



**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

COPY RECEIVED  
DATE: 12/18/25  
TIME: 11:30 AM  
TOWN CLERK'S OFFICE

**Planning & Zoning Commission (PZC) — December 11, 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:** Brian Sirowich-Chairman, Richard Peck, Joseph Niezelski, Kevin Stanis, Matt Malberti, Emily Brisch (A)

**Absent:** John Lombardo (A)

**Staff:** J. Baldwin, Dir. of Land Use; M. Marganski, ZEO; J. Marini, Land Counsel

**Other:** +/- 5 members of community

**Pledge of Allegiance**

**Correspondence:**

- None

**ZEO Report:**

- ZEO stated that staff would comment on matters as presented and would respond to any concerns of the commission.

**Public Comment:**

- None

**Election of Chairperson, Vice Chairperson and Secretary**

- Chairperson Commissioner Peck nominated B. Sirowich, 2<sup>nd</sup> Commissioner Malberti (5-0) *Approved*
- Vice Chairperson Commissioner Niezelski nominated R. Peck, 2<sup>nd</sup> Commissioner Stanis (5-0) *Approved*
- Secretary Commissioner Stanis nominated J. Niezelski, 2<sup>nd</sup> Commissioner Malberti (5-0) *Approved*

**Approval of Previous Meeting Minutes:**

- Motion by Commissioner Peck to approve Public Hearing Minutes for November 13, 2025 as presented, Second by Commissioner Niezelski. (5-0) *Approved*
- Motion by Commissioner Peck to approve Monthly Minutes for November 13, 2025 as presented, Second by Commissioner Niezelski (5-0) *Approved*

**Application No. 25008PZC:** 29 Great Hill Road, Seymour, CT 06483; Resubdivision

- Motion by Commissioner Niezelski to approve application *with conditions* (email Dec. 4, 2025), Second by Commissioner Stanis.
- CZEO re subdivision less impactful on the site than original subdivision, incorporates new private road regulations, staff supports application with conditions.
- Discussion: Chairperson Sirowich asked commissioners if they had comments. No further comment from the commission members present. (5-0) *Approved*

**Application 25009PZC:** 83 Silvermine Road, Seymour, CT 06483; Special Permit/Site Plan (Commercial Solar)

- Motion to approve by Commissioner Peck *with conditions* (letter dated Dec. 4, 2025 and environmental testing of all existing stockpiles and/or existing and imported soils), Second by Commissioner Niezelski. (5-0) *Approved*

**Application 25010PZC:** 459 North Main Street, Seymour, CT 06483; Temp. Permit Process Earthen Materials

- Motion to approve by Commissioner Peck *with conditions* (Memo dated Dec. 1, 2025), Second by Commissioner Malberti. (5-0) *Approved*

**Executive Session:** Rioux vs. Seymour PZC; 74 Grand Street, Seymour, CT 06483

- Motion to go into Executive Session with Attorney Marini, Dir. Land Use J. Baldwin, ZEO Marganski @ 7:18 PM by Commissioner Peck, Second by Commissioner Malberti. (5-0) *Approved*
- Commission came out of Executive Session at 7:24 PM, Chairman Sirowich stated that no action was taken during the session.

**Legal Settlement:** Rioux vs. Seymour PZC; 74 Grand Street, Seymour, CT 06483

- Motion to approve settlement by Commissioner Peck, 2<sup>nd</sup> by Commissioner Niezelski (5-0) *Approved*

**Presentation of State of "CT HB 8002"**

- Attorney Marini presented an overview of the newly signed bill by the governor and its impact on the town.

**Adjournment:**

- Motion to Adjourn @ 8:40PM by Commissioner Peck, Second by Commissioner Niewelski. (5-0) *Approved*

Submitted,

*Michael Marganski, CZEO*