



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

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

**Planning & Zoning Commission Regular Monthly Meeting Minutes – August 14, 2025 at 6:15PM**  
***Seymour Community Center, 20 Pine Street, Seymour, CT 06483***

**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 (ZEO), J. Baldwin, Dir. Land Use (DoL); B. Nesteriak, Town Eng. (TE); Attorney J. Marini, Town Land Counsel (ATLC); +/- 15 members of the public

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance:** RVG
4. **Correspondence:** ZEO staff received a completed late application 25005PZC for an ADU for a proposed new home at 7 MacConnie Court. Applicant would like the commission to add the application to this evening's agenda. BS motion to add application 25005PZC to the agenda. Motion 2<sup>nd</sup> by JN. "All in Favor" (5-0).
5. **ZEO Report:** ZEO memo in your packet from staff to consider a change to parking in the CBD1 zone. No further comment from the ZEO nor questions from the commission.
6. **Public Comment:** RVG stated the public hearing on application 25003PZC has closed. The public should not comment on that matter. RVG upon hearing no other matter to before the commission closed the public comment for the regular meeting.
7. **Approval of Previous Meeting Minutes:**
  - Public Hearing Minutes July 10, 2025 Motion to approve JN. Motion to 2<sup>nd</sup> BS. "All in Favor" (5-0)
  - Reg. Monthly Meeting Minutes July 10, 2025. Motion to approve RP. Motion to 2<sup>nd</sup> JN. "All in Favor" (5-0)
8. **Text Amendment "Zoning Reg." Section 3, Section 6 & "Subdivisions" Sec. 10, Sec. 4**
  - This is PZC initiated change. The Public hearing has closed. TE asked if the commission had any questions on the proposed change. Upon hearing no questions from the commission, RVG asked for a motion on the proposed changes. Motion by BS to accept as presented. Motion 2<sup>nd</sup> RP. "All in Favor" (5-0). *Effective date Sept. 1, 2025*
9. **Application 25003PZC: 65 & 67 Moss Avenue, 172 Maple Street, Proposed Zone Change "R40" to "MF".**
  - Motion by RP to table the application until September 11, 2025. Motion to 2<sup>nd</sup> JN. No discussion "All in Favor" (5-0).
  - Public Hearing closed August 14<sup>th</sup> 2025. ***Commission has until October 18, 2025 to act on the application.*** Commission members seated for this application:

*B. Sirowich, R. Peck, J. Niezelski, E. Brisch (A), K. Stanis*; Application requires a 4/5 majority vote due to a "Protest Petition" submitted at the start of the public hearing on July 10, 2025.

**10. New Business:**

- **Application 25004PZC: 136 New Haven Road (Site Plan), Applicant Pat Knott**  
**DoL** This application does not require a public hearing. The proposed application requires a Site Plan approval by the commission in the C-2 zone district. The property encompasses two (2) zone districts. Staff and legal need to review the matter if a map change is required. **BS** Motion to accept application for staff and legal review until next month. Motion 2<sup>nd</sup> **JN**. "All in Favor" (5-0)
- **Off-Street Parking and Loading Text Amendment PZC initiated**  
**DoI** reduction of parking in the central business district from two (2) parking spaces to one (1) parking space for a one (1) bedroom unit or studio apartment. Based on parking studies Seymour does not have a parking problem. We have municipal parking lots.  
Motion by **JN** to set a *Public Hearing September 11, 2025, Thursday @ 6:45PM*. Motion to 2<sup>nd</sup> **BS**. "All in Favor" (5-0)
- **56 Squantuck Road "8-24 Referral" request by K. Miller, COO (Town to purchase property)**  
**ZEO** the Town of Seymour Board of Selectpersons (BoS) is looking to purchase this property to allow greater public access to the Mitchell Forest reviewing staff memo. Motion **RP** to give a "Positive Referral" to the BoS. Motion 2<sup>nd</sup> **JN**. "All in Favor" (5-0)
- **Application 25005PZC: 7 MacConnie Court/ADU**  
**ZEO** this application is for a proposed "as of right" new single family home; an attached Accessory Dwelling Unit (ADU/Special Permit). Motion **BS** to set a *Public Hearing for September 11, 2025 Thursday, @ 6:30 PM*. Motion to 2<sup>nd</sup> **KS**. "All in Favor" (5-0)

**11. Motion Adjourn RP. Motion to 2<sup>nd</sup> BS "All in Favor" (5-0)**

Submitted August 25, 2025

Michael Marganski, CZEO