

**DURHAM INLAND WETLANDS
and
WATERCOURSES AGENCY
Durham, CT 06422
Durham Town Hall**

Minutes of December 8, 2025, Regular Meeting

Temporary Chair Phil Augur called the meeting to order at 7:00 PM.

Roll Call:

In attendance: Phil Augur, Chris Balay, Michael Dahlheimer, Frank DeFelice, Mark Laudano, Noah Ventola, Joe Carta (WEO)

Absent: Chris Meisenkothen, Gene Riotte, Jim Martinelli, Cory Tyler

Seating of Alternates

N. Ventola was seated for C. Meisenkothen

Election of Officers

A motion was made by C. Balay, seconded by N. Ventola, to nominate F. DeFelice as Chair. There were no other nominations. All ayes. Motion passed.

A motion was made by C. Balay, seconded by N. Ventola, to nominate P. Augur as Vice Chair. All ayes. There were no other nominations. Motion passed.

A motion was made by C. Balay, seconded by N. Ventola, to nominate C. Meisenkothen as secretary. There were no other nominations. All ayes. Motion passed.

Amendments to Agenda

None.

Approval of Agenda

A motion was made by C. Balay, seconded by M. Dahlheimer, to approve the agenda. All ayes. Motion passed.

Approval of Minutes

A motion was made by C. Balay, seconded by M. Laudano, to approve the minutes of the November 10, 2025, Regular Meeting. All ayes with N. Ventola in abstention. Motion passed.

Public Session

R. Kleeman requested that, when discussing bills, the total dollar amount be stated for the record.

Discussion: Caturano Violation

Alfonso Caturano and J. Carta provided a status update on the property. All flags have been placed, and they are currently awaiting the surveyor's completed mapping and report.

Receipt of Applications:

- a. Tilcon, Inc., Remove two wetland areas for future quarry activity, Wallingford Rd., Assessor's Map 43, Lot 5

Public Hearing

A motion was made by P. Augur, seconded by M. Laudano, to exit the regular meeting and enter the public hearing. All ayes. Motion passed.

Town of Durham, Widening of Roadway within 100' of wetlands, Birch Mill Rd., Assessor's Map 68, Lot 08

F. DeFelice stated that the same members were seated and confirmed that the legal notices and signs had been posted. Photographs verifying the posted sign were provided. The legal notice was then read into the record.

B. Rea, First Selectman, explained that the owner of the Hard Hat Tavern, located at 100 New Haven Road, is seeking to create additional parking. He provided background on the restaurant's ongoing parking challenges. The owners have offered to fund the parking improvements and agreed that, should any issues arise, the area would revert to a no-parking zone. Nathan Jacobson and Associates, the Town Engineer, supplied plans and mapping of the site. The proposal includes adding seven parallel parking spaces along Birch Mill Road. The area will remain unpaved, with processed gravel to be used as the surface.

The wetlands area was identified and discussed in relation to the proposed work. It was noted that the new parking spaces are intended for restaurant employees. Members discussed how to clearly inform the public that the area is designated for parallel parking only, as well as what types of signage would most effectively serve drivers, pedestrians, and overall safety.

A motion was made by P. Augur, seconded by M. Laudano, to exit the public hearing and resume the regular meeting. All ayes. Motion passed.

Town of Durham, Widening of Roadway within 100' of wetlands, Birch Mill Rd., Assessor's Map 68, Lot 08

A motion was made by C. Balay, seconded by P. Augur, there is no significant activity in the wetlands. All ayes. Motion passed.

A motion was made by C. Balay, seconded by P. Augur, to approve Town of Durham, Widening of Roadway within 100' of wetlands, Birch Mill Rd., Assessor's Map 68, Lot 08, as presented. All ayes. Motion passed.

Enforcement Officer's Report

J. Carta had nothing to report.

2026 Meeting Dates

A motion was made by P. Augur, seconded by N. Ventola, to approve the 2026 Meeting Dates as presented. All ayes. Motion passed.

Payment of Bills

None.

Miscellaneous

F. DeFelice provided an update on a riparian area project he was asked to participate in. He outlined the meetings held to date, the next steps, and potential outcomes of the project. The Commission engaged in a brief discussion.

Adjournment

A motion was made by C. Balay, seconded by M. Laudano, to adjourn. All ayes. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Jennifer Perry

To view meeting:

https://us02web.zoom.us/rec/share/Q5tjxk0R60wXf2foPdqcMMS_1lbYpZR6f290BB_kab_BHoYsBzuvMmGosHw1gf nR.fTAtAOiAsyhdF28x

2026 INLAND WETLANDS MEETING DATES
2ND MONDAY THE MONTH
7:00 P.M.
DURHAM TOWN HALL-2nd FLOOR CONFERENCE ROOM
Or VIA ZOOM-A REMOTE TELECONFERENCING MEDIA PLATFORM*

January 12

February 9

March 9

April 13

May 11

June 8

July 13

August 10

September 14

October 19 **(Holiday on October 12)

November 9

December 14

*“Note: if circumstances warrant, the meeting may be held entirely or partially by electronic means and specific information regarding participation in such meetings will be provided in advance of the meetings pursuant to state law or applicable executive orders.”

Approved at the December 8, 2025, meeting.