



Town of Seymour
Department of Land Use & Code Compliance
Wetlands & Watercourses, Planning & Zoning,
Zoning Board of Appeals
20 Pine Street 2nd Floor
Seymour, CT 06483
(Subject to Revision)
(revised 8/13/26 LR)

COPY RECEIVED
DATE: 8/18/26
TIME: 8:00 AM
TOWN CLERK'S OFFICE

Planning & Zoning
Regular Monthly Meeting Minutes - July 9, 2026
Seymour Community Center, 20 Pine Street, Seymour, CT 06483

Attendees

Members Present: B. Sirowich; R.E. Peck; J. Niezelski; K. Stanis; M. Malberti; J. Lombardo

Others Present: M. Marganski, CZEO; J. Baldwin, Director of Building and Code Compliance; Attorney J. Marini, Town Land Use Counsel; B. Nesteriak Town Engineer; Seymour First Selectwoman Annmarie Drugonis, ± 10 members of the public

Minutes

1. Call to Order

Chairman B. Sirowich opened the ~~public hearing~~ regular meeting (revised 8/13/26 LR) at 7:05pm and led assembled in pledge.

2. Roll Call (seat alternate as necessary)

Full board present no alternate sat.

3. Pledge of allegiance

4. Correspondence

Chairman B. Sirowich stated that correspondence would be addressed as part of the ZEO Report.

5. ZEO Report

a. 459 North Main St: Update

M. Marganski, CZEO, reported that remediation work at 459 North Main Street continues to progress. The applicant submitted a request to extend the temporary permit through December 31, 2026, citing the additional time needed to complete remediation activities. Staff supported the extension and requested that the Commission add the application to the agenda for consideration later in the meeting.



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Motion to add the request for extension of the temporary permit for 459 North Main Street to the agenda.

Made by Peck, seconded by Stanis

**Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None
All in favor motion carried.**

b. 174 South Benham Rd: Update

M. Marganski reported that the public hearing for 174 South Benham Road had been closed and the application now resides with the Zoning Board of Appeals for its decision.

c. POCD Update (NVCOG Presentation for August 13, 2026 regular meeting)

M. Marganski informed the Commission that representatives from the **Naugatuck Valley Council of Governments (NVCOG)** requested approximately fifteen minutes to present information regarding the **Regional Plan of Conservation and Development (POCD)** prior to the Commission's August meeting.

Following discussion with Attorney J. Marini regarding meeting procedures and scheduling requirements, the Commission agreed to hold a **Special Meeting** immediately prior to the regularly scheduled public hearings.

Motion to schedule a Special Meeting on August 13, 2026 from 5:30 pm to 6:00pm for the purpose of receiving the NVCOG POCD presentation

Made by Peck, seconded by Stanis

**Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None
All in favor motion carried.**

6. Public Comment

Joshua Warren addressed the Commission regarding agricultural policy and referenced the continuing Agritourism text amendment.

Attorney J. Marini advised that because the Agritourism public hearing remained open, public testimony regarding that application could not be received during General Public Comment. Mr. Warren was advised that his comments could be presented when the public hearing reconvened



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on **August 13, 2026**, and that his previously submitted written correspondence had already been entered into the public hearing record.

No additional public comment was received.

7. Approval of Previous Meeting Minutes

Motion to approve the June 11, 2026 Public Hearing Minutes and June 11, 2026 Regular Monthly Meeting Minutes as presented

Made by Peck, seconded by Stanis

Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None
All in favor motion carried.

8. Application PZC-26-7 Proposed Text Amendment Sec. 3; Sec. 8, New Text “Agritourism”

Chairman B. Sirowich reminded the Commission that the public hearing remained open and thanked members of the public for their participation.

Attorney J. Marini advised that because the public hearing had not been closed, the Commission should refrain from discussing the merits of the proposed regulations until the conclusion of the public hearing.

No action was taken.

9. Application PZC-26-6 Text Amendment Sec 16 Plan Development District

J. Baldwin, Director of Building and Code Compliance, reviewed final revisions following the public hearing, including:

- adding the GI-2 Zoning District as an eligible Planned Development District;
- correcting references within Section 16; and
- clarifying that parking requirements shall comply with Section 20 of the Zoning Regulations while allowing the Commission flexibility to reduce parking requirements upon submission of appropriate supporting documentation.



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Motion to approve Application PZC-26-6 Text Amendment Section 16 Planned Development District, as amended with Town staff revision, effective August 1, 2026.

Made by Peck, seconded by Stanis

Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None All in favor motion carried.

10. Application PZC-26-8 : Site Plan 141 Main St (Owner: Lon Enterprises, LLC; Agent: Atty. D. Thomas)

Owner: Lon Enterprises, LLC

Agent: Attorney Dominick Thomas

Attorney Dominick Thomas presented the proposed redevelopment of 141 Main Street, replacing the building destroyed by fire with a three-story mixed-use building consisting of approximately 2,678 square feet of first-floor commercial space and fourteen one-bedroom apartments on the upper floors.

Attorney Thomas explained that the proposal qualifies under the recently enacted Connecticut parking legislation, effective July 1, 2026, eliminating minimum off-street parking requirements for developments containing fewer than sixteen residential units located within proximity to public transportation. He noted the property's location adjacent to the Metro-North Train Station, CT Transit Route 255, and available municipal parking.

Fred D'Amico, P.E., reviewed the engineering aspects of the proposal, including stormwater improvements, drainage connections, easements for refuse collection, and the potential reuse of the existing foundation pending structural evaluation.

Architect Joe Mangialolo presented the site plan, floor plans, elevations, and architectural renderings. The proposal includes:

- first-floor retail space with two residential units;
- six one-bedroom apartments on both the second and third floors;
- elevator access;
- brick exterior façade;
- streetscape improvements;



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- enclosed refuse area located on the adjoining parcel owned by the applicant.

Commission discussion included:

- construction staging and traffic management;
- structural evaluation of the existing foundation;
- permanent easement for refuse access;
- residential parking availability;
- anticipated tenant parking;
- downtown parking supply;
- transit-oriented development;
- estimated construction timeline of approximately 18 months.

Following discussion, commission requested a voluntary public hearing.

Motion to schedule a voluntary public hearing for Application PZC-26-8 on August 13, 2026, at 6:45pm

Made by Peck, seconded by Niezelski

**Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None
All in favor motion carried.**

11. 459 North Main Street- Temporary Permit Extension

M. Marganski reviewed the applicant's request to extend the temporary permit through December 31, 2026, to complete site remediation. Staff recommended approval.

Motion to approve the extension of the temporary permit for 459 North Main Street through December 31, 2026

Made by Stanis, seconded by Malberti

**Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None
All in favor motion carried.**

12. Adjournment



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Motion to adjourn the regular monthly meeting

Made by Stanis, seconded by Malberti

Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti Nay-None Abstain- None

All in favor public hearing closed at 8:02pm

Respectfully Submitted,

L. Rajvong
Recording Secretary, Planning & Zoning