

Received 5/15/26
8:55 AM Jodi Moore, ATC

PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, May 6, 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, John DeNunzio, Josh Eddinger, Peter Lynch, Jim Piotrowski, Kyle Mosher, Michael Fumiatti, James Martinelli

Absent: Phil Augur, Trish Dynia

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

Seating of Alternates

none

Amendments to Agenda

None

Approval of Agenda

A motion was made by C. Balay, seconded by J. Morganti to approve the May 6, 2026 meeting agenda as presented. All aye, motion passed.

POCD Workshop

Robin Newton reviewed Chapter 10: Energy and Communications in the POCD

Discussed solar panels and made minor changes to language in section which states the town should consider the installation of solar panels where appropriate. Added language on reducing the town and regional school districts' energy costs

Discussed Emergency Generation section, noted that Lexington Place Community and Mauro Meadows are not open to the public. Commission generally agreed to modify language to specify town facilities only. Generally agreed to add that the town should consider installing an emergency generator at the town garage.

Requested that R. Newton find if there is a gas line which crosses over to Commerce Park. Discussed potential expansion of natural gas pipeline and agreed to add language which states the town should advocate for a continuous pipeline

Discussed communications section and potentially adding map of dead zones. Suggested adding specifics on emergency alert system the Town currently uses. Discussed working with PURA towards the removal of abandoned conductors on utility poles. C. Balay suggested mentioning fiber under high speed internet action item

Discussion: Regulation Changes

R. Newton reviewed proposed changes to regulations for compliance with P.A. 25-1, noted addition of Transit Middle Housing Developments and Summary Review process

Briefly reviewed design requirements. Noted July 1st 2026 date when public act goes into effect provided the bill passes. R. Newton suggested June 17th Public Hearing date. Commission generally agreed to have the public hearing as possible, and to send draft language to RiverCOG in the meantime

A motion was made by J. Eddinger, seconded by J. Martinelli to set a public hearing for June 3rd, 2026 to discuss Middle Housing and Parking Regulations in the commercial zone

Adjournment

A motion was made by J. Morganti seconded by J. Martinelli to adjourn. All aye, motion passed; meeting adjourned at 8:05p.m.

Respectfully submitted,
Nicole Charest
Town Clerk, Recording Secretary

To View Zoom Recording:

https://us02web.zoom.us/rec/share/Nk0TClihTnsrUekEjOCVG015bNLKdEmkKV0y_Oi19LgsrTakhJbyey02wcbIYmNA.6bnMFBd b4AhHAhcR