

THURSDAY OCTOBER 2, 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 called to order at 6:00 p.m.

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

APPROVAL OF MINUTES: Minutes of the September 4, 2025 Meeting. Motion to approve by Carr, seconded by Razzano. Motion carried 5-0.

PUBLIC COMMENT (items not on the agenda): Craig Rawley of 19 Summit St. spoke concerning the Water Vista Zoning Regulation amendment proposal. Requested the PZC to consider the POCD when making amendments.

SITE PLAN REVIEW: P25-17: 22 Bayview Avenue; Abigaile Hemmann, 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 (continued from September 4 meeting). Ms. Hemmann presented the application with revisions to the floor plan. The plan requests 200 square feet of addition full-service bar space. The proposed public seating is not considered part of a restaurant, so is removed from this application. Ms. Hemmann also is requesting removal of the proposed seasonal outdoor seating. Motion to approve 200 square feet of additional bar space for Whitecrest Restaurant in the BDK area by Collette, seconded by Johnson. Motion carried 5-0.

OLD BUSINESS: none

NEW BUSINESS: Paul Collette announced that he is stepping down from the PZC effective at the end of this meeting.

DISCUSSION:

ZONING OFFICER’S REPORT: Borough Attorney sent the enforcement letter to 24 Wall Street owners. The owners have retained counsel.

ADJOURNMENT: Motion to adjourn by Johnson, seconded by Collette. Motion carried 5-0. Meeting adjourned at 7:01 p.m.

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

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official