



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)

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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, ± 10 members of the public

Minutes

1. Call to Order

Chairman B. Sirowich opened the public hearing 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. Re: Application No: PZC-26-6 Text Amendment Section 16 "Planned Development District"

M. Marganski, CZEO, read the legal notice into the record and summarized the proposed text amendment. He noted that the Commission had been working on the proposed regulations since approximately February/March and that staff had no additional comments other than one revision adding the **General Industrial (GI-2) Zone** as an eligible zoning district for Planned Development Districts. He also noted that a typographical error should be corrected by changing **RC-4** to **RC-3**.

Chairman B. Sirowich opened the floor for public comment and requested speakers address only the proposed Planned Development District text amendment.

5. Public Comment

Chairman B. Sirowich called three times for anyone wishing to speak **in opposition** to the proposed amendment. No one appeared.



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Chairman B. Sirowich then opened the floor to speakers **in favor** of the amendment.

Attorney Dominick Thomas, representing a property owner with an interest in the proposed regulations, expressed support for the amendment and encouraged the Commission to include the **GI-2 Zone** within the Planned Development District regulations. He noted an additional reference in Section 16.1 should also be revised to include the GI-2 Zone. Attorney Thomas stated that the proposed regulations appropriately provide the Commission with discretion to evaluate applications on a site-specific basis, particularly regarding buffering and setback requirements, allowing flexibility where natural site conditions may warrant.

Donald Smith, P.E., 56 Greenwood Circle, Seymour, spoke in favor of the amendment. He commented that the existing Planned Development District regulations had seen little use since their adoption and supported updating the regulations. Mr. Smith questioned whether the proposed amendment adequately addressed parking requirements for higher-density residential developments, noting that the regulations appeared to default to two parking spaces per dwelling unit regardless of housing type. He encouraged the Commission to consider whether varying residential unit types should have different parking standards.

Chairman B. Sirowich called three additional times for anyone else wishing to speak in favor. No additional speakers came forward.

6. Disposition of Public Hearing

Motion to close the public hearing for Application No: PZC-26-6 Text Amendment Section 16 "Planned Development District"

Made by Niezelski, 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

Respectfully Submitted,

L. Rajvong
Recording Secretary, Planning & Zoning