

THURSDAY SEPTEMBER 4, 2025 – 6:00 P.M
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – APPROVED MINUTES

CALL MEETING TO ORDER: Meeting was called to order at 6:05 p.m.

ROLL CALL: Johnson, Fiore, Razzano, Collette, Hartman, Carr. Staff: Zanarini

APPROVAL OF MINUTES: Minutes of the July 10, 2025 meeting. Motion to approve by Carr, seconded by Johnson. Motion carried unanimously.

PUBLIC COMMENT (items not on the agenda): none

SITE PLAN REVIEW: P25-17: 22 Bayview Avenue; Abigaile Hemann, Applicant; Arie Pivko, Owner; To create seating in the atrium area, and to establish an annual outdoor seating area between Memorial Day and Labor Day. P.I. Zone. MBL: 79-14-05. Ms. Hemann presented the application. Commission requested more information regarding space square footage, seating capacity, and use of the interior space.

OLD BUSINESS: Commissioners discussed the need for the ADU regulations to be posted on the Borough's website and for agendas and minutes to be posted in a timely fashion and more readily available to the public. Commissioner Razzano volunteered to speak to Borough staff to address the issue.

NEW BUSINESS: Enforcement actions at Stonington Commons (Water View & Signs) and New England Science & Sailing (annual reports). Mark Kepple spoke concerning the water front access signs at Stonington Commons. Some signs have been removed, others have been added without Commission approval. Staff reported a complaint concerning water view requirements at the Commons. Staff will address the issues after a short medical leave. Staff received a citizen complaint concerning the annual report at New England Science & Sailing. A condition of Special Permit approval requires NESS to report annually to the PZC concerning the use of NESS, class sizes and employee parking. Staff will address the issue after a short medical leave. Commissioner Hartmann addresses a citizen complaint regarding a neighbor's potential solar panel installation. Staff does not issue zoning permits for solar panels. This would be a civil issue between neighbors.

DISCUSSION: Zoning Amendment Committee report from August meeting.

ZONING OFFICER'S REPORT: Discussion of fence at 24 Wall Street. Commission requested that Borough Attorney send a letter to the owners before September 12, 2025.

ADJOURNMENT:

Next meeting: Thursday, October 4, 2025 at 6:00 p.m.

Respectfully submitted,
Tom Zanarini, CZEO
Zoning Official