



Town of Seymour
Planning & Zoning Commission
Regular Monthly Meeting Minutes-August 13, 2026
C/O Town Clerk, Lianna McMurray
1 First St., Seymour, CT 06483
(Subject to Revisions)

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

Attendees

Members Present: R.E. Peck; J. Nezelski; M. Malberti; J. Lombardo (alternate)

Members Absent: B. Sirowich; K. Stanis

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; ± 6 members of the public.

Minutes

1. Call to Order

Vice Chairman Peck called the Regular Monthly Meeting to order at 7:43pm and led those assembled in pledge.

2. Roll Call (seat alternate as necessary)

Alternate J. Lombardo to stay seated.

3. Pledge of Allegiance

4. Correspondence

- Town of Oxford Municipality Referral Notice July 31, 2026.

M. Marganski, CZEO, reported that the Commission received a municipal referral notice from the Town of Oxford regarding a proposed text amendment. Mr. Marganski stated that the referral was provided to the Commission for notification purposes and required no action by the Commission.

5. ZEO Report

M. Marganski, CZEO, reported that the Zoning Board of Appeals met the previous week regarding the cease-and-desist order and modified the stay for a period of ninety (90) days. The affected activities may continue until November 5, 2026, at which time the matter may be further addressed depending upon the status of the proposed regulations.



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Mr. Marganski reported that he had no issues to report regarding 459 North Main Street.

Vice Chairman Peck asked if there were any questions for the CZEO. There were none.

6. Public Comment

Heather Dokla, 174 South Benham Road, requested that the Commission consider utilizing nameplates that accurately identify the members seated at each meeting. Ms. Dokla stated that this would assist members of the public, particularly those viewing meetings remotely, in identifying individual Commissioners during discussion and voting.

Vice Chairman Peck called three times for additional public comment. Hearing none, public comment was closed.

7. Approval of Previous Meeting Minutes

Vice Chairman Peck reviewed the previous meeting minutes and identified the following corrections:

- **PZC-26-7 Public Hearing Minutes:** A correction was requested under Item 4 to clarify the language regarding the purpose of the public hearing and that the proposed regulations were not directed toward one individual or one farm.
- **Regular Monthly Meeting Minutes:** The Call to Order was corrected to state that Chairman Sirowich opened the **Public Hearing** at 7:05 p.m., rather than the Regular monthly meeting.

No additional corrections were offered.

Motion to approve the previous meeting minutes as amended.

Made by Niezelski, seconded by Malberti

Vote: Aye: R.E. Peck, Niezelski, Malberti, Lombardo Nay: None; Abstain: None

Motion carried. The Regular Monthly Meeting was adjourned at 7:57pm.

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



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Vice Chairman Peck stated that the Public Hearing for Application PZC-26-8 remained open and would continue on **September 10, 2026 at 6:30 p.m.**

9. Application PZC-26-7: Proposed Text Amendment Sec. 3; Sec. 8, New Text "Agritourism"

Vice Chairman Peck stated that the Public Hearing for the proposed Farming and Agritourism text amendment had been closed earlier in the evening. Due to the volume of additional information and public comments received, the Commission would not take action on the proposed amendment at this meeting.

Vice Chairman Peck requested that Chairman Sirowich schedule a working meeting to allow the Commission and staff to review the information received and consider appropriate revisions to the proposed regulations.

Attorney J. Marini, Town Land Use Counsel, stated that staff would review the public comments and proposed revisions, including recommendations submitted by Attorney Frederick Sponheimer on behalf of Red Clover Farms. Attorney Marini stated that the comments and recommendations would assist in refining the regulations to balance public safety with the encouragement and growth of agritourism within the Town.

Commissioner Lombardo questioned the anticipated timeframe for preparation of revised regulations. **Attorney Marini** stated that staff anticipated providing the Commission with revisions that could potentially allow action as early as September or as late as October. He noted that significant work had already been completed by staff and the Commission and that the public comments would now be incorporated into the review.

Attorney Marini further discussed the importance of establishing regulations that provide appropriate safeguards without creating unnecessary regulatory burdens. He noted that clear permitting standards benefit both the Town and agricultural operators, particularly where agritourism activities involve members of the public.

Vice Chairman Peck stated that he preferred to target October for completion of the regulations to provide sufficient time for review. He stated that the existing framework provided a good foundation but that several provisions required greater clarity to avoid subjective or difficult enforcement while also ensuring that the regulations were not overly restrictive.



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Vice Chairman Peck stated that he would speak with Chairman Sirowich regarding scheduling a working meeting.

10. Application PZC-26-10: 682 South Main Street (Owner: Livolsi Realty 682 LLC)

Michael Livolsi, representing Livolsi Realty 682 LLC, appeared before the Commission regarding Application PZC-26-10 for 682 South Main Street.

M. Marganski, CZEO, recommended that the application be referred to the Town Engineer for review.

B. Nesteriak, Town Engineer, stated that he anticipated being able to provide comments to the Commission prior to its September meeting.

Motion to accept Application PZC-26-10, 682 South Main Street, and refer the application to the Town Engineer for review and comment for the September 10, 2026 meeting.

Made by Malberti , seconded by Niezelski

Vote: Aye: R.E. Peck, J. Niezelski, M. Malberti, J. Lombardo; Nay: None; Abstain: None.

Motion carried.

11. Adjournment

Motion to adjourn the Regular Monthly Meeting.

Made by Niezelski, seconded by Malberti

Vote: Aye: R.E. Peck, Niezelski, Malberti, Lombardo; Nay: None; Abstain: None

Motion carried. The Regular Monthly Meeting was adjourned at 7:57pm.

Respectfully Submitted,

L. Rajvong
Clerk, Planning & Zoning Commission