



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 Revisions)
(revised 8/13/26 LR))

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

Planning & Zoning
Public Hearing 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, ± 15 members of the public

Minutes

1. Call to Order

Chairman B. Sirowich opened the public hearing 6:00pm and led assembled in pledge.

2. Roll Call (seat alternate as necessary)

Full board present no alternate sat.

3. Pledge of allegiance

4. Re: Application No: PZC-26-7 Text Amendment Section 3.0 Definitions; Section 8.0 Table of Permitted Uses; Creation New Text Language Farming & Agritourism

M. Marganski, CZEO, read legal notice into the record and introduced the text amendment to the commission. Staff received back a Referral Report with recommendation from Naugatuck Valley of Council Governments (NVCOG). CZEO provided a copy of the proposed regulation and conceptual plan to the commission for discussion and turned the floor over to Vice Chair R.E. Peck.

Vice Chair R.E. Peck chaired subcommittee, thanked the public for coming and gave brief history of the subcommittee, they sought expertise from individuals outside of the commission as well as the public, to ~~include~~ conducted (revised 8/13/26 LR) this public hearing to gain perspective on all farms not one individual ~~one~~ (revised 8/13/26 LR) farm.

Chairman Sirowich gave brief outline of the public hearing, opened public comment tot 3 minutes each. Stated that this was the beginning of the process and they will not be closing the



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 Revisions)
(revised 8/13/26 LR))

meeting tonight, the board intends to keep the public hearing open and get feedback from the public.

5. Public Comment

Chairman B. Sirowich opened the floor to public comment and reminded those present that this was the beginning of the process and the Commission intended to keep the public hearing open to receive additional public input.

Attorney John Sponheimer, representing **Kim Warner, owner of Red Clover Farm**, thanked the Commission for its work and expressed support for developing agritourism regulations. He raised questions regarding implementation of the proposed regulations, including application requirements, whether activities permitted as a matter of right would require separate approvals, event sizes, owner presence requirements, overnight activities, definitions of outdoor performances, police involvement, lighting standards, and operational flexibility for working farms. He stated that the proposal was a strong starting point and looked forward to continuing discussions with the Commission.

Vice Chairman **R.E. Peck** responded that the Commission intentionally drafted broader language to allow flexibility for future agricultural activities while avoiding overly restrictive regulations that could unintentionally prohibit legitimate farm operations.

Attorney Steven Bellis, representing **Al and Kristen Bruno**, expressed support for balancing the interests of farmers and neighboring property owners. He submitted written proposed revisions to the draft regulations, including recommendations regarding special permit procedures, minimum lot size, requiring a majority of farm income to come from agricultural production, setbacks, event limitations, outdoor amplified music, health and safety standards, and requiring non-agricultural accessory uses to obtain special permits. His written comments were entered into the record.

Kim Warner, owner of **Red Clover Farm 174 S Benham Rd**, thanked the Commission for its efforts and discussed concerns regarding the practicality of requiring individual special permits for recurring farm activities. She suggested aligning Seymour's agritourism definition with the State definition, incorporating language regarding value-added agricultural products, avoiding unnecessary limitations on seasonal promotional events, and recognizing Connecticut Department of Agriculture provisions concerning Connecticut-grown and locally sourced products.

Chris Carson, 49 North Mead Farm Rd, Seymour, read a prepared statement into the record expressing concerns regarding the reduction in minimum farm acreage, ambiguity in several Public Hearing Minutes-Planning & Zoning
Recording Secretary L. Rajvong
Date: July 9, 2026



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 Revisions)
(revised 8/13/26 LR))

definitions, activities permitted by right, lack of event limitations, parking, lighting, frequency of events, and the need for additional safeguards to protect neighboring residential properties. His written statement was entered into the record.

Vera Roy, 57 Maple St. Seymour, spoke in support of reducing the minimum farm acreage to two acres, noting that neighboring municipalities have successfully implemented similar standards and that smaller farms should have opportunities to participate in agritourism.

Joseph Patrick, Shelton, expressed support for preserving agriculture while encouraging additional safeguards addressing public safety, emergency access, food service, event size, parking, traffic, setbacks, and operational standards. He recommended retaining a five-acre minimum lot size and requiring larger events to undergo additional review.

Bob Pagliero, 86 Tomlinson Rd. Seymour expressed concerns regarding reducing the minimum farm size from five acres to two acres and stated that the proposed regulations should proceed cautiously to ensure neighboring property owners are adequately protected while supporting agriculture.

Robert Rich, 119 North Benham Rd, Seymour, read a prepared statement into the record opposing portions of the proposed amendment. He expressed concerns regarding commercial activities occurring by right, lack of objective standards, event size, frequency, traffic, parking, noise, lighting, enforcement, and preserving agriculture without allowing unrestricted commercial development. He recommended requiring special permits for larger commercial-type agritourism activities. His written statement was entered into the record. (email attached at the end of minutes)

Josh Loprey, 29 Maple St. Seymour, encouraged the Commission to utilize Connecticut Department of Agriculture and Farm Bureau model regulations and guidance documents during its continued review of the proposed amendment, noting those resources address many of the concerns discussed during the hearing.

CZEO M. Marganski informed the Commission that additional materials had been received and would be included in the Commission packets, including the **Naugatuck Valley Council of Governments Referral Report**, Attorney Bellis' written comments, Robert Rich's written statement, correspondence from Beth Carson, and correspondence from Joshua Warner. (attached at the end of minutes)

Debbie Alterio, 37 Cold Springs Rd. Oxford, spoke in support of reducing the minimum acreage requirement and recognizing smaller farms and micro-farming operations while allowing long-established farms to continue operating under reasonable agritourism standards.



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 Revisions)
(revised 8/13/26 LR))

6. Disposition of Public Hearing

Motion to continue the public hearing on Thursday August 13, 2026 at 6:00pm, location to be determined.

Made by Peck, seconded by Stanis

Vote: Aye: B. Sirowich, R.E. Peck, Niezelski, Stanis, Malberti

Nay-None

Abstain- None

~~All in favor public hearing closed at 7:12pm~~ (revised 8/13/26 LR)

Respectfully Submitted,

L. Rajvong

Recording Secretary, Planning & Zoning