



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

COPY RECEIVED
DATE: 8/17/26
TIME: 3:50 PM
TOWN CLERK'S OFFICE

Attendees

Members Present: R.E. Peck; J. Nezelski; K. Stanis; M. Malberti;

Members Absent: B. Sirowich; J. Lombardo (alternate)

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; Emely Ricci and Tucker Beckett Naugatuck Valley Council of Governments; ± 15 members of the public.

Minutes

1. Call to Order

Vice Chairman Peck opened the Special Meeting at 5:30pm and led those assembled in pledge.

2. Roll Call (seat alternate as necessary)

A quorum was present. No alternate was required to be seated.

3. Pledge of Allegiance

4. Correspondence

No correspondence presented at this time.

5. Public Comment

No public comment.

6. Presentation Naugatuck Valley Council of Governments (Plan of Conservation & Development)

- Introduction to update of the POCD

M. Marganski, CZEO, introduced *Tucker Beckett, Senior Community Planner*, and *Emely Ricci, Community Planner II*, of the Naugatuck Valley Council of Governments (NVCOG), who will be assisting the Town with the preparation of its Plan of Conservation and Development (POCD).



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Mr. Beckett provided an overview of NVCOG and its role as one of Connecticut's regional planning organizations. He explained that the POCD is a long-range planning document required to be prepared by municipalities at ten-year intervals and is intended to establish the community's vision and priorities for conservation and development over the following ten years.

Mr. Beckett explained that the POCD serves as a policy and planning tool to guide municipal decision-making and may address matters including housing, land use, transportation, economic development, environmental resources, infrastructure, and other priorities identified through the planning process.

Ms. Ricci reviewed the anticipated POCD process, which will consist of four general phases: community assessment; planning and drafting; formatting and design; and adoption and closeout. The community assessment phase will include review of existing municipal, regional and State plans, demographic data and trends, and land-use patterns and changes occurring since adoption of the Town's previous POCD.

NVCOG will conduct community engagement throughout the process, including a community kickoff, stakeholder and community surveys, and targeted outreach intended to obtain input from groups that may otherwise be underrepresented in the planning process.

During the planning and drafting phase, NVCOG will work with the POCD Steering Committee to review information collected through the community assessment and public engagement process and develop a vision statement, planning principles, strategies, maps and supporting data. Draft materials will be provided for review at various stages before preparation of the final document.

Ms. Ricci reviewed the preliminary project timeline. The process is anticipated to begin in Fall 2026 with formation of the Steering Committee, followed by community assessment and engagement during Winter 2026. Planning discussions and preliminary strategies are anticipated during Spring 2027, followed by drafting and design. The noticing and adoption process will occur toward the conclusion of the project. NVCOG anticipates approximately nineteen months to complete the POCD process

Ms. Ricci explained that the Planning & Zoning Commission may appoint a special committee to assist with preparation of the POCD. NVCOG recommended that the Steering Committee include representation from various Town boards, commissions, organizations and community stakeholders and that members have the ability to participate consistently throughout the planning process.



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Vice Chairman Peck questioned whether more specific meeting dates could be established to assist Steering Committee members with scheduling. **First Selectwoman Drugonis** stated that a Steering Committee had already been assembled. **Vice Chairman Peck** also questioned whether Steering Committee meetings would be held in person or virtually. **Ms. Ricci** stated that meetings are typically conducted in person, although virtual participation may be made available when necessary.

Vice Chairman Peck questioned whether the anticipated nineteen-month project schedule was typical for preparation of a POCD. **Ms. Ricci** stated that approximately nineteen months is an average timeframe for the process.

7. Adjournment

Motion to adjourn the Special Meeting.

Made by Niezelski, seconded by Stanis.

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

Motion carried. The Special Meeting was adjourned at 5:53pm.

Respectfully Submitted,

L. Rajvong
Clerk, Planning & Zoning Commission