

Received 8/21/25
12:09 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, August 20, 2025
7:00 P.M.
Third Floor Town Hall and Via ZOOM
MINUTES**

Call to order

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

Roll Call

In attendance: Janet Morganti, John DeNunzio, Michael Fumiatti, Frank DeFelice, Jim Piotrowski, Phil Augur, Josh Eddinger

Absent: Jim Martinelli, Michael Dahlheimer, Chris Balay, Kyle Mosher, Angela Helfrich

Others in attendance: Robin Newton; Town Planner, Terry Wall; Fire Department, Kristen Kleeman; Fire Trustees, other members of the public

Seating of Alternates

John DeNunzio seated for Chris Balay

Amendments to Agenda

A motion was made by J. Piotrowski, seconded by J. DeNunzio to amend the agenda to reflect the removal of the Alfonso and Kimberly Caturano Zone Change request. All aye, motion passed.

Approval of Agenda

Public Comment

A member of the public asked what permits had been taken out for the property that was going to be discussed under public hearing. F. DeFelice indicated that she should contact the town planner

A member of the public asked if the property owners applied for any additional changes. F. DeFelice replied that there were no other applications at this time

Town Planner/ZEO Report

R. Newton stated that the ZEO report will be forthcoming, Joe Carta was on vacation last week

R. Newton indicated she would send the commissioners a draft of text changes to zone change requirements next week for the September meeting. Will follow up with the Board of Ed about their requested attendance at the September meeting. The Recreation Commission meeting has been moved to November. First Selectman will be attending October meeting

Receipt of Applications

- a. Mavani Enterprises, LLC, Special Exception, 1041 New Haven Road
 - a. Requested meeting be scheduled for October 15th
 - b. A motion was made by J. Eddinger, seconded by M. Fumiattito set a public hearing for October 15, 2025. All aye, motion passed

Public Hearing: Alfonso & Kimberly Caturano, Zone Change from the R-40 Zone to Commercial Zoning District, Parcel 45-7, Wallingford Road

Application was withdrawn

Request from Board of Selectmen, 8-24 Review for the discontinuation of small portion of Shunpike Road per request from Jim and Deborah Mesick

Pat Benjamin, Civil Engineer, was present on behalf of Jim and Deborah Mesick. Requesting to discontinue 301 feet at the south end of Shunpike Road and a lot line revision with the Town of Durham to put the paved portion of Shunpike Road in the Town's right-of-way. Reviewed and discussed the property and right of way lines

A motion was made by J. Eddinger, seconded by J. DeNunzio to provide the Board of Selectmen with an affirmative 824 review for the discontinuation and lot line revision of Shunpike Road as seen on a plan by Bascom and Benjamin dated February 27, 2025. All aye, P. Augur abstained. motion passed

Payment of Bills

A motion was made by J. Morganti, seconded by J. DeNunzio to pay the following bills:

- a. N. Charest, Secretarial Services, May 2025 PZC Meetings, \$75.00
- b. N. Charest, Secretarial Services, June 2025 PZC Meetings, \$200.00
- c. N. Charest, Secretarial Services, July 2025 PZC Meetings, \$125.00

All aye, motion passed.

Minutes of Previous Meeting

- a. July 16, 2025
 - a. A motion was made by J. Morganti, seconded by J. DeNunzio to approve the minutes of the July 16th meeting as presented. All aye, motion passed
- b. August 6, 2025
 - a. A motion was made by J. Piotrowski, seconded by J. DeNunzio to approve the minutes of the August 6th meeting as presented. All aye, motion passed

Miscellaneous

none

Adjournment

A motion was made by J. Morganti seconded by P. Augur to adjourn. All aye, motion passed; meeting adjourned at 7:18p.m.

Respectfully submitted,
Nicole Charest
Town Clerk, Recording Secretary

To view meeting:

<https://us02web.zoom.us/rec/share/EBZSZRj0zXKhHVr90HizODLeQvr3tg8TBJhPSvGYjN7ogZUhqd22Faxsm0w0wJ8.wE6Ma8azUYKwBA4K>