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

REGULAR MEETING

Monday, October 19, 2026 7:00 PM
Meeting held both in person, in Town Hall Conference Room,
and virtually via Zoom

DRAFT MINUTES

1. **Call to Order**

Chairman Kevin Grindle called the meeting to order at 7:00 p.m.

2. **Roll Call/Seating of Alternate Members**

In attendance and seated for the meeting were Members Ev Hyde, Gary DeCesare, Sue Hochstetter, and Stan Crawford. Also in attendance were Alternates Kathy Thompson, Peter Serafin, Conservation Commission member Marc Cardwell, Town Planner John Guszkowski, Planning Consultant Manuel Medina, and First Selectman Allan Cahill.

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

There were no comments from citizens.

4. **Approval of Minutes**- September 21, 2026 PZC Meeting

Motion to approve the minutes of September 21, 2026 by Ev Hyde, seconded by Stan Crawford. Motion carried unanimously, with Gary DeCesare abstaining.

5. **Old Business**

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

John Guszkowski noted that he did not receive any emailed comments from members of the public or Commissions on the draft. Chairman Grindle asked for comments and thoughts from the Commission. In response to a question, John Guszkowski stated that he would distribute a summary of the public survey to the Commissioners along with an analysis of the most common open-ended sentiments.

Ev Hyde noted that he believed that transportation would be changing significantly over the next ten years. Smaller vehicles, such as e-bikes would be using paved pathways very differently than historically. John Guszkowski discussed micro-mobility in terms of making improvements to town roads or town facilities. The Commission discussed Uber, Waymo, and other ride-sharing options. Allan Cahill noted that roads tend to become faster and even less safe when they are paved, widened, and flattened, and the Commission discussed level of service on State Roads and the dangers of having major public facilities on these roads in a way that was practically inaccessible to bicycles and pedestrians. Chairman Grindle discussed Economic Development priorities, and the

Commission discussed the types of business enterprises that would be friendly to Hampton as well as creating creating economic opportunity. The Commission agreed that the phrasing of the draft Plan should encourage flexibility of some interpretation to allow for creativity in implementation and business development.

Marc Cardwell from the Conservation Commission joined the discussion and noted that the Conservation Commission would be meeting on Wednesday night and hoped to have more robust input after that meeting. Manuel Medina asked about adding photos to the final version of the Plan, and the Commission discussed soliciting photos from the community. John Guszkowski will reach out to Dayna McDermott for some archives from the Hampton Gazette. The Commission confirmed their general timeline of formally receiving the full draft document at the November meeting and schedule a public hearing for January, 2027.

b. Discussion of Winery/Agribusiness Regulations

John Guszkowski stated that he and Chairman Grindle had an email conversation with David Payne about his interest in establishing a business, but apart from a strict focus on agribusiness and agritourism. They agreed that diving too deeply into a discussion about these topics and a non-farm, free-standing winery should be postponed until after the completion and adoption of the PoCD in early 2027. Chairman Grindle discussed the larger-scale implications of considering broader businesses uses throughout Town, and how to manage the regulatory process. The Commission discussed the options of regulating agribusinesses and other similar enterprises, but generally agreed that the conversation should be delayed until after the adoption of the Plan.

6. **New Business**

There was no new business to address.

7. **Staff Report & Enforcement Issues**

John Guszkowski shared the ZEO report from Jay Gigliotti and reviewed some of his activity. He also noted that he had been working with the Selectmen and Town Attorney on the access agreement for a property at the end of the maintained section of Sarah Pearl Road, and the Commission asked about the process and precedent for future development. The Commission also discussed the recent upsurge in FOI requests that are used for market-development purposes. Peter Serafin led a discussion about the timeframes for improvements approved as part of a Site Plan or a Special Permit.

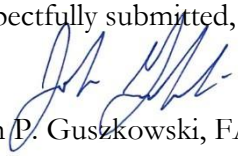
8. **Correspondence**

John Guszkowski noted two pieces of correspondence from NECCOG- the monthly newsletter, on which John Guszkowski highlighted the Commissioner training opportunities; and a recent letter sent to the First Selectman regarding the upcoming work on the Regional Housing Growth Plan.

9. **Adjournment**

Motion to adjourn by Ev Hyde, seconded by Gary DeCesare. Motion carried unanimously. Meeting adjourned at 8:39 p.m.

Respectfully submitted,



John P. Guszkowski, FAICP, CZEO

Town Planner (Consulting)