



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 7:00 PM

Regular Monthly Meeting(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

Correspondence:

- NVCOG review of the proposed text amendment to not be regionally significant and not have intermunicipal impact. Dated November 5, 2025
- Late Communication Citation/Appeal CT Superior Court Maple Street Associates LLC vs. Seymour Planning & Zoning Commission. ZEO suggested that if the commission would like to speak on the matter to add an Executive Session onto this evening' agenda and invite legal counsel and appropriate staff as deemed necessary.
- Motion by Commissioner Peck to add an Executive Session to the agenda to review and discuss the Maple Street Associates, LLC Citation/Appeal, Second Commissioner Sirowich. Approved (5-0)

ZEO Report:

- ZEO stated that staff would comment on matters as presented and would respond to any concerns of the commission.
- Chairperson VanEgghen asked the commissioners if they had any questions or concerns for the ZEO. Commissioners in attendance had no matters for the ZEO.

Public Comment:

- No party in attendance of the meeting rose to speak during the Public Comment.

Approval of Previous Meeting Minutes:

- Motion by Commissioner Peck to approve as presented, Second by Commissioner Sirowich. Approved (5-0).

Application No. 25006PZC: 63 Old Ansonia Road, Seymour, CT 06483 Detached Accessory Dwelling Unit "ADU"

- Motion by Commissioner Peck to approve application with condition presented by the ZEO for the plan include soil and sediment controls, Second by Commissioner Niewelski.

- Discussion: Chairperson VanEgghen asked commissioners if they had comments. No further comment from the commission members present. Approved (5-0).

Text Amendment: Section 3.0 Definitions, Section 8.0 Permitted Uses Child Daycare Home

- Compliance CGS §8.3.j
- Motion by Commissioner Sirowich to approve as presented, Second by Commissioner Niewelski
- Chairperson VanEgghen asked if the commissioners had any comments. No Discussion amongst the commissioners present. Approved (5.0)

Application 25007PZC: 132 Silvermine Road, Seymour, CT 06483 (Site Plan Mod./New Structure >2,000 sq. ft.)

- Motion to approve by Commissioner Stanis with condition from the ZEO to add soil and erosion controls during construction, Second by Commissioner Niewelski. Approved (5-0).

Application 25008PZC: 29 Great Hill Road, Seymour, CT 06483 (Re sub-division)

- Motion by Commissioner Sirowich to set Public Hearing for December 11, 2025 @ 6:45 PM, Second by Commissioner Stanis. Approved (5-0).

Application 25009PZC: 83 Silvermine Road, Seymour, CT 06483 (Solar Project)

- Motion by Commissioner Sirowich to refer the application to Town Engineer & staff and to set Public Hearing for December 11, 2025 @ 6:30 PM, Second by Commissioner Niewelski. Approved (5-0).

Executive Session: Maple Street Associates, LLC vs. Seymour Planning & Zoning Commission

- Motion to go into Executive Session with Attorney Marini and ZEO Marganski @ 8:25 PM by Commissioner Peck, Second by Commissioner Sirowich. Approved (5-0).
- Commission came out of Executive Session at 8:40 PM, Chairman VanEgghen stated that no action was taken during the session.

Adjournment:

- Motion to Adjourn by Commissioner Stanis, Second by Commissioner Niewelski. Approved (5-0).

Submitted,

Michael Marganski, CZEO

**Town of Seymour
Planning & Zoning Commission
Notice of Decision**

The Planning and Zoning Commission at its regular monthly meeting on Thursday, November 13, 2025 approved Application 25006PZC 63 Old Ansonia Road, Seymour CT 06483; Site Plan for detached accessory dwelling unit "ADU". Dated at Seymour, Connecticut this 13th day of November, 2025. Respectfully Submitted, Robert VanEgghen, Chairman, Seymour Planning & Zoning Commission.

Published in the Voices on November 26th, 2025.

**Town of Seymour
Planning & Zoning Commission
Notice of Decision**

The Planning and Zoning Commission at its regular monthly meeting on Thursday, November 13, 2025 approved Text Amendment Town Seymour Zoning Regulations Section 3.0 Definitions & Section 8.0 Permitted Uses "Child Day Care". Dated at Seymour, Connecticut this 13th day of November, 2025.
Respectfully Submitted, Robert VanEgghen, Chairman, Seymour Planning & Zoning Commission.

Published in the Voices on November 26th, 2025.

**Town of Seymour
Planning & Zoning Commission
Notice of Decision**

The Planning and Zoning Commission at its regular monthly meeting on Thursday, November 13, 2025 approved Application 25007PZC 132 Silvermine Road, Seymour CT 06483; Site Plan Modification New Structure > 2,000 sq. ft. Dated at Seymour, Connecticut this 13th day of November, 2025. Respectfully Submitted, Robert VanEgghen, Chairman, Seymour Planning & Zoning Commission.

Published in the Voices on November 26th, 2025.