

Received 6/16/26
1:27 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION
REGULAR MEETING AND PUBLIC HEARING**

Wednesday, June 3, 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, Peter Lynch, Jim Piotrowski, Phil Augur, Trish Dynia, Chris Balay, Michael Fumiatti, James Martinelli

Absent: Kyle Mosher

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

Seating of Alternates

Phil Augur seated for Kyle Mosher

Amendments to Agenda

none

Approval of Agenda

A motion was made by P. Augur, seconded by C. Balay to approve the June 3, 2026 meeting agenda as presented. All aye, motion passed.

Public Hearing: Town of Durham Planning & Zoning Commission, Zoning Regulation Updates-Public Act 25-1 Updates-Middle Housing & Parking

A motion was made by P. Augur, seconded by M. Fumiatti 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

R. Newton briefly explained Public Act 25-1 which requires amendment to regulations including the addition of middle housing developments and changes to parking regulations. Noted addition of Summary Review under site plan. Reviewed specific requirements for plantings, parking, and building design as well as commission changes from previous meeting.

Public Comments:

None

F. DeFelice read a letter from RiverCOG into the record stating that no negative intermunicipal impacts were found and the amendment is consistent with the POCD

A motion was made by P. Augur, seconded by J. Morganti to close the public hearing and resume 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 P. Augur, seconded by C. Balay to adopt regulations with an effective date of July 1st, 2026. All aye, motion passed.

POCD Workshop

The commission reviewed Chapter 9: Community Facilities and Infrastructure. Briefly discussed commissioner comments and suggestions that were sent prior to the meeting.

Discussed adding language to make the Skating Pond permanent. Reviewed RSD13 section and updated school names and revised language

Revised

infrastructure language and made changes to reflect the fact that Town is now part of a Health District. P. Augur suggested adding terminology for sewer avoidance to septic section. Made edits to subsurface sewage disposal system paragraph to remove reference to portions of town where soils are not suited to septic systems.

Made edits to language for clarity in culverts section

Reviewed and discussed Goals and Actions. Added goal to consider options to encourage options for utilization of education facilities

R. Newton announced that the next chapter is Historical Assets and will be sent to commissioners along with a preliminary draft of the POCD

Adjournment

A motion was made by J. Morganti seconded by P. Augur to adjourn. All aye, motion passed; meeting adjourned at 8:34p.m.

Respectfully submitted,
Nicole Charest
Town Clerk, Recording Secretary

To View Zoom Recording:

https://us02web.zoom.us/rec/share/9wcQz9ZpvODZ5IBQGomKiIL4VTZTjkGaWOURLwUYb6uYBp5dki_vmISRIVIdu16a.Vkn36nmUdEnsUUhw