

Received 4/14/26
2:01 PM Jodi Moore, ATC

**DURHAM INLAND WETLANDS
and
WATERCOURSES AGENCY
Durham, CT 06422
Durham Town Hall**
Minutes of April 13, 2026, Regular Meeting

Frank DeFelice called the meeting to order at 7:00 PM.

Roll Call:

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

Absent: Jim Martinelli, Cory Tyler

Seating of Alternates

None.

Amendments to Agenda

None.

Approval of Agenda

A motion was made by P. Augur, seconded by G. Riotte, to approve the agenda. All ayes. Motion passed.

Approval of Minutes

A motion was made by G. Riotte, seconded by C. Meisenkothen, to approve the minutes of the March 9, 2026, Regular Meeting. All ayes with P. Augur in abstention. Motion passed.

Public Session

Mr. Florio of 445 Guilford Rd. addressed the Commission regarding beaver dams located on town property along Guilford Rd. He stated that the dams are causing water to back up and result in damage to his property. He requested that the dams be removed.

A resident of 281 Guilford Rd. expressed similar concerns, noting that beaver activity and damming are contributing to property damage.

The Commission discussed the matter at length and indicated they will look into the issue and work toward a resolution.

R. Parmelee referred to agenda item #8, JC Farm, and stated that he has conducted business with JC Farm over the years and has had consistently positive experiences. He attended the meeting to express his support for the business.

Discussion: Caturano Violation

J. Carta, WEO, stated that he visited the property with the owner and the soil scientist. The wetlands on the existing property have been delineated and flagged. A map showing the delineation, along with a plan to restore the wetlands, will be provided at the next meeting.

Receipt of Applications

- a. DD Property Development, LLC, Addition to add Master Bedroom, Master Bath, office, and Dining Area to existing home within 100' of a wetland, 51 Birch Mill Rd F. DeFelice noted that mapping of the property showing delineated wetlands will be required. The applicant submitted a full-size map with wetlands delineated and will provide six copies for the Commission at the next meeting.

- b. D. Turner, Construct a 28'x36' 3 car garage within 100' of a wetland, 22 Gina Dr. J. Carta reported that after visiting the property, he observed an existing structure (a hoop barn) and an unpaved driveway located within wetlands. The Commission accepted the application with the condition that a plan be submitted detailing what will be done with the existing structure located within the wetlands.
- c. J. Miller, 23'x23' addition to home within 100' of wetland, Construction of ~.5 acre pond for plant water source, 76 Higganum Rd. J. Carta stated that the proposal should be separated into two applications. The Commission agreed to accept the application for the home addition. J. Miller will submit a separate application for the proposed pond, including details of the water source and a survey.

Enforcement Officer's Report

J. Carta reviewed his submitted report with the commission. He spoke briefly about the following:

- Creamery Rd.
- Parmelee Hill Rd.

Payment of Bills

A motion was made by C. Balay, seconded by C. Meisenkothen, to pay J. Carta, WEO, \$1320.00. All ayes. Motion passed.

Miscellaneous

There was a brief discussion on the Riparian bill.

Adjournment

A motion was made by C. Meisenkothen, seconded by C. Balay, to adjourn. All ayes. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jennifer Perry

To view meeting:

https://us02web.zoom.us/rec/share/e3VdksnxNX26GgcGX8RUyvM1nmISTIH4u7AzGbwTctC-I5OjfHsk1WqaF-I_v6YQ.CZAxXPklwKgDWjcp