



Town of Seymour
Department of Land & Code Compliance
Wetlands & Watercourses, Planning & Zoning,
Zoning Board of Appeals
20 Pine Street 2nd Floor
Seymour, CT 06483

COPY RECEIVED
DATE: 8/26/25
TIME: 8:00 AM
TOWN CLERK'S OFFICE

Planning & Zoning Commission – August 14, 2025 at 6:30PM
Public Hearing
(Continuance of Public Hearing from July 10th, 2025) 6:30PM
Seymour Community Center, 20 Pine Street, Seymour, CT 06483

Application 25003PZC: 65 & 67 Moss Avenue, 172 Maple Street (Zone Change "R40" to "MF")

Members Present: Robert VanEgghen (RVG); Brian Sirowich (BS); Joseph Niezelski (JN); Richard E. Peck (PR);
Kevin Stanis (KS)

Members Absent: Emily Brisch (EB); Matthew Malberti (MM)

Others Present: M. Marganski, CZEO (CZEO), J. Baldwin, Dir. Land Use (DoL); B. Nesteriak, Town Eng. (TE);
Attorney J. Marini, Town Land Counsel (ATLC); Attorney John Knuff (Applicant: Maple Street Associates, LLC)
+/- 75 members of the public.

Pledge of Allegiance: RVG

RVG: Opened continuance of the Public Hearing @ 6:31 PM and recused himself from the hearing.

PR: Motion Brian Sirowich to Chair Public Hearing; Motion 2nd JN (all in favor)

BS: Requested correspondence from staff.

CZEO: Read the Public Notice into the record. *Published July 30th and August 6th Voices*

Hurwitz, Sagarin, Slossberg & Knuff LLC-John Knuff: representing the applicant Maple Street Associates, LLC Last month a protest petition was filed against the application requiring a 4/5 majority vote not just a 3/2 vote. We are requesting five (5) people vote on the application. Emily Brisch (A) was present last month and is not hear this evening. The five (5) seated members to vote on the application are Brian Sirowich, Richard Peck, Joe Niezelski, Emily Brisch (A) and Kevin Stanis. I would like to respond to public comments and do one summary after the public comments tonight if acceptable to the commission.

BS: No objection from the commission.

BS: Welcomed public. Please allow for new testimony this evening and allow for those who did not speak or provide testimony last month to speak tonight.

PH Public Comments: *No public comment in favor of the application.*

PH Public Comment: *Opposition comments of the application summarized.*

131 Old Ansonia Road, Will Gambino: I do not support the zone change

166 Maple Street, Edward Johns: Blasting wells wildlife concerns 25 years ago state denied 12 proposed homes I do not see the benefit for the town.

197 Old Ansonia Road (Cass Farm) Doreen Ahearn: creating a zone of high population. Do you have a copy of the UN sustainable development? Sign was turned and presented exhibit

164 Maple Street, Beth: Seymour Police records indicate that Maple Street had 214 MV stops and 40 crashes. Concerned about traffic volume; who is responsible Town vs. State for traffic on Maple Street because both parties state the other party is responsible.

17 Summer Hill Road, John Hannon: concerned with view with development in his rear yard. The neighborhood zone is reasonably well and I opposed the change. "Pitch Fork Meeting" residents pay \$\$ dearly for their privacy. Traffic concerns.

26 Old Ansonia Road, Michael Smith: My sister and I own 28 acres in the neighborhood opposed to change.

28 Hickory Lane, Paula Skirkanich: opposed multi housing will not bring anything to benefit the area. We like our privacy. Not feasible. Maple Street and Moss Avenue traffic is bad even on a good day. Alternate site would be Tri Town

18 Woodcrest Road, Petrino: I have been a resident since 1999. I support reasonable development. However, this should not be a large development and will change the area.

15 Summer Hill Road, Patricia Lavranchuk: This request does not meet the POCD and character of the neighborhood.

4 Summer Hill Road, Kim Watkins: The owner is behind on taxes. The town has tax warrants against the property and has not gone after the taxes for 4 years.

33 Woodcrest Road, Peter Raza: We have a lot people hear tonight. They have a voice and vote. You represent the people who live hear not the people from other community and make a decision based on the need of the people hear. They can show you anything they want to build and then not build what they said they would do. You represent the town not these outsiders. Thank you very much.

71 Moss Avenue, Cheryl Crevier: I was not able to make the July meeting. Neighborhood is peaceful and we do not want multi-family homes.

10 Old Ansonia Road, Joe Levine: expecting our second child faced with decision whether build out our home or move out of the area. Opposed to the change.

71 Moss Avenue, Harold Crevier: If this zone change is approved, when things start to happen (blasting near wells) who will be responsible and who will cover the cost for damages.

26 Old Ansonia Road, Kathleen Smith: I am requesting the commission not forget about all the comments made last month due to the lack of attendance tonight.

77 Old Ansonia Road, Lauren of The Cass Farm: My family is the Cass family and I grew up in the neighborhood. Opposed due to the zone change.

95 Old Ansonia Road, D. Cass: We want to keep the neighborhood as it is and I oppose the change.

29 Moss Avenue, Diane Wilkes: We appreciate you listening to us. We have a terrible sinkhole property on our property and in the area.

101 Old Ansonia Road, Casey Gesell: I want to appeal to you to represent us and oppose the change.

109 Maple Street, James: I am a newer resident after hearing July I drove around the area. I was amazed at the steep hill on Moss Avenue and have a renewed concern for a development of this property and concerns about my well and others with wells.

189 Roosevelt Drive, Joan Firmender: PZC allowed mental health facility and I have no respect for this board. They only care about those with deep pockets and not the residents.

Rolling Hills Drive, resident (male) none of the properties are going to be affordable. If you keep the same integrity of the town, it will not grow.

Brian Sirowick, BS at this time asked if there was any further public comment opposed to the application 3 times. Upon hearing no further public comment, **BS** asked the applicant to respond.

Attorney John Knuff of Hurwitz, Sagarin, Slossberg & Knuff, LLC: representing the applicant provided exhibit to the commission, staff and clerk. I can respond to the public comments from last month on July 10, 2025 and this evening and provide a summary for you. First, I frankly echo the comments made by Mr. Hannon this evening about the "Not being a Pitch Fork Meeting". I appreciate the First Amendment Rights comments made by the public and the courtesy they have shown me. I may disagree with them on a planning and zoning perspective, but understand their perspective. I greatly appreciate the respect the public has afforded me in presenting this application.

I have provided you with a summary and exhibits in response to public comments from last month. They are about 6/7 items in the summary. Attorney Knuff reviewed the applicants exhibit "Responses to Public Comments". In closing, I would like to thank the public and the commission.

Brian Sirowich, **BS** asked the members present if they had any questions for the applicant. Upon hearing no comments from the commission, **BS** asked for a motion to close the public hearing.

RP moved to close the Public Hearing on Application 25003PZC: 65 & 67 Moss Avenue, 172 Maple Street request for a Zone Change from R40 to MF. Motion 2nd by **JN**. "All in Favor" (5-0).

Submitted August 25th, 2025

Michael Marganski, CZEO