



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Robert J. McIntyre, Chairman
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Vacancy

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Alternate Members
Catherine J. Purcell
Charles Gadon
Brenda Dyson

AGENDA
REGULAR MEETING
October 9, 2019 at 6:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REQUEST FOR SUBSTANTIAL CHANGE DETERMINATION**

19/20-05 Ronald & Sheila Powers DENIED 8/14/19,

A review of the application of Ronald & Sheila Powers 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 19/20-05 that was denied on August 14, 2019. 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. The earlier decision by the Board was a denial of Appeal 19/20-05 which requested a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/6.5' proposed) of the Zoning Regulations to permit the construction of a 97.2 s.f. (199 g.f.a) dormer addition to an existing 480 s.f. detached garage at 39 Maple Avenue, Map 22/Lot 174, Residence A District, Coastal Area Management Zone, AE-11 Flood Zone.

IV. **CONTINUED PUBLIC HEARINGS (Voting Session after each Public Hearing)**

19/20-10C Peter Budwitz, Trustee, seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (side yard setback/15' required/6.06' proposed to south and 13.53' proposed to north) and Par 24.6.1 (gross floor area/40% allowed/43.5% proposed) of the Zoning Regulations to permit the construction of a 308 s.f. second story addition and 463 s.f. second story deck at 6 West Shore Drive, Map 1/Lot 142, Residence A District, Coastal Area Management Zone.

V. **PUBLIC HEARINGS (Voting Session after each Public Hearing)**

19/20-13C David & Jennifer Arcesi seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (side yard setback/15' required/8.7' to south and 6.8' to north proposed) and Par 24.6.2 (building structure coverage/20% allowed/31.4% proposed) of the Zoning Regulations to permit the construction of a 2,664 s.f. house and 572 s.f. garage at 21 West Shore Drive, Map 1/Lot 102, Residence A District, Coastal Area Management Zone, VE Flood Zone.

19/20-14 Patricia Mayer-Ference, seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by 68.1.2b4 (narrow street setback/30' required/ 17.5' proposed to addition/9.7' proposed to porch); Par 24.5.3 (side yard setback/15' required/2.7' proposed) and Par 24.6.2 (building structure coverage/20% allowed/26.13% proposed) of the Zoning Regulations to permit the construction of a new concrete wall foundation, a 152 s.f. first floor addition, 107 s.f. second story porch additions and 16 s.f. second story addition at 24 Pratt Road, Map 1/Lot 75, Residence A District, Coastal Area Management Zone.

VI. **REGULAR MEETING**

- A. **New Business**

- C. Minutes
- D. Correspondence & Announcements
- E. Committee, Representative & Staff Reports
- F. 2020 Meeting Calendar

VII. ADJOURNMENT

NEXT REGULAR MEETING
Wednesday, November 13, 2019 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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delivery of land use agendas.*