

Received 7/21/26
2:42 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION
REGULAR MEETING
Wednesday, July 15, 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, Josh Eddinger, Peter Lynch, Phil Augur, Trish Dynia, Chris Balay, Kyle Mosher, Michael Fumiatti, John DeNunzio

Absent: James Martinelli, Janet Morganti, Jim Piotrowski

Others in attendance: Jeremy DeCarli: Tyche Planning, other members of the public,

Seating of Alternates

Trish Dynia Seated for James Martinelli
John DeNunzio seated for Janet Morganti
Phil Augur seated for James Piotrowski

Amendments to Agenda

none

Approval of Agenda

A motion was made by P. Augur, seconded by C. Balay to approve the July 15, 2026 meeting agenda as presented. All aye, motion passed.

Public Comment

None

Town Planner/ZEO Report

Note from Robin Newton suggesting the commission set a public hearing for the Rebesch subdivision application
Briefly discussed potential traffic concerns

A motion was made by J. Eddinger, seconded by P. Lynch to hold set a public hearing on August 19th, 2026 on the Rebesch subdivision application. All aye, motion passed

Receipt of Applications

none

Review of Plan of Conservation and Development Draft

Jeremy DeCarli reviewed the draft POCD. Noted that goals throughout chapters were put into implementation tables with action items, priority, and cost. Commission reviewed goals and action items and made minor edits to wording, cost, lead entities, and priority levels while Jeremy made live edits

Added the following action items:

- Review engineering standard for road construction in Durham to improve pedestrian safety
- Complete pedestrian/bike route along Pickett and Maiden Lanes
- Consider options for extending the existing fixed route bus service into Durham
- Develop intersection improvements
- Protect the hayfield from vehicular damage at White Farm in support of long-term hay leases which is important to wildlife
- Consider the creation of a special commercial zone for areas outside of the existing commercial areas

Marked the following goals to potentially be removed:

- Explore the expansion of the Commercial zone at the South end of town along New Haven Road (Route 17)
- Consider the creation of a new commercial zone along Maidson Road (Route 77) Which would encompass and surround existing legal non-conforming uses
- Explore adding a Commercial Zone at the West end of town along Wallingford Road (Route 68)

Reviewed Potential Future Land Use Map. Discussed designating areas for future expansion of commercial and industrial zones. P. Augur suggested consolidating industrial and commercial into a “business” category. F. DeFelice read into the record a letter from J. Piotrowski with comments and suggestions. J. Piotrowski agreed with designating areas for possible future expansion of commercial and industrial zones, but suggested that the commission not mark any property or lot and instead trace roads in the areas under consideration to avoid misinterpretation. Josh Eddinger noted that Main Street is not highlighted

Added goal to reduce the Town and Regional School District’s energy costs by investing in energy-efficient heating, cooling, and lighting equipment

Payment of Bills

- a. N. Charest, Recording Secretary
 - a. A motion was made by C. Balay, seconded by T. Dynia to pay two invoices for Nick Charest in the amounts of \$50.00 and \$25.00 for recording secretary services. All aye, motion passed
 - b. A motion was made by P. Augur, seconded by C. Balay to pay Tyche \$7,000 for POCD services. All aye, motion passed

Minutes of Previous Meetings

- a. May 20, 2026
 - a. A motion was made by J. DeNunzio seconded by P. Lynch to approve the minutes of the May 20, 2026 meeting as presented. All aye, Phil Augur, Trish Dynia, Chris Balay, Michael Fumiatti, Kyle Mosher Abstain. Motion passed
- b. June 3, 2026
 - a. A motion was made by C. Balay seconded by J. DeNunzio to approve the minutes of the June 3, 2026 meeting as presented. All aye, Kyle Mosher Abstain. Motion passed
- c. July 1, 2026
 - a. A motion was made by Trish Dynia seconded by J. DeNunzio to table the approval of the July 1, 2026 meeting minutes. All aye, motion passed

Miscellaneous

None

Adjournment

A motion was made by J. DeNunzio seconded by P. Augur to adjourn. All aye, motion passed; meeting adjourned at 9:27p.m.

Respectfully submitted,
Nick Charest
Town Clerk, Recording Secretary

To View Zoom Recording:

<https://us02web.zoom.us/j/84461212345>