

Received 8/19/25  
1:23 AM Jodi Moore, ATC

## **CALL TO SPECIAL TOWN MEETING TOWN OF DURHAM**

The eligible voters of the Town of Durham are hereby warned that a **SPECIAL TOWN MEETING** will be held on the 3rd floor of Town Hall, Monday, August 18, 2025, at 8:00 p.m., to consider the following items:

1. To elect one member to the Durham-Middlefield Interlocal Agreement Advisory Board, said term to expire June 30, 2027
2. To elect one member to a five-year term on the Compensation Review/Personnel Policy Board expiring 2029
3. To fill 1 vacancy for the term expiring 2028 on the Compensation Review/Personnel Policy Board
4. To amend the towns existing Building and Building Regulations Ordinance, § 6-1 Building permit fees
5. To enter into a Tax Payment Agreement between the Town of Durham and Greenskies Clean Energy, LLC for the electric generating facility located at 141 Middlefield Road pursuant to CGS 32-71a(a) with a term of 20 years and annual payments of \$10,000 per megawatt and that the First Selectman is authorized to execute the same on behalf of the Town
6. To transfer \$143,000 from #8413105-57602 Revaluation Reserve to #9413105-57602 CIP Assessor Revaluation for the 2025 revaluation as recommended by the Board of Finance at their July 8, 2025 meeting
7. To transfer \$32,000 from #8415305-53010 Planning & Zoning, Plan of Conservation and Development Reserve to #9415305-57600 CIP Planning & Zoning, Plan of Conservation and Development to enter into agreement with Tyche Planning & Policy Group to assist in a comprehensive revision and update as recommended by the Board of Finance at their July 8, 2025 meeting

Brendan Rea  
First Selectman

Robert Chadd  
Selectman

Thomas Hennick  
Selectman

Dated in Durham, Connecticut, this 21st day of July 2025

### **RETURN OF THE CALL**

Return is hereby made, that the Undersigned, on the 21<sup>st</sup> day of July 2025 caused to be posted on the Public Signpost in the Town of Durham, a written warning by the Selectmen, and on the 24<sup>th</sup> day of July 2025 caused to be published in the Middletown Press, a newspaper having a circulation in the Town of Durham, a like warning of a **SPECIAL TOWN MEETING** to be held the 18<sup>th</sup> day of August 2025.

**Motion:** Motion by Roger Kleeman seconded by Richard Parmelee to nominate Martin French for Moderator. Motion passed.

Date: August 18, 2025  
Time: 8:00 pm  
Place: Town Hall 3<sup>rd</sup> Floor  
Moderator: Martin French  
Clerk: Nicole Charest, Town Clerk  
Call: The call was accepted as read by the clerk.

The Moderator reviewed voting procedures and requested those present who are ineligible to vote to so signify. Three attendees raised their hands

### **Synopsis of Action**

**Item 1: To elect one member to the Durham-Middlefield Interlocal Agreement Advisory Board, said term to expire June 30, 2027**

**Motion:** There were no nominations

**Item 2: To elect one member to a five-year term on the Compensation Review/Personnel Policy Board expiring 2029**

**Motion:** There were no nominations

**Item 3: To fill 1 vacancy for the term expiring 2028 on the Compensation Review/Personnel Policy Board**

**Motion:** There were no nominations

**Item 4: To amend the towns existing Building and Building Regulations Ordinance, § 6-1 Building permit fees**

**Motion:** By Brendan Rea, seconded by Chuck Stengel

**Discussion:** Brendan spoke to the motion on behalf of the building officials. He stated that the town would benefit from increased fees to cover travel and labor costs incurred for the inspection and processing of permits. Noted that other towns have increased permit fees and increase should not deter applicants

Ricard Parmelee expressed support for the building inspector and suggested the position be made full time. Noted that permit fees are passed on to property owners and Durham's low permit fees are a business-friendly gesture

Roger Kleeman requested a number for the amount of revenue expected. Stated that as of June 30, 2025 was \$191k and in FY23-24 was \$172k. Expressed concern about using building permit fees to raise money for the town.

**Action:** With three in opposition, the moderator declared the motion passed

**Item 5: To enter into a Tax Payment Agreement between the Town of Durham and Greenskies Clean Energy, LLC for the electric generating facility located at 141 Middlefield Road pursuant to CGS 32-71a(a) with a term of 20 years and annual payments of \$10,000 per megawatt and that the First Selectman is authorized to execute the same on behalf of the Town**

**Motion:** By Chuck Stengel, seconded by Brendan Rea

**Discussion:** Brendan Rea spoke to the motion. Three Greenskies Clean Energy LLC representatives were present. A representative stated that the town will receive \$26k in revenue annually, \$10k per megawatt, over the next 20 years.

Richard Parmelee asked whether the revenue amount changes based on the amount of energy generated. The representative replied that the amount is a flat fee

Richard Parmelee asked if the funds go towards a certain area.

Brendan Rea replied that the funds are treated as tax or revenue for the town

**Action:** With none in opposition, the moderator declared the motion passed

**Item 6: To transfer \$143,000 from #8413105-57602 Revaluation Reserve to #9413105-57602 CIP Assessor Revaluation for the 2025 revaluation as recommended by the Board of Finance at their July 8, 2025 meeting**

**Motion:** By Chuck Stengel, seconded by Bob Guynn

**Discussion:** Richard Parmelee asked whether the town was misquoted on the original amount. Chuck Stengel replied that this amount is the original fee.

Roger Kleeman questioned why the transfer is being voted on after the work has started. He also noted that the amount increased

Chuck Stengel replied that the motion was late coming to the Board of Finance and funds need to be paid for services rendered

Brendan Rea noted that the motion may be late, but the amount was specifically put in reserve for the Revaluation

**Action:** With none in opposition, the moderator declared the motion passed

**Item 7: To transfer \$32,000 from #8415305-53010 Planning & Zoning, Plan of Conservation and Development Reserve to #9415305-57600 CIP Planning & Zoning, Plan of Conservation and Development to enter into agreement with Tyche Planning & Policy Group to assist in a comprehensive revision and update as recommended by the Board of Finance at their July 8, 2025 meeting**

**Motion:** By Chuck Stengel, seconded by Bob Guynn

**Discussion:** Roger Kleeman questioned why the transfer is being voted on after the work has started. Also questioned the choice of Tyche planning for the revision of the POCD

Brendan Rea stated that the previous POCD was completed by the previous town planner, Jeff Colgrove, and Midstate Planning. Noted that some contracted services are exempt from the procurement policy. The POCD is required by state law to be completed every 10 years

Roger Kleeman asserted that Jeff Colgrove did not work on the previous POCD, it was done by a third-party company.

Frank DeFelice, Planning and Zoning Chairman, replied that Jeff Colgrove did work on the previous POCD and a third party worked on some aspects. He stated that Tyche Planning is most

economical as they are already contracted through the town and have experience with Durham's regulations

**Action:** With none in opposition, the moderator declared the motion passed

**Adjourn:** Chuck Stengel motioned and Frank DeFelice seconded to adjourn. The moderator declared the meeting adjourned at 8:28pm

**Attest:** Nicole Charest, Town Clerk