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**Town of Seymour**  
Department of Land & Code Compliance  
Inland Wetlands & Watercourses Commission  
Planning & Zoning Commission  
Zoning Board of Appeals  
20 Pine Street 2<sup>nd</sup> Floor  
Seymour, CT 06483  
(203) 888-2024

**Planning & Zoning Commission (PZC) – October 9, 2025 at 7:00 PM**

**Regular Meeting Minutes**

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

1. Call to Order
2. Roll Call (seat alternate as necessary)
  - **Members Present:** Robert VanEgghen; Brian Sirowich; Joseph Niezelski; Richard E. Peck; Kevin Stanis; Emily Brisch; Matthew Malberti
  - **Others Present:** J. Baldwin; B. Nesteriak; Attorney J. Marini, Land Use Counsel; Attorney John Knuff, (Application 25003PZC); Attorney D. Thomas (Rioux v. Seymour); +/- 25 members of the public
3. Pledge of Allegiance
4. Correspondence
  - *Email (from K. Miller, CAO) request CGS §8-24 referral (36 Emma Street)*
  - *Memo (Sept. 24, 2025) from Land Use Counsel CGS Section §8-3j zoning regulation compliance*
5. ZEO Report
  - *Memo from CZEO 36 Emma Street (property background)*
6. Public Comment
  - Two (2) parties attempted make public comment on Item # 8 Application 25003PZC. This commission did not allow comment; due to the public hearing already closed.
7. Approval of Previous Meeting Minutes
  - **Motion to approve by k. Stanis Public Hearing Minutes September 11, 2025, 2<sup>nd</sup> B. Sirowich approved (5-0)**
    1. Application 25005PZC 7 MacConnie Court
    2. Text Amendment Section 20 Off Street Parking & Loading (PZC initiated)
  - **Motion to approve by B. Sirowich Regular Meeting Minutes September 11, 2025, 2<sup>nd</sup> J. Niezelski approved (5-0)**
8. Application 25003PZC: Zone Change - 65 & 67 Moss Avenue, 172 Maple Street "R40" to "MF"
  - R. VanEggen recused himself from this application. B. Sirowich Acting Chairman
  - **Motion to Deny Application 25003PZC by k. Stanis due to adverse traffic impact, the impact to emergency services and safety of the surrounding neighborhood and proposed development. 2<sup>nd</sup> J. Niezelski**

***Discussion/Comments:***

- R. Peck referred to the POCD, as the guide with regard for safety and traffic concerns.
- K. Stanis agreed with traffic problems that exist in the neighborhood.
- B. Sirowich commented on traffic concerns.
- J. Niezelski commented on the impact to the surrounding homes.
- E. Brisch commented on access of emergency vehicles.
- ***Acting Chairman B. Sirowich called for the vote to deny application # 25003PZC as presented by K. Stanis. Commission members voting B. Sirowich, J. Niezelski, R. Peck, K. Stanis, E. Brisch approved (5-0)***

**9. Application 25006PZC: 63 Old Ansonia Road Detached Accessory Dwelling Unit (ADU)**

- ***Motion to Schedule Public Hearing by B. Sirowich for November 13, 2025 @ 6:15 PM, 2<sup>nd</sup> J. Niewelski approved (5-0)***

**10. Text Amendment: Section 16: Planned Development District**

- Tabled

**11. Text Amendment: Section 3: Definitions; Section 8: Permitted Uses (Compliance with CGS Section § 8-3j)**

- ***Motion to Schedule Public Hearing by R. Peck November 13, 2025 @ 6:45 PM, 2<sup>nd</sup> B. Sirowich approved (5-0)***

**12. CGS §8-24 Referral 36 Emma Street: (Potential Sale of Town Property)**

- ***Motion to give a positive referral by R. Peck in accordance with POCD, 2<sup>nd</sup> by J. Niezelski approved (5-0)***

**13. Executive Session: Rioux vs. Seymour**

- ***Motion to enter into Executive Session by R. Peck inviting JM, JB, BN and Attorney D. Thomas @ 7:40 PM and exited session @ 8:25 PM, 2<sup>nd</sup> by J. Niewelski approved (5-0). No action taken during the executive session.***
- ***Motion to empower Attorney Marini to negotiate a settlement within the guidelines discussed in executive session by E. Brisch, 2<sup>nd</sup> by K. Stanis approved (5-0).***

**14. Adjournment**

- ***Motion to adjourn by B. Sirowich, 2<sup>nd</sup> J. Niewelski approved (5-0)***

Recorded by Jim Baldwin, Dir. of Land Use

Submitted,

Michael Marganski, ZEO