



**Town of Seymour
Planning & Zoning Commission
Monthly Meeting 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. 3 Members of the public

1. **Call to Order/ Pledge of Allegiance** Robert VanEgghen (RVE) called meeting to order and led pledge at 8:36 PM
2. **Seating of Alternates** Alternate sat
3. **Correspondence** Michael Marganski (ZEO) Memo from Attorney Marini regarding Birch Street paper road deferred to later in agenda. No other correspondence.
4. **ZEO Report** ZEO stated staff activity and inspections remain high. Additional updates to be provided during item-specific discussions.
5. **Public Comment** RVE Opened floor to public comment. None provided
6. **Approval of Public Hearing & Regular Monthly Meeting Minutes, June 12, 2025.**

Motion to approve Regular Meeting Minutes from June 12, 2025. Motion made by REP, seconded by JN. 4 Ayes, 1 Abstention (BS). Motion carried.

Motion to approve Public Hearing Minutes from June 12, 2025. Motion made by JN, seconded by REP. 4 Ayes, 1 Abstention (BS). Motion carried.

7. PZC Initiated Zoning Regulations Amendment-Ground Mounted Solar (Commercial) Facilities

Discussion and Possible Vote ZEO presented memo summarizing updates including decommissioning plan, vegetative buffers, and restoration standards. Town Engineer Nesteriak provided late-day additions to include site plan requirements and erosion control.

Motion to approve amendment with added language. Motion made by REP, seconded by JN. 4 Ayes, 1 Abstention (EB). Motion carried. Effective date: September 1, 2025

8. Application 25003PZC 65 Moss Ave, 67 Moss Ave, 172 Maple St. Zone Change from current R-40 to MF Zone

- Discussion & Possible Vote

Motion to table discussion and vote to next meeting. Motion made by BS, seconded by JN. All ayes. Motion carried.

9. New Business

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



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- **8-24 Referral Birch Street** ZEO and Town Attorney recommended positive referral for undeveloped, steep paper road.

Motion to send positive referral to Board of Selectpersons. Motion made by REP, seconded by BS. All ayes. Motion carried.

- **PZC Initiated Text Amendment to the Town of Seymour Zoning Regulations Section 6.7 Driveways** Staff introduction and set public hearing for August 14, 2025 at 6:30 p.m. in the Norma Drummer Room Town of Seymour Town Hall. Staff provided background on driveway regulation updates to address shared/private driveways and landlocked parcels. Discussion included design standards, stormwater management, emergency access, and maintenance responsibility.

Motion to set public hearing for August 14, 2025 at 6:15 PM, location TBD. Motion made by JN, seconded by REP. All ayes. Motion carried.

10. Adjournment

Motion to adjourn meeting at 9:05 PM. Motion made by EB, seconded by BS. All ayes. Motion carried.

Respectfully submitted,

Leah Rajvong
Clerk, Planning & Zoning