



**Town of Seymour  
Planning & Zoning Commission  
Public Hearing Minutes- July 10, 2025  
1 First Street Seymour, CT 06483  
(Subject to Revision)**

COPY RECEIVED  
DATE: 7/21/25  
TIME: 11:47 AM  
TOWN CLERK'S OFFICE

**Members Present:** Robert VanEgghen, Brian Sirowich, Joseph Niezelski, Richard E. Peck, Alternate Emily Brisch

**Members Absent:** Kevin Stanis

**Others Present:** Zoning Enforcement Officer Michael Marganski, Bryan Nesteriak Town Engineer, John Marini Town Attorney, James Baldwin Chief Building Official Director of Land Use and Code Compliance, First Selectwoman Annmarie Drugonis, ±120 Members of the public

**1. Call to Order/ Pledge of Allegiance**

Robert VanEgghen (**RVE**) opened the public hearing for Application 25003PZC at 6:50 PM. **RVE** recused himself due to a conflict of interest.

**Motion made by REP, seconded by JN, to appoint Brian Sirowich as Chair for the hearing. All ayes. Motion carried.**

Brian Sirowich (**BS**) led the Pledge of Allegiance.

**2. Seating of Alternates**

Alternate Emily Brisch (**EB**) was seated.

**3. Public Comment** Followed introduction of project by applicant

**4. Application 25003PZC – 65 Moss Ave, 67 Moss Ave, 172 Maple St. Zone Change from R-40 to MF (Multi-Family)**

**ZEO Mike Marganski** read the legal notice into the record. Application was properly submitted and posted.

**Attorney John W. Knuff** spoke on behalf of the applicant, Maple Street Associates, LLC. Provided an overview of the proposal to rezone 13.5 acres from R-40 to MF for the intent of building townhomes. Emphasized the application was not for affordable housing and no special permit was being requested at this time.

**Engineer Luke Sofair** presented a concept site plan showing 88 townhouse units. Stated development would comply with MF zone regulations.

**Traffic Engineer Matt Baldino** presented findings from a traffic impact study. Concluded proposed traffic volume would have minimal impact and adequate sight lines exist.

**Public Comment (In Favor)**

Nicole Russo, 800 Rolling Rd, Fairfield – Spoke in support of increasing housing supply in CT and the region's worker shortage.

Public Hearing Minutes-Planning & Zoning Commission  
Clerked by Leah Rajvong  
Meeting Date: 07/10/2025



**Town of Seymour  
Planning & Zoning Commission  
Public Hearing Minutes- July 10, 2025  
1 First Street Seymour, CT 06483  
(Subject to Revision)**

**Public Comment (Opposed)**

ZEO entered a petition into the record containing 48 signatures opposing the application and read an email from abutter Cheryl Crevier into the record.

Approximately 30+ residents, including Greg Genna, Tara Patino, Peter Raza, Tom Cigas, Jordan Levine, Theresa Conroy, Fran Fitzpatrick Kingston, George Kordas, James Amidon, Kim Watkins, Rebecca Pecor, Monica Pena Figueroa, Jennifer Hannon, Edward Zehall, William Givano, Susan Giovacchino, Philip Wilhelmy, Dianne Wilkes, Michael Williamson, Kathy Smith, Robert Leggio, Tamara Lacey, Timothy Lavranchuk, Dawn Hunter, Sam Mirlis, Patricia Luby, Mary Beth Williamson, Margaret Bienkowski-Sheppard, and Catherine Sweenadon spoke in opposition citing concerns about traffic, environmental impact, property values, zoning integrity, stormwater runoff, and neighborhood character.

**5. Adjournment**

**Motion to continue the public hearing to August 14, 2025, at 6:30 PM. Location TBD. Motion made and acknowledged; Motion made by REP seconded by JN. All ayes. Motion carried. Hearing remains open.**

Respectfully submitted,

Leah Rajvong  
Clerk, Planning & Zoning