

Received 10/7/25  
3:36 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION  
JOINT WORKSHOP WITH CONSERVATION COMMISSION**

Wednesday, October 1, 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: Josh Eddinger, Frank DeFelice, Phil Augur, Michael Fumiatti, Angela Helfrich, Michael Dahlheimer, Janet Morganti, John DeNunzio, Chris Balay

Absent: Kyle Mosher, Jim Martinelli, Jim Piotrowski

Others in attendance: Robin Newton; Town Planner, Brendan Rea; First Selectman, Conservation Commission members: Mark Lawlor, Bill LaFlamme, Lucy Meigs, several other members of the public and of the town planner consulting firm

**Seating of Alternates**

Angela Helfrich seated for Jim Piotrowski

John DeNunzio seated for Kyle Mosher

**Amendments to Agenda**

None

**Approval of Agenda**

A motion was made by P. Augur, seconded by J. DeNunzio to approve the October 1, 2025 meeting agenda as presented. All aye, motion passed

**POCD Workshop**

Members of the conservation commission were present to discuss. The conservation commission presented significant events from the past 10 years including:

- **White's Farm:** Town went from paying to have fields mowed to obtaining a lessee who will pay to harvest the hay. Various activities have made the tenant unwilling to hay, actively working on this
- **Howd Road Parcel:** Town moved from non-compliant to compliant lessee, shifted away from haying
- **Otte Meadow:** re-established trail from Saw Mill Road to David Road, subsequently enticed trespasses
- **Cream Pot Road:** parking area expanded, kiosk was damaged and replaced
- **Curtis Woodlands:** field had two years of successive mowing, trail not maintained and is in rough shape
- **Pisgah:** Commission allowed mountain biking club to install a "beaver deceiver" which has kept a trail from being flooded
- **Parmelee Hill Road Barn:** gutters installed and roof replaced
- **Side Hill Road:** potential encroachment onto town land of a pool and deck was addressed with town attorney and subsequently removed
- **Hunting Lottery:** continues to allow appropriate numbers of hunters access to select parcels and work to keep wildlife populations well managed

The Commission also presented concerns for the next decade:

- Vandalism and trespassing causing erosion and damage to flora

The commission discussed their goals and hopes. Intend to target specific parcels for future acquisition or other conservation options. Will Prioritize parcels contiguous to existing open space as well as those sizeable parcels that were highlighted in the Private Recreation table in the POCD. Noted that Maiden Lane Farm Land Trust parcel should be included on table. Suggested that the town:

- consider funding the acquiring of open space on an annual basis

- develop and maintain a list of priority properties for acquisition
- consider enacting subdivision regulations that facilitate fee-in-lieu-of open space for the maintenance and acquisition of open space parcels

Conservation Commission discussed the management of town properties, including outdoor recreation areas and leased farmland. Clarified that all parcels are available for outdoor recreation, with hunting allowed on many properties. The commission also addressed the lease of the Deerfield Farm property, which includes a barn and open fields, noting that the lease is underfunded but generally working well.

Discussed maintenance and expansion of existing open spaces in Durham. Noted educational and recreational uses

Commission enerally agreed to update descriptions for major parcels.

### **Facilities Discussion**

First Selectman Brendan Rea was present to discuss. He noted that the Road Foreman John Jenkins was unable to attend

Municipal Water System changed, will need to be updated. Noted EPA is done with Superfund site, waiting for state to sign

Commission agreed to include information about the Superfund site and water project status. Discussed need to update refuse disposal and recycling. Noted Town's new contract with ReWorld for waste disposal. Dual Stream recycling allows DMIAAB to sell paper

Road Foreman was unable to be present for Highway Maintenance Center discussion. Brendan Rea noted that the building is over 100 years old and could be used for storage if renovated.

Noted that Larkin's Run is moving out of town and price for impounded dogs has increased over 400%. Currently have temporary agreement with Middlefield to bring impounded dogs there. Suggested a kennel at the town garage location. Used ARPA funds to renovate building, air conditioning is still outdated, uses R22

Suggested adding water tank to commerce circle, business owners have complained that insurance has increased due to lack of fire protection in the location

Currently setting up Emergency Operations Center at the Community Center.

Installed heating and cooling in old schoolhouse 8 years ago, need to focus on stabilization of historical structures. Historical Society is working on Sabbath Day House. Briefly discussed potentially adding skating ponds to Allyn Brook Park. Brendan noted he applied for a connectivity grant to continue the sidewalk from the pavilion around the tennis court and softball field to connect to the community center

Discussed continued maintenance at Community Center including plumbing issues and AC. Noted some upgrades and current projects. Discussed possibility of grants

Briefly discussed lack of parking around town green, traffic issues, and road infrastructure

### **Adjournment**

R. Newton noted that most goals in the 2016 POCD were completed. Suggested commission members review the affordable housing plan for the next meeting

A motion was made by J. Morganti seconded by C. Balay to adjourn. All aye, motion passed; meeting adjourned at 8:30p.m.

Respectfully submitted,  
Nicole Charest  
Town Clerk, Recording Secretary

To view meeting:

[https://us02web.zoom.us/rec/share/CBx6Nqp9GsXZ19QSqc4 -  
1mMICzjhyykuBG\\_deOP5\\_qMp4EKrfAAUgEEbz2mW7ca.7ghktqGJuWfc-l0W](https://us02web.zoom.us/rec/share/CBx6Nqp9GsXZ19QSqc4-1mMICzjhyykuBG_deOP5_qMp4EKrfAAUgEEbz2mW7ca.7ghktqGJuWfc-l0W)