



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

COPY RECEIVED
DATE: 11/20/25
TIME: 11:45 AM
TOWN CLERK'S OFFICE

Planning & Zoning Commission (PZC) — November 13, 2025 at 6:15 PM

Public Hearing(s) Minutes

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

Call to Order

Roll Call: Rob VanEgghen-Chairman, Joseph Niezelski, Richard Peck, Brian Sirowich, Kevin Stanis
Absent: Emily Brisch-Alt., Matt Malberti-Alt.

Staff: M. Marganski, ZEO; J. Marini, Land Counsel

Other: +/- 5 members of community

Pledge of Allegiance

6:15 PM: **Application 25006PZC Legal Notice read into the record by ZEO.**

- 63 Old Ansonia Road (R40 Zone) proposed de-attached "ADU"
- Legal Notice published October 29th and November 5, 2025 "Voices"
- Applicant: Patricia A. Luby (owner)
- J. Judson, Horbal & Judson Land Suveyors & Assoicates, LLC representing the applicant presented the statement of use, A-2 surveyor, plans. Mr. Judson reviewed how this application meets the requirements of the regulations for a detached accessory dwelling unit.
- Chairperson requested clarification of the floor plan of the ADU. Commissioner Sirowich asked for clarification of the ramp/walk extending to the primary structure. Mr. Judson reviewed the floor plan and stated the ramp/walkway would extend to the primary dwelling.
- Public Comment: In Favor of the application no member of the public spoke. Opposed of the application: Resident of Old Ansonia Road opposed to application stated increased traffic concerns in the neighborhood if approved.
- Chairman VanEgghen responded that this application is for a detached accessory dwelling unit to a single-family primary dwelling and meets the parking requirement.
- No discussion among the commissioners
- Motion by Commissioner Peck to close the public hearing, Second by Commissioner Niezelski (approved 5-0) @ 6:25 PM.

Submitted, Michael Marganski, CZEO