

Received 5-12-26 11:34am Nicole Charest, TC

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

Minutes of May 11, 2026, Regular Meeting

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

**Roll Call:**

In attendance: Phil Augur, Michael Dahlheimer, Frank DeFelice, Mark Laudano, Chris Meisenkothen, Gene Riotte, Cory Tyler, Joe Carta (WEO)

Absent: Chris Balay, Jim Martinelli, Noah Ventola

**Seating of Alternates**

C. Tyler was seated for C. Balay.

**Amendments to Agenda**

None.

**Approval of Agenda**

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

**Approval of Minutes**

A motion was made by G. Riotte, seconded by M. Laudano, to approve the minutes of the April 13, 2026, Regular Meeting. All ayes with P. Augur in abstention. Motion passed.

**Public Session**

None.

**Discussion: Caturano Violation**

James Sipperly, Soil Scientist, was present. For the record, he stated that he is the Environmental Planner for the City of Middletown, the Wetlands Agent for the Town of Portland, and a member of the Wetlands Commission in his hometown of Bozrah.

A survey and revised wetlands map were presented and reviewed by the Commission.

The remediation plan was reviewed with the Commission. Joe Carter, WEO, will oversee remediation activities at the property to ensure compliance with the approved plan, including monitoring grading, placement of topsoil, seeding, and maintenance of the silt fence until germination is established.

A motion was made by C. Meisenkothen, seconded by P. Augur, to approve the remediation plan as presented. All ayes. Motion passed.

**Receipt of Applications**

- a. J. Miller, Construction of a pond for water source to be used for farming flowers, 76 Higganum Rd. J. Carta questioned what the source of water will be. Groundwater and rainwater will be collected; the stream will not be diverted.

**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.**

Jason Boice was present to speak on the application. A survey map of the property and the proposed addition was provided and reviewed by the Commission. The project will include silt fencing to protect the area. The scope of the project was discussed.

A motion was made by C. Meisenkothen, seconded by G. Riotte, to approve the application as presented. All ayes with F. DeFelice in abstention. Motion passed.

**D. Turner, Construct a 28'x36' 3 car garage within 100' of wetland, 22 Gina Dr.**

C. Meisenkothen recused himself.

Troy Turner spoke on the application. The applicant is proposing to construct a three-car garage approximately 12–14 feet from the wetlands. Joe Carter conducted a site visit. A map was provided to the Commission, and the project was discussed.

A motion was made by G. Riotte, seconded by C. Tyler, to approve the application as presented. All ayes with C. Meisenkothen in abstention. Motion passed.

**J. Miller, 23'x23' addition to home within 100' of wetland, 76 Higganum Rd.**

J. Miller was present to speak on the application. A survey map and a map showing the proposed addition were provided. The project was discussed. The addition will be located approximately 50 feet from the wetlands. The property is generally flat with minimal standing water. There is a culvert at the front of the property and a swale that directs water down to the stream.

A motion was made by C. Meisenkothen, seconded by G. Riotte, to approve the application as presented. All ayes. Motion passed.

**Enforcement Officer's Report**

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

- Beaver issue on Guilford Rd.
- 57 Middlefield Rd.
- Hickory Hill Dr.
- 52 William Dr.
- 16 East Woods Tr.
- 46 Shunpike Rd.
- Xenelis Property

**Payment of Bills**

None.

**Miscellaneous**

Discussion on House Bill 5334, an act to protect riparian areas.

Discussion regarding survey maps.

**Adjournment**

A motion was made by P. Augur, seconded by C. Meisenkothen, to adjourn. All ayes. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Jennifer Perry

To view meeting:

<https://us02web.zoom.us/rec/share/y-dHQvXfhaNgxaEa1ML1Z536UOmyu1Mr07Ti3NDppTftFR-hhcqHvZWMrIVqs80.Lfa5wBA5QWNRgpK7>