



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Robert J. McIntyre, Vice Chairman
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Alternate Members
Catherine J. Purcell
Charles Gadon
Vacancy

AGENDA
REGULAR MEETING
January 9, 2019 at 7:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

II. **ROLL CALL**

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

18/19-17C Anne Nghiem seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.1 as amended by 68.1.2b4 (narrow street setback/40' required/ 20.2' proposed); Par 24.5.3 (side yard setback/15' required/3.5' proposed to North and 11' proposed to South); Par 24.5.4 (projection into setback/3' allowed/> 3' proposed); Par 24.6.2 (building structure coverage/20% allowed/40.5% proposed) of the Zoning Regulations to permit the construction of a 308 s.f. deck, stairs and landing, a wall to enclose patio, a 53 s.f. 2nd story deck, and 366 s.f. 2nd story addition at 11 Barnes Road, Map 14/Lot 84, Residence A District, Coastal Area Management Zone.

18/19-18 CF 15 North Main Street, LLC seeks a variance of Par 63.3.1C (front yard landscaped area/shrubs & plantings required/shrubs, plantings & ornamental plaza proposed) of the Zoning Regulations to retain the front ornamental plaza and front walkway at 15 North Main Street, Map 40/Lot 6, Shopping Center Business B-2 District.

18/19-19C Norman O. & Gail A. Lalonde seek a variance of Par. 10.7.1 & 10.7.2 (nonconformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/11.1' proposed to South and 5' proposed to North) of the Zoning Regulations to permit the construction of a 382 s.f. first floor addition, a 699 s.f. 2nd story addition and 724 s.f. garage at 47 Knollwood Drive, Map 4/Lot 134, Residence A District, Coastal Area Management Zone.

18/19-20 Pamela Pelczar seeks a variance of Par. 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 22.5.1 (street line setback/35' required/3.4' proposed to covered landing, 17.6 proposed to stairwell and 8.4' to connecting dormer roofline) of the Zoning Regulations to permit the construction of a 208 s.f. 2nd floor dormer, stairwell and 21.9 s.f. covered landing at 140 Ingham Hill Road, Map 48/Lot 1, Residence AA-1 District.

IV. **DISCUSSION**

A review of the application of Frederick J. Marinelli and Mary Beth Marinelli to determine whether or not, under the provisions of General Statutes Section 8-6

(a) (3), that there is a substantial change in their request for a variance from their earlier appeal

18/19-15C that was denied on December 12, 2018. The Board will make a determination as to whether or not the proposed plan modification is or is not the same or substantially the same as the earlier application so that it may be heard by the Board within six months after the earlier decision by the Board. Denied Appeal 18/19-15C requested a variance of Par 23.5.1 as amended by 68.1.2b4 (narrow street setback/40' required/ 29.5' proposed) of the Zoning Regulations to permit the construction of a 3,442.8 s.f. house (including stairs and utility platform) and existing pool, pool house and patios at 21 Cedarwood Lane, Map 15/Lot 20, Residence AA-2 District, Coastal Area Management Zone.

V. **REGULAR MEETING**

- A. **New Business**
- C. **Minutes**
- D. **Correspondence & Announcements**
- E. **Committee, Representative & Staff Reports**
- F. **Election of Officers**

VI. **ADJOURNMENT**

NEXT REGULAR MEETING
Wednesday, February 13, 2019 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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