

Seymour Planning & Zoning Commission

Public Hearing Minutes (Continuance): September 10, 2026 @ 6:30 PM

Application PZC-26-8 141 Main Street, Seymour, CT 06483 "Site Plan"

Seymour Town Hall, Drummer Room
1 First Street, Seymour, CT 06483

COPY RECEIVED
DATE: 9/17/26
TIME: 8:00 AM
TOWN CLERK'S OFFICE

1. Call to Order

2. Pledge of Allegiance

3. Roll Call (seat alternate as necessary)

- **Members:** B. Sirowich, J. Nielwesi, M. Lambeti, J. Lombardo
- **Absent:** R. Peck
- **Member:** K. Stannis arrived at 6:45 PM
- **Motion** J. Nielwesi seat alternate J. Lombardo, 2nd M. Lamberti (3-0)
- **Others:** Attorney Marini; J. Baldwin, DLU; Bryan Nesteriak, T. Eng./Planner, M. Marganski, ZEO

4. Re: Application No: PZC-26-8 141 Main Street, Seymour, CT 06483 "Site Plan"

- Legal Notice read into the record.
- Attorney Thomas stated that the applicant submitted revisions after receiving the town engineering report and held a Zoom meeting with staff to address outstanding issues.
- The applicant emphasized that this is a site-plan-as-of-right application and that revised site and architectural plans were provided to reconcile prior discrepancies.
- The site plan is based on an A2-classified survey, and the engineered site plan includes topography, sidewalks, road information, utilities, notes, and seals.
- A separate boundary-only survey without contours was provided for boundary purposes, while the engineered site plan contains the topographic and utility information missing from the boundary survey.
- The architect provided illustrative site plans, and the engineering team updated the engineered site plan to align with the architectural drawings and correct prior mismatches.
- The easement area and turning radius for trash service were corrected on the engineered site plan.
- The applicant submitted a draft pedestrian/access easement to allow 141 Main Street tenants to access a dumpster enclosure located on 12 Bank Street.
- The easement was modified to explicitly permit tenants of 12 Bank Street to use the dumpsters, which would remove curbside cans and free backyard space for those tenants.
- The applicant noted that both properties are controlled by the same principal owner, which facilitates easement coordination.
- The team provided turning-radius diagrams and typical dimensions for small rear- or front-loading garbage trucks to demonstrate feasible trash collection access.
- The dumpster plan includes two containers, one for trash and one for recycling, estimated at 5 to 6 cubic yards each, with anticipated pickup about once per week and possibly twice per week depending on retail tenancy.
- The proposed collection approach allows staff or haulers to wheel containers to the street or a short distance to a truck, similar to nearby buildings, to show practical on-site handling.

- The plan shows five parking spaces at 12 Bank Street and includes a note that the three apartments there require four spaces and that four are provided.
- Parking dimensions were clarified as 18-foot-wide spaces with 23-foot maneuvering lanes, meeting or exceeding typical downtown compact and residential parking standards.
- The engineer added previously omitted exterior stairs, located A/C units under the stairs, and noted a 0.6-foot encroachment of a neighbor's stair landing onto the subject property.
- The storm drainage layout was revised to avoid conflict with a mapped natural gas main, and updated catch basin locations were shown.
- The boundary plan was certified to Class A2/P2 accuracy, with spot elevations provided because the site is largely flat.
- The architect confirmed dumpster sizing and elevation details, describing containers approximately 5 by 5 by 6 feet each for trash and recycling and showing the enclosure on the architectural plans.
- Architectural drawings highlighted building elevations, the fabric canopy, and cornice projections, and the team confirmed canopy and cornice extents relative to the property face.
- The applicant acknowledged that the existing stone foundation will likely require replacement or reinforcement and provided a preliminary structural engineer note to that effect.
- The Commission was reminded that structural design, geotechnical recommendations, and any required peer reviews are under the Building Official's jurisdiction and are typically completed after land-use approvals.
- The applicant noted that some jurisdictions require post-approval structural reports and peer reviews at the building permit stage, and that the developer would fund any necessary peer review.
- The applicant stated that detailed construction sequencing, laydown areas, crane locations, and pedestrian bypass plans will be provided later and are the developer's responsibility to coordinate.
- The applicant emphasized that downtown construction inevitably causes temporary impacts and that coordination with police, fire, and possibly the state DOT is required for Main Street, which is a state road.
- The applicant noted the possibility of using the rear of 12 Bank Street for storage to reduce on-street impacts during construction.
- The storm drainage relocation addressed conflict with the gas main, and the applicant committed to submitting proper sidewalk restoration plans.
- The applicant said responsibility for restoring any damage to Main Street sidewalk or pavement may involve CT DOT District 4 approvals and compliance.

5. Public Comment

- The Chair opened the floor for public comment and called for speakers both in opposition and in favor; no additional public commenters spoke during the call for comments.
- Commissioners discussed statutory public hearing timing limits and noted the 65-day period for public hearings and motion considerations regarding closing or continuing the public hearing.
- **Motion to close Public Hearing J. Lombardo, 2nd J. Nielweski (5-0)**

Submitted M. Marganski, ZEO