

Received 6/12/26  
1:31 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
Wednesday, May 20, 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: Frank DeFelice, Janet Morganti, John DeNunzio, Josh Eddinger (arrived 7:13), Peter Lynch, Jim Piotrowski,

Absent: Phil Augur, Trish Dynia, Chris Balay, Michael Fumiatti, James Martinelli, Kyle Mosher

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

**Seating of Alternates**

John DeNunzio seated for Chris Balay

**Amendments to Agenda**

Addition of approval for 90 day extension for Mesick subdivision map filing deadline

**Approval of Agenda**

A motion was made by J. DeNunzio, seconded by J. Morganti to approve the May 20, 2026 meeting agenda as amended. All aye, motion passed.

**Public Comment**

Roger Kleeman made a public comment requesting clarification on the bills to be approved and clarification on why so many minutes are set to be approved. It was clarified that approval of minutes is not usually done during workshops, noted several workshops and cancelled meetings

**Town Planner/ZEO Report**

It was noted that a report was sent out to commission members

**Receipt of Applications**

None

**Mesick Extension**

R. Newton explained that the commission approved a one-lot subdivision on Madison Road on April 1<sup>st</sup>. Mesicks are requesting a 90 day extension for subdivision map filing. Current deadline is June 30, 2026

A motion was made by J. Morganti, seconded by J. DeNunzio to approve a 90 day extension for the Mesick Subdivision map filing. All aye, motion approved

**Review of Draft Regulations for Public Act 25-1**

R. Newton noted that the draft was submitted to RIVERCOG for review and received a positive referral. The public hearing will take place at the first meeting in June.

Reviewed draft regulation. Noted new section 5.8 Middle Housing Developments which is applicable to Commercial Zoning District only. Reviewed definitions of Transit Community Middle Housing Development and Mixed-Use development. Made minor wording changes.

Reviewed design requirements. Noted that regulations do not override historic district regulations

Reviewed landscaping requirements. R. Newton discussed specific requirements for number and type of plantings. Noted addition of buffer planting requirements

Discussed yard dimension requirements. F. DeFelice suggested reviewing side yard size with consideration to planting requirements

Removed example images that show parking in front of the building as prohibited by the regulations

Reviewed application requirements. R. Newton noted addition of Relief From Requirements section which allows for applicants to request partial deviation from standards by special permit if the standards would create unreasonable burden which would jeopardize reuse of an existing building

Discussed mixed use developments and debated how to define "ground floor" in different building situations. Discussed maintaining commercial spaces on street-facing levels while requiring residential units to be above the ground floor. Acknowledged challenges for existing buildings that weren't originally designed for mixed use

Reviewed Parking Table including new language around parking needs assessments for developments of 16 or more units. Also reviewed updates to definitions, including changes to "manufactured home" and the addition of "summary review" to the regulations.

### **Payment of Bills**

- a. J. Carta-ZEO
  - a. January 1<sup>st</sup> 2026 to March 31<sup>st</sup> 2026: \$795.00
  - b. September 1<sup>st</sup> 2025 to December 31<sup>st</sup> 2025: \$1,785.00
  - c. Discussed timeliness of invoices, noted several cancelled regular meetings
  - d. A motion was made by J. DeNunzio, seconded by J. Eddinger to pay bills for Joe Carta, ZEO, in the amount of \$795.00 and \$1,785 for zoning enforcement work from September 1, 2025 to March 31, 2026 all aye, motion passed
- b. N. Charest, Recording Secretary
  - a. April Recording Secretary Services: \$62.50
  - b. A motion was made by J. Morganti, seconded by P. Lynch to pay a bill for N. Charest, recording secretary, in the amount of \$62.50 for recording secretary services in the month of April. All aye, motion passed.

### **Minutes of Previous Meetings**

- a. February 18, 2026
  - a. A motion was made by J. Eddinger, seconded by J. Morganti to approve the minutes of the February 18, 2026 meeting as presented. All aye, motion passed
- b. March 4, 2026
  - a. A motion was made by J. Morganti, seconded by J. DeNunzio to approve the minutes of the March 4, 2026 meeting as presented. All aye, J. Eddinger and P. Lynch abstain. motion passed
- c. March 11, 2026
  - a. A motion was made by J. Eddinger, seconded by J. Morganti to approve the minutes of the March 11, 2026 meeting as presented. P. Lynch and J. Piotrowski abstain. All aye, motion passed
- d. April 1, 2026
  - a. A motion was made by J. Morganti, seconded by Peter Lynch to approve the minutes of the April 1, 2026 meeting as presented. All aye, motion passed
- e. May 6, 2026
  - a. A motion was made by J. DeNunzio, seconded by J. Morganti to approve the minutes of the May 6, 2026 meeting as presented. All aye, motion passed

### **Miscellaneous**

F. DeFelice briefly reviewed the recent legislative session. Noted bill 151 which would dissolve municipal zoning did not pass but was discussed

Discussed Riparian bill which includes mandatory buffers around wetlands and watercourses. Rivercog is working on a natural asset mitigation plan

R. Newton noted that an explanation of the legislative session is available

**Adjournment**

A motion was made by J. Morganti seconded by J. DeNunzio to adjourn. All aye, motion passed; meeting adjourned at 8:12p.m.

Respectfully submitted,  
Nicole Charest  
Town Clerk, Recording Secretary

To View Zoom Recording:

<https://us02web.zoom.us/rec/share/Xpl5cYllzf3BibTxb1PGri6WLDItGv19N0ewuYaj69t1x6LpDclABfEK39Q9f3IJ.zcxoLcvi6Sr-orjr>