



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: 9/18/25
TIME: 3:41 pm
TOWN CLERK'S OFFICE

PZC Regular Monthly Meeting Minutes – September 11, 2025 at 7:00 PM

Town Hall / Norma Drummer Room, 1 First Street, Seymour, CT 06483

Members Present: Brian Sirowich (BS); Joseph Niezelski (JN); Richard E. Peck (PR); Kevin Stanis (KS); Emily Brisch (EB); Matthew Malberti (MM)

Members Absent: Robert VanEgghen (RVG);

Others Present: M. Marganski, CZEO (CZEO); Attorney J. Marini, Town Land Counsel (ATLC); +/- 15 members of the public

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance:** followed by a moment of silence for 911.
 - RP Motion to seat Emily Brisch (A), Motion 2nd by JN. "All in Favor" (5-0)
4. **Correspondence:** As noted on agenda.
5. **CZEO Report:** CZEO memo requesting to establish Deadlines for applications and 2026 meeting calendar. RP Motion to accept. Motion 2nd JN. "All in Favor" (5-0) RP inquired about 11 William Lane for a resident complaint. CZEO stated that the project has stalled. The owner is dealing with the Blight Enforcement Officer.
6. **Public Comment:**
 - A resident wanted to make comment on an application before the commission this evening. Attorney Marini informed her the public hearing on the application closed on August 14, 2025.
 - No further public comment made before the commission.
7. **Approval of Previous Meeting Minutes:**
 - Public Hearing Minute(s) August 14, 2025 Motion to approve with corrections RP. Motion to 2nd BS. "All in Favor" (5-0)
 - Reg. Monthly Meeting Minutes August 14, 2025. Motion to approve RP. Motion to 2nd JN. "All in Favor" (5-0)
8. **PZC Initiated Text Amendment: Section 20. Off Street Parking and Loading**
 - This is PZC initiated change. The Public hearing has closed. Motion by RP to accept as presented. Motion 2nd KS. "All in Favor" (5-0). *Effective date Oct. 1, 2025*
9. **Application 25003PZC: 65 & 67 Moss Avenue, 172 Maple Street, Proposed Zone Change "R40" to "MF".**
 - BS asked commission if someone would like to make a motion. RP commented on the need for a motion to have a discussion. Motion by JN to table application until next month October 9, 2025. Motion to 2nd RP. "All in Favor" (5-0).

- **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. Application 25005PZC: 7 MacConnie Court; (Attached Accessory Dwelling Unit)

JN Motion to approve the application. Motion to 2nd by EB. RP asked if staff had comment of the application.

CZEO informed commission the requirements for the application have been satisfied. "All in Favor" (5-0)

11. Application 25004PZC: 136 New Haven Road; (Site Plan Commercial Apartments)

- RP asked Attorney Marini to explain his memo with regard to the regulations. Attorney Marini reviewed the Section 4 of the regulations, which allows for the less restrictive of one-district requirements between a parcel encompassing two zone districts.
- Pat Rose of Rose Tiso & Company, LLC, reviewed the application and the applicant is willing to meet the conditions set forth by the Town Engineer specified in the letter dated September 9, 2025.
- CZEO asked if the commission should approve the application this evening they do so with the conditions set forth by the Town Engineer.
- Motion by JN to accept application with conditions letter dated September 9, 2025 from Town Engineer. Motion 2nd by RP. "All in Favor" (5-0)

12. Motion Adjourn RP. Motion to 2nd BS "All in Favor" (5-0)

Submitted September 17, 2025

Michael Marganski, CZEO

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