

Planning & Zoning Commission (PZC) — April 9, 2026 at 7:00 PM

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, Matt Malberti, 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:

Accepted correspondence

ZEO Report:

- 3 locations under Cease & Correct site for soil erosion controls
- Update of Spring Street Town House Development
- Awaiting NVCOG to meet with commission regarding update to POCD
- Staff presenting revisions to Section 16 Planned Development District
- ZEO will address any question from commission, No comment from commission

Public Comment:

- Al Bruno, Resident/Owner of 10 MacConnie Court read into the record a complaint regarding business operations conducted at 174 South Benham Road, Seymour by "Red Clover Farms" requesting a review by the ZEO on behalf of himself and his spouse. Mr. Bruno presented with a written copy of the complaint and supporting documents to the commission and the ZEO.

Approval of Previous Meeting Minutes:

- Motion by Commissioner Peck to approve Special Meeting Minutes for January 15, 2026 as presented, Second by Commissioner Niezelski (5-0) *Approved*

Application No. PZC-26-4: 18, 28, 32 Pearl Street, Seymour, CT 06483 (Request for Zone Change)

- Motion by Commissioner Peck to accept application and schedule a **Public Hearing for Thursday, May 14th, 2026 @ 6:00 PM Seymour Community Center, Community Room, 20 Pine Street, Seymour, CT 06483**, Second by Commissioner Niezelski (5-0) *Approved*

Application 25010PZC: 459 North Main Street, Seymour, CT 06483 Request for Extension Temporary Permit

- Phil Marini of P&S Paving LLC, explained that the winter weather conditions prevented his operation from commencing remediation until late March 2026. At which time he contacted the ZEO and requested the extension.

- ZEO Marganski explained he granted 30-day extension until the meeting this evening. ZEO stated the activities have been subject to complaints by an area resident. On April 6th the ZEO conducted a site visit (from the perimeter, owner J. Fonatto Jr. refuses to allow the town onto the property). Mr. Marini was present and advised that the activities were subject to a neighbor complaint. The ZEO and Mr. Marini conducted a line item review of the conditions for the approval. The ZEO noted several deficiencies, hours and days of operation restated and discussed items #10 and #11. Mr. Marini corrected the deficiencies. ZEO recommended that a 63-day extension be granted until June 11, 2026
- Motion to approve by Commissioner Peck maintaining the conditions of approval letter dated December 1, 2025, Second by Commissioner Niezelski. (5-0) *Approved*

98 Silvermine Road, Seymour, CT 06483: Request Release of Bond

- John Allen, Allen Industrial present requesting release of the soil erosion bond.
- ZEO Marganski reported that staff conducted a site visit on April 7th. Report from Town Engineer dated April 7th attached to reduce soil erosion control bond to \$13,850.00 until site is finished and stabilized.
- Motion by Commissioner Peck to approve the reduction in soil control amount to \$13,850.00 per the town engineer letter. Second by J. Niezelski (5-0) *Approved*

Application PZC-26-3: 2 Applewood Drive, Seymour, CT 06483 (Attached "ADU")

- Motion to approve by Commissioner Peck, 2nd by Commissioner Niezelski (5-0) *Approved*

Proposed Text Amendment Section 16.0 Planned Development District (Other Sections as Identified to PDD)

- ZEO Marganski reviewed proposed revisions as a starting point for the commission to obtain input from the public and stakeholders in the community. ZEO suggested the commission initiate the Public Hearing for next month.
- Dir. of Land Use Baldwin provided background history on how, when, why the initial language was crafted by the commission in the 1980s.
- **Motion by Commissioner Peck to move the Planning and Zoning Commission Meeting for May 14th, 2026 at 7:00 PM; and schedule a Public Hearing for the proposed amendment at 6:30 PM to be held at Seymour Community Center, 20 Pine Street, Community Room, Seymour, CT 06483, 2nd by Commissioner Niewelski (5-0) *Approved***

174 South Benham Street - Complaint

- Motion by Commissioner Peck to add Mr. Bruno's complaint regarding 174 South Benham Road, Seymour, CT 06483 to the agenda as item #13, Second by Commissioner Niewelski (5-0) *Approved*

174 South Benhan Street – Complaint

- Commissioner Peck inquired about the history of the property from staff. ZEO Marganski reported the property is in the R-40 district consists of residential dwelling and accessory structures. Mostly farmland and the owner operates a Farm Stand with those items produced on the farm or identified as "CT Grown".
- Motion by Commissioner Peck to refer the matter to the ZEO as the enforcement agent to investigate and act as necessary in accordance with the zoning regulations, Second by Commissioner Malberti (5-0) *Approved*

Other Business

- Dir. of Land Use Baldwin provided insight to the commission on the amount of dedicated Open Space with the town boundaries.

Adjournment

- Motion to Adjourn by Commissioner Peck, Second by Commissioner Malberti. (5-0) *Approved*

Submitted,

A handwritten signature in black ink, appearing to read "Michael Marganski", with a long, sweeping horizontal line extending to the right.

Michael Marganski, CZEO