



Town of Seymour  
Department of Land Use & Code Compliance  
Wetlands & Watercourses, Planning & Zoning,  
Zoning Board of Appeals  
20 Pine Street 2<sup>nd</sup> Floor  
Seymour, CT 06483  
(Subject to Revision)

COPY RECEIVED  
DATE: 6/23/26  
TIME: 10:31 AM  
TOWN CLERK'S OFFICE

**Planning and Zoning Commission**  
**Regular Monthly Meeting Minutes- June 11, 2026**  
Seymour Community Center, 20 Pine Street, Seymour, CT 06483

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**Attendees**

**Members Present:** R.E. Peck; J. Niezelski; K. Stanis; M. Malberti; J. Lombardo

**Members Absent:** B. Sirowich

**Others Present:** M. Marganski, CZEO; B. Nesteriak, Town Engineer; Attorney J. Marini, Town Land Use Counsel; Attorney Seymour First Selectwoman Annmarie Drugonis; 4 members of the public

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**Minutes**

**1. Call to Order**

Vice Chairman Peck opened the public hearing at 9:02 pm and led assembled with the Pledge of Allegiance.

**2. Roll Call (seat alternate as necessary)**

**Motion made to seat alternate J. Lombardo**

**Made by Niezelski, seconded by Stanis**

**Vote: Aye: R.E. Peck, Niezelski, Stanis, Malberti, Lombardo**

**Nay-None**

**Abstain- None**

**All in favor motion passed.**

**3. Pledge of Allegiance**

Vice Chairman Peck led assembled in pledge during call to order.

**4. Correspondence**

There was no correspondence for the commission.

**5. ZEO Report**

- **459 North Main Street: Update**

CZEO Marganski gave update to board and requested a 30 day extension to remediate the site.

**Motion made to give property owner a 30 day extension to remediate the site.**

**Made by Niezelski, seconded by Stanis**

**Vote: Aye: R.E. Peck, Niezelski, Stanis, Malberti, Lombardo**



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Nay-None

Abstain- None

All in favor motion passed.

- **174 South Benham Road: Update**

CZEO Marganski gave update to the commission; ZBA closed the public hearing on June 11, 2026 and tabled discussion and vote to their next regular meeting date.

6. **Public Comment**

Vice Chairman Peck asked if there is any public comment three times, there was none.

7. **Approval of Previous Meeting Minutes**

- **Public Hearing Minutes and Monthly Meeting Minutes from May 14, 2026**

Motion made to approve the minutes as presented

Made by Niezelski, seconded by Malberti

Vote: Aye: R.E. Peck, Niezelski, Stanis, Malberti

Nay-None

Abstain- Lombardo

All in favor motion passed.

8. **Application PZC-26-4: 18,28,32 Pearl Street, Seymour (Zone Change)**

- **Establish effective date of June 12, 2026**

CZEO Marganski updated the board of basic housekeeping needed to set an effective date of June 12, 2026 for the zone change.

Motion made to establish effective date of June 12, 2026 for Application PZC-26-4: 18, 28, 32 Pearl Street

Made by Stanis, seconded by Niezelski

Vote: Aye: R.E. Peck, Niezelski, Stanis, Malberti, Lombardo

Nay-None

Abstain- None

All in favor motion passed.

9. **Application PZC-26-7: Proposed Text Amendment Sec. 3; Sec. 8, New Text "Agritourism"**



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- Schedule Public Hearing for July 9, 2026, at 6:00 PM; Seymour Community Center, Community Room, 20 Pine Street, Seymour, CT 06483

Vice Chairman Peck gave a brief background to the commission regarding the work of the subcommittee and its members and the work they did over 3 meetings to get final draft of the regulation amendments.

CZEO Marganski thanked the subcommittee, First Selectwoman's office and the community and presented a final draft from the Subcommittee to the commission for review prior to the public hearing. CZEO Marganski went over some of the highlighted items in the draft for the commission. The final draft will be available for public inspection in the Town Clerk's office and the office of the Zoning Enforcement Officer.

**Motion made to schedule the public hearing for Application PZC-26-7, proposed text amendment to Sec. 3; Sec. 8, new text "Agritourism" on Thursday July 9, 2026 at 6:00 in the Seymour Community Center.**

**Made by Niezelski, seconded by Stanis**

**Vote: Aye: R.E. Peck, Niezelski, Stanis, Malberti, Lombardo**

**Nay-None**

**Abstain- None**

**All in favor motion passed.**

#### **10. Presentation Naugatuck Valley Council of Governments**

Presentation will be rescheduled date to be determined.

#### **11. Re: Application No: PZC-26-6 Text Amendment Section 16 "Planned Development District"**

*Town of Seymour Planning & Zoning Commission Notice of Public Hearing-Continuance The Planning & Zoning Commission will hold a Public Hearing-Continuance at the Seymour Community Center, 20 Pine Street, Seymour, CT 06483, in the Community Room on Thursday, June 11, 2026 at 6:45pm to discuss the following Application No. PZC-26-6: PZC initiated text amendment Section 16.0 and Sections as determined. A copy of the application is on file, for review in the Land Use Office, 20 Pine Street, 2<sup>nd</sup> Floor, Seymour, CT 06483 during normal business hours. Dated at Seymour, Connecticut this 14th day of May 2026. Respectfully Submitted, Brian Sirowich, Chairman Seymour Planning & Zoning Commission.*

*Published in the Voices twice on May 27, 2026, and June 3, 2026.*

Public hearing to continue on Thursday July 9, 2026.



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## 12. Adjournment

**Motion made to adjourn**

**Made by Niezelski, seconded by Stanis**

**Vote: Aye: R.E. Peck, Niezelski, Stanis, Malberti, Lombardo**

**Nay-None**

**Abstain- None**

**All in favor motion passed**

**Monthly Meeting adjourned at 9:34pm**

Respectfully Submitted,

L. Rajvong

Recording Secretary, Planning and Zoning