

Received 8/27/26
1:46 PM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION
REGULAR MEETING**

Wednesday, August 5, 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, Kyle Mosher, Michael Fumiatti, John DeNunzio, James Martinelli, Janet Morganti, Jim Piotrowski

Absent: Chris Balay, Phil Augur, Trish Dynia

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

Seating of Alternates

John DeNunzio seated for Chris Balay

Amendments to Agenda

none

Approval of Agenda

A motion was made by J. Piotrowski, seconded by M. Fumiatti to approve the August 5, 2026 meeting agenda as presented. All aye, motion passed.

POCD Workshop

Reviewed draft 2026 POCD. R. Newton noted that illustrations and images are temporary

Commission reviewed the draft document and made minor changes to grammar, language, and formatting

Discussed and made minor changes to maps included in the POCD. A suggestion was made to include a map with passive recreation. Reviewed Potential Future Land Use map and discussed whether to identify specific parcels or outline more general areas

Discussed sewer locations in town and potential expansion. Noted potential \$3 million grant for the expansion of the water system. R. Newton will email Brendan Rea to inquire on the status of the grant

Added in references to solar farms under alternative energy sources

R. Newton explained that the goal for the next meeting is to finalize the draft and prepare it for referral to the Council of Governments and to the Board of Selectmen. Noted that the draft must be posted on the website 30 days prior to the public hearing and in the Town Clerk's office 35 days prior.

Adjournment

A motion was made by J. Morganti seconded by J. Martinelli to adjourn. All aye, motion passed; meeting adjourned at 8:14p.m.

Respectfully submitted,
Nick Charest
Town Clerk, Recording Secretary

To View Zoom Recording: <https://us02web.zoom.us/rec/share/qTnVKwXpr3Hz9XYNvxIWY6JbfUkr55tPr-PQ8s4ueQWFiszW5uyOrg2qCCrIQ95H.ZKZwud6rrk6klsRs>