

Received 12/9/25
3:13 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION
JOINT MEETING
COMPLETE STREETS AND ECONOMIC DEVELOPMENT COMMISSION
Wednesday, December 3, 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: Chris Balay, Frank DeFelice, Josh Eddinger, Michael Fumiatti, Peter Lynch, James Martinelli, Janet Morganti, Kyle Mosher, James Piotrowski, Patricia Dynia, John DeNunzio, Phil Augur

Absent:

Others in attendance: Robin Newton; Town Planner, Nicole Charest; Town Clerk, Leslie Bulion; Complete Streets, Carol Kleeman; Economic Development, other members of the public, including complete streets and economic development members

Seating of Alternates

None

Election of Officers

A motion was made by J. Eddinger, seconded by J. Piotrowski to exit the regular meeting for the election of officers and have Nicole Charest serve as temporary secretary. All aye, motion passed

A motion was made by

Nominations for Chair:

C. Balay nominated F. DeFelice for the position of Chair, seconded by J. Piotrowski
There were no further nominations. All aye, Nicole Charest declared Frank DeFelice elected

Nominations for Vice Chair:

J. Martinelli nominated J. Piotrowski for the position of Vice Chair, seconded by F. DeFelice
J. Morganti nominated J. Eddinger for the position of Vice Chair, seconded by C. Balay
By a show of hands vote, with 5 votes for J. Piotrowski and 4 votes for J. Eddinger, Nicole Charest declared J. Piotrowski elected as Vice Chair

Nominations for Secretary:

C. Balay nominated J. Morganti for the position of Secretary, seconded by J. Eddinger
K. Mosher nominated J. Martinelli for the position of Secretary, seconded by J. Piotrowski
By a show of hands vote, with 4 votes for J. Morganti and 5 votes for J. Martinelli, Nicole Charest declared J. Martinelli elected as Secretary

A motion was made by J. Eddinger, seconded by C. Balay to return to the regular meeting. All aye, motion passed

Amendments to Agenda

None

Approval of Agenda

A motion was made by C. Balay, seconded by J. Piotrowski to approve the December 3, 2025 meeting agenda as presented. All aye, motion passed

POCD Workshop

F. DeFelice noted that R. Newton asked the commission to consider suggestions for affordable housing. R. Newton noted that House Bill 8002 passed. She read out goals F. DeFelice sent:

1. Preserve existing affordable housing units within the Town of Durham
2. Support Diverse housing styles within the Town
3. Support Reasonable and appropriate measures that reduce the cost of constructing housing
4. Comply with state and federal regulations that advance affordable and attainable housing

J. Eddinger suggested targeting multifamily attainable housing by advertising and providing incentives. Expressed opinion that affordable housing may not suit the town due to the lack of sewer systems. R. Newton suggested adding goal of promoting new regulations to the POCD. Also suggested adding goal to update subdivision regulations to reflect changes in the zoning regulations. J. Eddinger suggested designating areas for additional infrastructure to encourage developers

Complete Streets

Leslie Bulion, chair of complete streets presented the POCD worksheet which included the following significant events:

- a. Researched and wrote a Complete Streets Resolution for Durham, adopted in 2018
- b. Organized and staffed and successful Bikes Safety rodeo with donations from every civic organization and CVEF
- c. Created working conceptual plan for bike and pedestrian safety on Main Street and environs that includes enhanced crosswalks, looking to add flashing school zone signs
- d. Worked with BOS to request engineering study of conceptual plan elements
- e. Invited a no-fee consultant to advise and report on pedestrian safety on Town roads through Connecticut Training and Technical Assistance Center in 2020. Some points of this report still not addressed
- f. Received a grant for 6 decorative Durham logo bike racks
- g. Became a separate Town Committee in 2023
- h. After years of work with DOT and serious bumps in the road, CSD shepherded the Main Street Bike Lane to completion in Summer 2025
- i. Organized a celebratory ride from the Community Center to Town Hall and back escorted by Durham's State Troopers
- j. Advised RSD13 and Town of Durham on Pedestrian Loop outlined in original POCD. RSD13 added wide striping on the resurfaced Pickett Lane, sidewalks including in ARPA funding plans
- k. Working with BOS to advance ATESDs (automatic traffic cams) to address speeding: created townwide survey, drafted ATESD ordinance, providing support and information at public meetings
- l. Coordinating with Middlefield to work toward building multi-use trail connecting Peckham Park with Main Street Durham

Also listed goals for the next decade:

- a. Install grant-funded bike racks
- b. Finish the Pedestrian Loop outlined in the original POCD with special attention to Maiden Lane. Paint crosswalks on Maiden Lane at Brick and Pickett per CT2 report and address Haddam Quarter Rd/Main Street Corder, and HQ intersection with Pickett
- c. Address unsafe north/south crosswalks along Main Street, including Maiden Lane crossing and Pickett Lane crossing along sidewalk route
- d. Connect Main Street bike lane to bike route to Middletown via Maiden/Johnon Lanes with safety signage and painted sharrows

Complete streets discussed support for speed cameras and emphasized opinion that the cameras will encourage less speeding. Discussed addition of roundabouts to calm traffic.

F. DeFelice asked about old trolley track going through Middlefield private property and whether there is a plan or sketch. R. Newton explained that the state gave feedback when Middlefield applied for grant funds. State had issue with trail going through their property in Durham. Indicated she would share the preliminary sketch with commission members. Project needs to be discussed further and property owners would need to be contacted for input and permission.

Economic Development

Peter Lynch reviewed significant goals. Noted that the EDC has not created a long term multi year strategy and the commission's goal is to create one in 2026. Also expressed goal of collaborating with other boards and committees in town and improving communication with residents on recent projects

- a. Promote new interactive map of town businesses

F. DeFelice noted RiverCOGs work on economic development and suggested EDC collaborate with them

J. Eddinger asked whether the commission's goal is to promote existing businesses or to attract new businesses to town. Peter Lynch stated that the goals are to attract and promote businesses, but noted the decreasing membership of the commission and Durham's infrastructure restricting development

Carol Kleeman discussed an audit Connecticut Main Street performed for the town. Beautification and mapping were highlighted as major issues.

J. Eddinger asked if tax abatements are offered to businesses in town. Carol replied that that is the decision of the tax office but supports the idea of an incentive

P. Augur suggested adding farms to the interactive map. J. Morganti expressed that Economic Development conversations have been repetitive without reaching a clear goal. Suggested the commission get professional help to bring in businesses. C. Balay noted the amount of empty commercial space that currently exists in town.

The commissions discussed options for bringing businesses in town

2026 Meeting Dates

January 7th and 21st

February 4th and 18th

March 4th and 18th

April 1st and 15th

May 6th and 20th

June 3rd and 17th

July 1st and 15th

August 5th and 19th

September 2nd and 16th

November 4th and 18th

December 2nd and 16th

A motion was made by C. Balay, seconded by J. Morganti to approve the 2026 Meeting Dates as presented. All aye, motion passed.

Adjournment

R. Newton noted that the next chapter, Environmental Conservation and Agriculture, is being drafted

A motion was made by J. Morganti seconded by C. Balay to adjourn. All aye, motion passed; meeting adjourned at 8:10p.m.

Respectfully submitted,

Nicole Charest

Town Clerk, Recording Secretary

To view meeting:

<https://us02web.zoom.us/rec/share/gEUwPXqHpy-63WwKcNZ3A6Hu4-b0Jo-F14Cs-znBFQGY78ggnWmeKFOeSd9eDuRF.RTYlx6pyO3Tm2-GX>