Received 4/22/26
2:29 PM Jodi Moore, ATC

PLANNING & ZONING COMMISSION
REGULAR MEETING AND PUBLIC HEARING
Wednesday, April 1, 2026
7:00 P.M.
Third Floor Town Hall
MINUTES

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

Roll Call
In attendance: Chris Balay, Frank DeFelice, Janet Morganti, Trish Dynia, John DeNunzio, Josh Eddinger, Peter Lynch, Phil Augur, Jim Piotrowski, Kyle Mosher

Absent: Michael Fumiatti, James Martinelli

Others in attendance: Robin Newton; Town Planner, Richard Parmelee, Donald Warren, other members of the public,

Seating of Alternates
P. Dynia was seated for M. Fumiatti

Amendments to Agenda
Added payment of bills for two invoices for Nicole Charest for recording secretary services

Approval of Agenda
A motion was made by C. Balay, seconded by J. Piotrowski to approve the April 1, 2026 meeting agenda as amended. All aye, motion passed.

Public Hearing: J. &. D Mesick, Subdivision, Assessor's Map 90, Lot 14, Shunpike Road and Madison Road
Pat Benjamin spoke on behalf of the applicants. Reviewed re-subdivision map which shows new Lot 4. Re-subdivision is in response to a Right of Way change after the shortening of Shunpike Road
F. DeFelice read a letter from Nathan Jacobson, engineering consultant firm, into the record. The letter included recommendations to clearly label meets and bounds, add signature blocks for Planning and Zoning Commission, to provide detail of driveway apron, and to consider wrapping proposed 358 contour line to each side of driveway entrance rather than crossing driveway.

Pat Benjamin indicated that those changes had been made and an updated approval from Nathan Jacobson was sent to the town planner. R. Newton indicated that she has revised plans

A motion was made by P. Dynia, seconded by C. Balay to exit the regular meeting and enter public hearing. All aye, motion passed. All members seated for the regular meeting remain seated for the public hearing

Donald Warren asked why the lot was one acre rather than two acres. R. Newton explained the recent zoning change which changes R-40 zone to one acre.

A motion was made by P. Dynia, seconded by C. Balay to exit the public hearing and re-enter the regular meeting. All aye, motion passed. All members seated for the public hearing remain seated for the regular meeting

A motion was made by C. Balay, seconded by P. Dynia to approve the J&D Mesick Subdivision Lot 4

R. newton provided the following conditions for the approval of the subdivision:

1) All property corners are to be marked by a licensed surveyor prior to the submittal of any construction permits
2) Applicant to provide documentation to Planning Department staff that corners are marked by a State of CT licensed surveyor

3) Applicant is to provide 2 mylars and 1 paper set which are to be signed by the Chairman. One is to be filed on the Durham Land Records with the Office of the Town Clerk. The second mylar is to be filed with the Land Use Department. Mylars are to be filed within 90 days
4) Construction Plans will be reviewed by the Town Engineer at the time of application for a zoning permit
5) This approval must be placed on the cover sheet of the subdivision's plans for filing on the land records. Subdivision is not effective until such time as the plans are filed in the Land Records.
6) The Remaining Land as shown on the plan is not approved as a subdivision lot

A motion was made by C. Balay, seconded by P. Dynia to amend the previous motion to approve J&D Mesick subdivision Lot 4 conditional on:

1) Letter of approval from town engineer
2) Conditions 1-6 of town planner

All aye, motion passed

POCD Chapter Discussion

Commission reviewed Chapter 8: Economic Development. R. Newton reviewed the chapter and noted that changes based on commission comments have not been added yet.

Discussed land use statistics in Section 4: Durham's Labor Force, noted subtleties in what is included in residential versus business zones such as home businesses.

R. Newton reviewed Economic Development and Challenges and Opportunities section. Discussed zone for Wallingford Electric, noted that their prices are more favorable to businesses. Discussed potential of expanding commercial district in certain locations in town. Noted that Economic Development map is active on the Town website. Reviewed economic development goals and actions. Discussed potentially combining specific expansion goals. Made several edits to grammar and wording. Discussed adding language on water systems into the appropriate section of the POCD

Next section is Energy and Infrastructure

Payment of Bills

A motion was made by J. Morganti, seconded by C. Balay to pay the following bills

1) Invoice #051 $50.00, Recording Secretary Services for February 2026 for Nicole Charest
2) Invoice #052 $50.00, Recording Secretary Services for March 2026 for Nicole Charest

All aye, motion passed

Adjournment

A motion was made by J. Morganti seconded by P. Dynia to adjourn. All aye, motion passed; meeting adjourned at 8:15p.m.

Respectfully submitted,
Nicole Charest
Town Clerk, Recording Secretary