



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Philip H. Broadhurst, III, Chairman
Robert J. McIntyre, Vice Chairman
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Alternate Members
Catherine J. Purcell
Jacqueline Prast
Charles Gadon

AGENDA

REGULAR MEETING

September 12, 2018 at 7:00 p.m.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

II. ROLL CALL

III. CONTINUED PUBLIC HEARING (Voting Session after each Public Hearing)

17/18-39 Peter Budwitz, Trustee seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other line setback/15' required/6.06' proposed to the south and 13.53' to the north); Par 24.6.1, (gross floor area/40% allowed/43.5% proposed); and Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/20.65' proposed to the deck) of the Zoning Regulations to permit the construction of a 307 s.f. second story addition and a second story deck at 6 West Shore Drive, Map 1/ Lot 142, Residence A District, Coastal Area Management Zone.

18/19-02 John Kanaras, seeks a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par. 24.5.1/68.1.2B4 (narrow street setback/30' required/13.7' proposed); and Par 24.5.3 (other line setback/15' required/11.5' proposed) of the Zoning Regulations to permit the construction of a 75 s.f. landing, 25 s.f. steps and overhang at 16 South Cove Road-1, Map 4/Lot 287, Residence A Zoning District, Coastal Area Management Zone.

18/19-03C David & Jennifer Arcesi, seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (other line setback/15' required/8.2' to south and 6.2' to north proposed); Par 24.6.1 (maximum gross floor area/40% allowed/45.2% proposed); and Par 24.6.2 (building structure coverage/20% allowed/ 37.4% proposed) of the Zoning Regulations to permit the construction of a 1,242 s.f. second story addition at 21 West Shore Drive, Map 1/Lot 102, Residence A Zoning District, Coastal Area Management Zone.

IV. PUBLIC HEARING (Voting Session after each Public Hearing)

18/19-01 Joanne Glanz, seeks a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par. 24.5.1(street line setback/25' required/8.9' proposed to building and 0' proposed to stairs); Par 24.5.3 (other line setback/15' required/3.5' to east and 8' to west proposed); and Par. 24.6.2 (building structure coverage/20% allowed/ 38% proposed) of the Zoning Regulations to permit the construction of a 55 sf. addition, a 85 s.f. deck, 2 sets of stairs, and a 85 s.f. front porch at 6 Beach Road West, Map 12/Lot 31, Residence A District, Coastal Area Management Zone.

18/19-04 Edward Vanderhoef, seeks a variance of Par.68.1.1.B.9 (tidal wetlands setback/50' required/30' proposed); Par 58.2 (Riparian Buffer Area Setback/100' required/30' proposed) & Par. 58.6 (Structure Setback Gateway Conservation Zone/100' required/30' proposed) of the Zoning Regulations to permit the construction of a 140 s.f. shed at 65 Willard Avenue, Map 24/Lot 1-1), Residence A District, Coastal Area Management Zone.

18/19-05 Bobi Molchan, seeks a variance of Par 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/6,868 s.f. of upland proposed); Par 24.5.3 (other line setback/15' required/3.8' to north and 8.8' to the south proposed); Par. 24.6.2 (building structure coverage/20% allowed/ 23% proposed); and Par 68.1.2B9 (tidal wetland setback/50' required/46' proposed) of the Zoning Regulations to allow the construction of a 2,603 s.f. residence with front and rear balconies at 41 Indianola Dr., Map 2/Lot 62, Residence A District, Coastal Area Management Zone.

18/19-08 Thomas & Kathleen Davies, Trustees, seek a variance of Par 24.5.1 (street line setback/ 25' required/14.9' to porch, 18.9' to porch and 20.2' to house proposed) of the Zoning Regulations to allow for the construction of a 3,184 s.f. house at 89 and 93 Nehantic Trail, Map 19/Lot 328, Residence A District, Coastal Area Management Zone.

V. **REGULAR MEETING**

- A. **New Business**
- B.. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

VI. **ADJOURNMENT**

NEXT REGULAR MEETING
Wednesday, October 10, 2018 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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delivery of land use agendas.*