

Received 1/15/26  
3:06 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION  
JOINT MEETING  
COMPLETE STREETS AND ECONOMIC DEVELOPMENT COMMISSION  
Wednesday, January 7, 2026  
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, Michael Fumiatti, Peter Lynch, James Martinelli, Janet Morganti, James Piotrowski, Patricia Dynia, John DeNunzio, Phil Augur

Absent: Josh Eddinger, Kyle Mosher

Others in attendance: Robin Newton; Town Planner, Jeremy DeCarli; Planner, other members of the public,

**Seating of Alternates**

Phil Augur was seated for Kyle Mosher  
Patricia Dynia was seated for Josh Eddinger

**Amendments to Agenda**

None

**Approval of Agenda**

A motion was made by C. Balay, seconded by P. Augur to approve the January 7, 2026 meeting agenda as presented. All aye, motion passed

**Public Comment**

None

**Town Planner/ZEO Report**

None

**Receipt of Applications**

None

**Discussion: Hazardous Mitigation Plan**

F. DeFelice explained that in 2020, RiverCOG assembled their natural hazardous mitigation plan using the company Dewberry. At that time, the commission decided to use the FEMA map as reference rather than the map in the Hazardous Mitigation Plan. The commission will continue to use FEMA maps. Explained that the Dewberry map will not be updated for the new 2026 plan. Suggested the commission reissue previous letter with addition of current dates stating that the commission will continue to use FEMA maps.

A motion was made by P. Augur, seconded by J. Martinelli to reissue the same letter re: FEMA maps with updated dates and corrected text. All aye, motion passed

**POCD Workshop**

R. Newton shared her screen with the draft first 3 chapters of the POCD and reviewed the document page by page with the commission, stopping for questions as needed

P. Augur made several suggestions to remove or correct charts for clarity. R. Newton indicated that changes will be made. Also made suggestions to change decimal place precision, make formatting changes, and change presentation of other information for clarity and consistency. The commission generally agreed to changes.

P. Augur also asked why an external source was cited on page 9 for building permit data rather than using internal information. Jeremy DeCarli clarified that the source was the Connecticut Data Center which uses data from the Durham Building Department but indicated he would verify numbers. P. Augur suggested adding a note that states the source was fed by municipalities including Durham

The commission made several grammatical and format corrections throughout the document

R. Newton briefly reviewed Chapter 7: Environmental Protection, Conservation, and Agriculture. The commission will review prior to the next meeting

#### **Payment of Bills**

- a. N. Charest, \$100.00, Recording Secretary, November meetings
  - a. A motion was made by P. Augur, seconded by J. Morganti to approve invoice #048 in the amount of \$100.00 for Nicole Charest for recording secretary services in the month of November. All aye, motion passed
- b. Connecticut Federation of Planning & Zoning Agencies, \$130.00, Membership Dues
  - a. A motion was made by P. Dynia, seconded by none to pay the CT Fed of Planning and Zoning Agencies \$130.00. Motion failed
  - b. R. Newton noted that she has not received a newsletter in a while. The commission did not pay this fee last year

#### **Minutes of Previous Meetings**

- a. November 5, 2025
  - a. A motion was made by C. Balay, seconded by J. Morganti to approve the minutes of the November 5, 2025 meeting as presented. All aye, motion passed.
- b. November 19, 2025
  - a. A motion was made by C. Balay, seconded by M. Fumiatti to approve the minutes of the November 19, 2025 meeting as presented. All aye, motion passed.
- c. December 3, 2025
  - a. A motion was made by J. Morganti, seconded by P. Dynia to approve the minutes of the December 3, 2025 meeting as presented. All aye, motion passed.

#### **Miscellaneous**

F. DeFelice discussed meetings with Riparian Buffers Working Group developing recommendations to go to Environment Committee for protection along waterways. Once the recommendations are posted publicly, F. DeFelice stated he will send the information to commission members

R. Newton announced that Bill 8002 was signed by the governor. There will be a conference taking place that R. Newton will attend. She stated she will bring information to the commission

R. Newton will send training video content for new commission members

#### **Adjournment**

A motion was made by J. Morganti seconded by C. Balay to adjourn. All aye, motion passed; meeting adjourned at 8:00p.m.

Respectfully submitted,  
Nicole Charest  
Town Clerk, Recording Secretary

To view meeting:

[https://us02web.zoom.us/rec/share/TYqxZwWyCDmit2h\\_IAW4NrnEtfJEC5yQJUsKT4m2YYcEOKsnjUEv88KXsFH8F\\_nK.rKROKs3pBG-xE54i](https://us02web.zoom.us/rec/share/TYqxZwWyCDmit2h_IAW4NrnEtfJEC5yQJUsKT4m2YYcEOKsnjUEv88KXsFH8F_nK.rKROKs3pBG-xE54i)