



Town of Seymour
Department of Land & Code Compliance
Inland Wetlands & Watercourses Commission
Planning & Zoning Commission
Zoning Board of Appeals
20 Pine Street 2nd Floor
Seymour, CT 06483
(203) 888-2024

COPY RECEIVED
DATE: 10/6/25
TIME: 3:10pm
TOWN CLERK'S OFFICE

Planning & Zoning Commission (PZC) – October 9, 2025 at 7:00 PM

Regular Meeting Agenda
Amended

Seymour Town Hall, Norma Drummer Room
1 First Street, Seymour, CT 06483

The public may attend and offer Public Comment on matters before the Planning and Zoning Commission (PZC). Written comments submitted prior to 12:00 pm on the day for consideration by the commission. Submit written comments to mmarganski@seymourct.org. The public may observe and participate at the Public Hearing(s).

- 1. Call to Order**
- 2. Roll Call (seat alternate as necessary)**
- 3. Pledge of Allegiance**
- 4. Correspondence**
 - *Email (from K. Miller, CAO request CGS §8-24 referral*
 - *Memo (Sept. 24, 2025) from Land Use Counsel CGS Section §8-3j zoning regulation compliance*
- 5. ZEO Report**
 - *Memo from CZEO 36 Emma Street*
- 6. Public Comment**
- 7. Approval of Previous Meeting Minutes**
 - *Public Hearing Minutes September 11, 2025*
 1. *Application 25005PZC 7 MaConnie Court*
 2. *Text Amendment Section 20 Off Street Parking & Loading (PZC initiated)*
 - *Regular Meeting Minutes September 11, 2025*
- 8. Application 25003PZC: Zone Change - 65 & 67 Moss Avenue, 172 Maple Street "R40" to "MF"**
 - *Discussion and Possible Vote (Seated members: B. Sirowich, R. Peck, J. Niezelski, E. Brisch, K. Stanis)*

- Requires 4/5 majority vote due to "Protest Petition". Per CGS §8-7d(a) commission has 65 days to vote on the application. **Deadline October 18, 2025**

9. Application 25006PZC: 63 Old Ansonia Road Detached Accessory Dwelling Unit (ADU)

- Schedule Public Hearing for November 13, 2025 @ 6:15 PM

10. Text Amendment: Section 16 Planned Development District

- Schedule Public Hearing November 13, 2025 @ 6:30 PM
- See proposed changes

11. Text Amendment: Section 3 Definitions; Section 8 Permitted Uses

- Schedule Public Hearing November 13, 2025 @ 6:45 PM
- Compliance with CGS Section § 8-3j
- **Section 3 Definitions** "Child Day Care (Home)" A residence licensed by the Office of Early Childhood pursuant to Chapter 368a of the Connecticut General Statutes, used for the provision of childcare services to children and permitted under state law.

For purposes of these Regulations, a Family Child Care Home or Group Care Home located within a residence shall be deemed a residential use of such dwelling and shall not be treated differently from any other single-family or multi-family dwelling, in accordance with CGS §8-3j.

- **Section 8 Permitted Uses all Residential Districts:**

Use	R-65	R-40	R-18	MF	Notes
Family Child Care Home or Group Child Care Home (Licensed, residential)	Y	Y	Y	Y	Permitted as-of-right; treated as residential use pursuant to CGS §8-3j

(Y = permitted as-of-right, consistent with other dwelling)

12. CGS §8-24 Referral 36 Emma Street: (Potential Sale of Town Property)

- PZC to consider on a positive referral in accordance with POCD

13. Executive Session: Rioux vs. Seymour

14. Adjournment

Submitted,

Michael Marganski, CZEO