of town for work, approximately 29.4% travel less than 10 miles. Approximately 30.7% of workers travel between 10 and 24 miles, while the remainder travel more than 25 miles each day. According to information compiled by the US Census data, most workers travel to the west.



Agriculture and Value-Added Products

Agriculture remains both an economic activity and a defining part of Hampton’s identity. Working farms support local employment, keep land in productive use, and contribute to the rural landscape valued by residents. Supporting agriculture therefore includes both the continuation of farm production and the ability of farms to adapt to changing markets.

Value-added agricultural products can increase the value of what is grown or raised through processing, preparation, packaging, or direct sale. Farm stands and markets, community-supported agriculture, locally processed foods, and other farm-produced goods can provide additional income while connecting residents and visitors to local farms. The adaptive reuse of barns and other agricultural structures may also support education, art and craft production and sales, recreation, events, and other contemporary uses that remain compatible with the property and surrounding area. Zoning provisions should continue to foster these activities while addressing traffic, health, environmental, and neighborhood impacts.

DRAFT

CHALLENGES & OPPORTUNITIES

With a surge of commercial development a few miles west on Route 6 in North Windham, and with additional commerce on Route 6 to the east in Brooklyn, and in view of the sparse population in Town, there is little reason to expect major commercial development in the Business Zone on Route 6. Additions to the Town's commercial base are most likely to come from business and personal services. At the same time, Route 6 carries a substantial volume of regional and pass-through traffic. CTDOT's 2022 traffic counts on Route 6 ranged from 6,400 to 8,600 vehicles per day. This traffic volume creates opportunities for businesses that could be captured by auto-focused businesses that serve residents, commuters, and visitors, including retail, personal or professional services, repair services, and similar highway-accessible uses. Development should provide safe access, protect adjoining residential properties, and maintain the rural appearance of the corridor.

The beauty and rural amenities of Hampton have the potential to attract visitors to the Town. The Hampton Hill National Register Historic District covers approximately 120 acres and contains 62 principal structures along Main Street, West Old Route 6, and Cedar Swamp Road. Its historic buildings, mature and abundant vegetation, ample yards, and traditional development pattern create a distinctive rural village character. These qualities could support adaptive uses that contribute to a more active village center, such as neighborhood-scale retail and services. New uses should be accommodated through the reuse of existing buildings wherever practical. Where new construction is proposed, structures, parking, lighting, signage, and other site improvements should be designed to respect the district's historic scale, building placement, architectural character, and landscaping.

Many rural New England towns have successfully marketed themselves as tourist destinations, and there are many untapped opportunities to attract day-trippers to food, farm, historic and nature related-venues. Hampton's farms, forests, trails, historic resources, cultural activities, and rural landscapes support a modest, low-impact visitor economy. The Air Line State Park Trail, James L. Goodwin State Forest and other protected lands draw visitors for walking, bicycling, horseback riding, cross country skiing, and environmental education

The Air Line State Park Trail Master Plan estimated over 800,000 trail visits along the Air Line State Trail Park in 2022. The Plan highlights that among the most requested amenities by trail users were food and restaurants, followed by camping and restroom facilities. The Plan also emphasizes connections among trails, business districts, parks, and community destinations. Hampton can capture a greater share of this activity through coordinated wayfinding, information about nearby destinations, appropriate trail connections, and

DRAFT

opportunities to purchase food, supplies, and locally produced goods. Regional coordination is particularly important because visitors often travel through several Air Line Trail communities during a single trip.

As a Town that seeks to retain its rural quality of life, home business is a key ingredient of this identity. Rural towns are distinct from suburban ones characterized by emptying out of working adults on weekdays. "Rural" has always included home shops and entire households whose economy is rooted in the home. The character of the community, as well as the volunteer fire department, depend on having working-age adults in Town during the daytime. With more people working from home due to technology and entrepreneurial start-up businesses, the Town can take steps to encourage home business and thereby retain a day-time adult population within Town.

GOALS

1. Encourage new commerce within Town that will enhance the Town's small town and semi-rural character. (BOS, PZC)

2. Provide support to the local business community to retain and expand existing businesses. (BOS)

3. Encourage the reuse and/or redevelopment of existing commercial sites and structures, including old farms. (PZC, BOS)

4. Balance economic development promotion and flexibility to encourage creativity and flexibility – encourage residents to develop and grow businesses locally

ACTION/IMPLEMENTATION

1. Evaluate the creation of a new village zone in the village center with opportunities for limited small-scale retail business and offices. (PZC)

2. Evaluate the areas surrounding the existing business zones to determine the potential for extension or expansion of boundaries of the Business Zone along Route 6. (PZC Conservation Commission)

4. Review and revise Zoning Regulations to encourage the reuse of large and historic agricultural properties for contemporary, economically viable uses, such as educational opportunities, art and craft production and sales, tourist opportunities, recreational opportunities, large event venues, etc. (PZC)

5. Review Zoning Regulations to foster and enhance the economic contribution made by agriculture and value-added agricultural products. (PZC)

6. Enhance the appearance of the Business Zones on Route 6. (BOS, PZC)

DRAFT

7. Market Hampton's commercial enterprises, including the use of the Town's website as a tool for business-finding. (BOS)

8. Market Hampton's amenities: its scenic, historic, and agricultural and cultural resources. (BOS, Agriculture Commission, Rec Commission, Conservation Commission)

9. Evaluate the ability to utilize existing business zoned parcels for optimal economic development and revise zoning regulations as needed. (PZC)

10. Consider extension or expansion of boundaries of the Business Zone along Route 6. (PZC)

11. Consider "node" commercial or mixed-use development at the key existing north-south intersections with Route 6. (PZC)

12. Undertake outreach to home-based businesses with the purpose of understanding their needs and opportunities for growth and potentially engage in joint marketing promotion (BOS, PZC)

DRAFT

IMPLEMENTATION

Note: for "Cost Estimate, the approximate order of magnitude for cost of implementation of each action is estimated. Add "no cost/admin" $= Less than $10,000. $$= Greater than $10,000 but less than $100,000. $$$= Greater than $100,000 but less than $1,000,000. $$$$=More than $1 million. The "cost of implementation" does not attempt to calculate long-term net revenue increase or loss from tax changes or property value appreciation, for example.

ACTION ITEM	LEAD ENTITY	SUPPORTING ENTITY	TIMEFRAME	COST EST.
Review Zoning and Subdivision Regulations and revise accordingly to ensure that they encourage and sustain agriculture, including agritourism and ecotourism.	Planning & Zoning Commission	Town Staff	Years 1-3	**$**
Retain zoning that permits keeping of livestock on all lot sizes without restriction	Planning & Zoning Commission	Town Staff	Years 1-3	$
Formulate zoning regulations that specifically support horse farms, horticulture, and the sale of agriculturally related and derived products, such as pumpkins, vegetables, hay, maple products, etc.	Planning & Zoning Commission	Town Staff	Years 1-3	$
Develop Subdivision Regulations that will preserve farm fields	Planning & Zoning Commission	Town Staff	Years 2-5	$
Assist and support property owners in preparation of applications for funds that will purchase development rights and preserve farmland.	Conservation Commission	Planning & Zoning Commission, Town Staff	Years 2-6	$
Support state and local efforts to publicize and market farm products for sale.	Board of Selectmen	Conservation Commission, Economic Development Commission	Ongoing	$
Disseminate information on managed woodlands to property owners.	Conservation Commission	Town Staff	Ongoing	$

DRAFT

Review and revise Zoning and Subdivision Regulations to protect topsoil during development activities.	Planning & Zoning Commission	Town Staff, Conservation Commission	Years 2-5	$
Require retention of topsoil on sites being developed.	Planning & Zoning Commission	Town Staff, Conservation Commission	Years 2-5	$
Review and revise Zoning and Subdivision Regulations to prevent the loss of developed farm soils and prime agricultural lands to other uses.	Planning & Zoning Commission	Town Staff, Conservation Commission	Years 2-5	$
Review the sand and gravel regulations to determine whether they sufficiently and effectively reflect the wishes of the community regarding such operations, and revise accordingly.	Planning & Zoning Commission	Town Staff	Years 2-5	$
Review the Zoning Regulations to determine if they are sufficient to protect soils from contamination by pollutants, and revise accordingly.	Planning & Zoning Commission	Town Staff	Years 2-5	$
Ensure that all Townspeople have a practical means of disposing of solid and hazardous wastes, and that this means is adequately publicized.	Board of Selectmen	Town Staff, NECCOG	Ongoing	$$
Utilize the Conservation Subdivision regulations to protect farmland soils from development.	Planning & Zoning Commission	Town Staff	Ongoing	$
Review and revise Zoning and Subdivision Regulations to protect water quality, with consideration for contamination from industrial and commercial activities and also from agriculture, home businesses, and de-icing chemicals.	Planning & Zoning Commission	Town Staff	Years 2-5	$
Review storm water discharges from all sources, including from existing and proposed roads and residential development, so that pollution from	Town Staff	Planning & Zoning Commission, Conservation Commission, Board	Ongoing	$

DRAFT

contaminants carried in storm water is minimized.		of Selectmen, Inland Wetlands		
Require that all businesses, including home businesses, have a plan for the legal and sound management and disposal of all hazardous materials and wastes.	Planning & Zoning Commission	Town Staff	Ongoing	$
Prevent the burial of wood in land clearing activities to prevent water contamination, as is required by state law.	Planning & Zoning Commission	Town Staff, Building Official	Ongoing	$
Encourage the use of conservation easements so that streams and wetlands are protected from activities and uses that may degrade water quality.	Conservation Commission	Board of Selectmen, Planning & Zoning Commission, Inland Wetlands	Ongoing	$
Inform residents about measures that can be taken to protect surface and groundwater.	Conservation Commission	Town Staff	Ongoing	$
Obtain Greenway designation for the Little River from the CT DEEP/Greenways Council.	Conservation Commission	Town Staff	Years 2-5	$
Evaluate road maintenance practices and materials so as to use the least damaging options.	Board of Selectmen	Conservation Commission	Years 2-6	$
Review the Subdivision and Zoning Regulations and revise accordingly to maximize the protection of large blocks of woodland.	Planning & Zoning Commission	Town Staff	Years 2-5	$
Keep residents informed about the state program for reduced taxation of forestland so that all who wish to take advantage of this program can do so.	Town Assessor	Board of Selectmen	Ongoing	$
As a component of open space planning, identify prime forestlands for their conservation and preservation by the use of conservation easements, acquisition, or additions to the State Forests.	Conservation Commission	Planning & Zoning Commission, NECCOG	Years 1-3	$

DRAFT

Institutionalize the contribution of the Conservation Commission to the decision-making, actions and activities of the PZC, IWWC, and Board of Selectmen, as well as the Public Works Department.	Conservation Commission	Planning & Zoning, Inland Wetlands, Public Works, Board of Selectmen, Town Staff	Ongoing	$
Identify prime wildlife habitat protection areas and develop methods for their protection through easements, wise development patterns, and public education.	Conservation Commission	Planning & Zoning, Town Staff	Years 1-3	$
Develop an open space plan for the Town that will aid in the conservation of wildlife.	Conservation Commission	Planning & Zoning, Town Staff, NECCOG	Years 1-3	$$
The Town government will minimize air pollution from its buildings and vehicles.	Board of Selectmen	Public Works	Ongoing	$$$
Town residents, including children and adults, will be kept informed about measures they can take to minimize air pollution, including such things as: using clean burning woodstoves and outdoor wood burning furnaces; carpool opportunities; and reducing the use of gasoline powered appliances such as leaf blowers and lawnmowers.	Conservation Commission	Town Staff	Ongoing	$
Town residents will support legislative efforts to improve air quality and the positions of legislators and legislative candidates on clean air issues.	Conservation Commission	Board of Selectmen	Ongoing	$
Compile and disseminate information on funding sources and acquisitions mechanisms, with recommendations to the Board of Selectmen.	Conservation Commission	Board of Selectmen	Years 2-5	$
Develop a selection process for identification of parcels and areas to be protected and preserved which accounts for all the goals of open space preservation, including recreation and habitat protection, with reference to the 2015 Town-wide Survey and with input from the Town	Conservation Commission	Planning & Zoning Commission, Town Staff	Years 1-3	$

DRAFT

Recreation and Community Activities Commission.				
Lead the open space acquisitions plan.	Conservation Commission	Board of Selectmen, Board of Finance, Planning & Zoning Commission, Town Staff	Ongoing	$$$
Maintain an inventory of the Town's open space, including the extent to which it is preserved in perpetuity, in both narrative and digitized (map) formats.	Conservation Commission	Town Staff, NECCOG	Ongoing	$
Develop a guide to the Town's historic and cultural resources and places.	Historical Society	Conservation Commission, Town Staff, Planning & Zoning Commission	Years 2-5	$
Review and revise the Zoning and Subdivision Regulations to enhance open space protection and preservation, including the use of conservation easements in subdivisions and adoption of specific measures that will protect views and vistas.	Planning & Zoning Commission	Town Staff	Years 2-5	$
Procure digital mapping capability to enable Town staff and citizens to track development and open space preservation throughout Town.	Town Staff	Planning & Zoning Commission, NECCOG, Board of Selectmen, Town Assessor	Years 2-5	$$
Continue to authorize reduced tax assessment on undeveloped land as authorized in Public Act 490.	Board of Selectmen	Board of Finance, Town Staff, Planning & Zoning Commission	Ongoing	$
HOUSING				
Review and consider revising the Zoning Regulations to allow for middle-housing and large-home retrofits as-of-right.	Planning & Zoning Commission	Town Staff	Years 1-3	$
Develop new and coordinate and publicize existing programs that can assist property owners in maintaining homes in good condition.	Board of Selectmen	Town Staff	Years 2-5	$

DRAFT

Provide seniors and persons with disabilities with services that allow them to remain in their homes.	Board of Selectmen	Senior Commission	Ongoing	$$
Evaluate the ongoing economically viable use and reuse of large houses, with particular attention to village houses and revise zoning regulations as needed.	Planning & Zoning Commission	Town Staff	Years 2-5	$
Consider development potential of surplus municipally owned land	Board of Selectmen	Town Staff, Planning & Zoning Commission	Years 2-5	$
Review and consider adopting additional residential zoning districts to allow for increased density.	Planning & Zoning Commission	Town Staff	Years 1-3	$
TRANSPORTATION				
Identify and review the status of any Town roads that are not maintained. Evaluate their potential for future uses, including use for bicycles, pedestrians, and equestrian uses.	Planning & Zoning Commission	Board of Selectmen, Conservation Commission	Years 2-6	$
Review, and update as needed, the subdivision regulations which address Town road construction and improvements, such as: road width requirements; the desirability of and specifications for cul-de-sac and loop roads; road drainage systems, with consideration for using non-engineering measures for dealing with stormwater runoff; road construction specifications; aesthetic requirements such as preservation of stonewalls and preserving and planting street trees; and improvements along frontage when new lots are created along existing Town roads.	Planning & Zoning Commission	Board of Selectmen, Conservation Commission	Years 2-6	$
Evaluate the location of a future footpath along one or both sides of Main Street/Route 97 on Hampton Hill.	Public Works	Town Staff, Planning & Zoning, Board of Selectmen, CT-DOT	Years 1-3	$$

DRAFT

Review stormwater systems and develop a plan for maintenance that minimizes the impact of sediment, salt, etc. to the environment.	Public Works	Board of Selectmen, Conservation Commission, Planning & Zoning Commission	Years 2-6	$
Develop a town-wide cycling and walking map.	Recreation Commission	Conservation Commission, TLGV	Year 1-3	$$
Seek funding to support walking and cycling paths along Route 97 and Route 6 as well as along selected Town routes.	Town Staff	Board of Selectmen, Planning & Zoning Commission, Recreation Commission	Years 2-6	$
Inform residents of opportunities for commuting in vans, carpools and buses on Town website.	Board of Selectmen	NECCOG, Town Staff	Ongoing	$
RECREATION & COMMUNITY FACILITIES				
Survey the recreational interests of all Hampton residents, young and old, every five years or frequently enough to accurately assess interests.	Recreation Commission	Town Staff, Board of Selectmen	Years 2-6	$
Ensure that recreational programming will be implemented, utilizing the leadership of Town committees and with assistance of paid staff if needed.	Recreation Commission	Town Staff, Board of Selectmen	Ongoing	$$
Maintain a permanent contact with the Recreation Committee to assure that PZC regulations and decisions maximize recreational opportunities.	Planning & Zoning Commission	Recreation Commission	Ongoing	$
Maintain a permanent contact with the Conservation Commission to ensure input by the Conservation Commission on PZC regulations and decisions affecting recreational opportunities	Planning & Zoning Commission	Conservation Commission	Ongoing	$
Survey the current permanent, dedicated river access by the public for fishing and swimming in the Little River, and develop a plan for providing permanent access.	Conservation Commission	Town Staff	Years 1-3	$

DRAFT

Inventory and publicize existing recreational opportunities, including organized activities by the Recreation Committee, Seniors, Goodwin Forest, and public schools, and nonorganized activities such as hiking, skating and swimming spots, and horseback riding opportunities, as well as recreational options in nearby towns and special events such as holiday parades, walking weekend, etc.	Recreation Commission	Conservation Commission	Ongoing	$$
Evaluate regionalization of recreational programming with nearby Towns	Board of Selectmen	Recreation Commission, NECCOG, TLGV	Years 2-6	$
Maintain exercise/recreation facilities and materials in good working order.	Board of Selectmen	Recreation Commission, Public Works	Ongoing	$$
Work with wired internet providers to ensure all Town-owned facilities provide access to high-speed internet connections.	Board of Selectmen	Town Staff	Years 1-3	$$
CULTURAL RESOURCES				
Review and revise Zoning Regulations to foster reuse of historic dwellings, barns, and other structures as well as farms, by implementation of zoning regulations that are flexible enough to permit new uses when their original uses are no longer economically viable, such as for social gathering/event function establishments, and art, recreation and educational institutions.	Planning & Zoning Commission	Town Staff	Years 2-6	$
Review Town Ordinances and Regulations that control new road construction and improvements to existing Town roads, so that the traditional roadscape is preserved to the extent possible, including consideration of road widths, drainage features, protection of roadside stone walls and trees.	Board of Selectmen	Planning & Zoning, Public Works, Town Staff	Years 1-3	$

DRAFT

Provide assistance to owners of historic properties to encourage the preservation of exterior features that contribute to the historic integrity of the property, including a uniform signage program to identify historic structures.	Antiquarian and Historical Society	Town Staff	Ongoing	$
Consider revisiting Hampton Hill for designation as a village district zone.	Planning & Zoning	Town Staff	Years 2-6	$
Adopt a Town scenic road ordinance to allow municipal recognition and protection of scenic, historic Town roads and support for State scenic road designation for Route 97 in Hampton.	Board of Selectmen	CT-DOT, Planning & Zoning Commission, Conservation Commission, Antiquarian and Historical Society	Years 2-6	$
Develop a map of views and vistas to be protected.	Conservation Commission	Planning & Zoning Commission, Town Staff, NECCOG	Years 1-3	$
Create a working list of projects to be volunteer-championed	Board of Selectmen	Conservation Commission, Recreation Commission	Ongoing	$
ECONOMIC DEVELOPMENT				
Evaluate the creation of a new village zone in the village center with opportunities for limited small-scale retail business and offices.	Planning & Zoning Commission	Town Staff	Years 2-6	$
Evaluate the areas surrounding the existing business zones to determine the potential for extension or expansion of boundaries of the Business Zone along Route 6.	Planning & Zoning Commission	Economic Development Commission	Years 2-6	$
Review and revise Zoning Regulations to encourage the reuse of large and historic agricultural properties for contemporary, economically viable uses, such as educational opportunities, art and craft production and sales, tourist opportunities, recreational opportunities, large event venues, etc.	Planning & Zoning Commission	Economic Development Commission, Town Staff	Years 2-6	$

DRAFT

Review Zoning Regulations to foster and enhance the economic contribution made by agriculture and value-added agricultural products	Planning & Zoning Commission	Town Staff	Years 2-6	$
Enhance the appearance of the Business Zones on Route 6.	Board of Selectmen	Town Staff	Ongoing	$$
Market Hampton's commercial enterprises, including the use of the Town's website as a tool for business-finding.	Economic Development Commission	Board of Selectmen, Chamber of Commerce, Town Staff	Ongoing	$
Market Hampton's amenities: its scenic, historic, and agricultural and cultural resources.	Economic Development Commission	Board of Selectmen, Agricultural Commission, Conservation Commission, Chamber of Commerce, Town Staff	Ongoing	$
Evaluate the ability to utilize existing business zoned parcels for optimal economic development and revise zoning regulations as needed	Planning & Zoning Commission	Economic Development Commission, Town Staff	Years 2-6	$
Consider extension or expansion of boundaries of the Business Zone along Route 6.	Planning & Zoning Commission	Economic Development Commission, Town Staff	Years 2-6	$
Consider "node" commercial or mixed-use development at the key existing north-south intersections with Route 6.	Planning & Zoning Commission	Economic Development Commission, Town Staff	Years 2-6	$
Undertake outreach to home-based businesses with the purpose of understanding their needs and opportunities for growth and potentially engage in joint marketing promotion	Economic Development Commission	Board of Selectmen, Town Staff	Years 1-3	$

DRAFT