



TOWN OF OLD SAYBROOK  
**Zoning Board of Appeals**

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Vacancy*

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**Alternate Members**  
*Vacancy  
Charles Gaden  
Brenda Dyson*

**AGENDA**  
**REGULAR MEETING**  
**November 13, 2019 at 6:00 p.m.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

II. **ROLL CALL**

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

**19/20-15 Ronald D. & Sheila L. Powers** seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/6.7' proposed to landing and 12' proposed to dormer) of the Zoning Regulations to permit the construction of a 146 s.f. 2<sup>nd</sup> story addition to garage with rear stairs and landing at 39 Maple Avenue, Map 22/Lot 174, Residence A District, CAM Zone.

**19/20-16C Rosemarie Spinelli** seeks a variance of Par 10.8.3 (non-conforming lot/12,500 s.f. required/8,883.56 s.f. proposed) of the Zoning Regulations to permit the construction of a 1,195 s.f. house with three sets of stair, landings and AC platform at 23 Vincent Avenue, Map 20/Lot 80, Residence A District, CAM Zone, AE 11 Flood Zone.

**19/20-17 Spencer 95, LLC.** seeks a variance of Par 34.7.2 (gross floor area/60% allowed/98.5% proposed) of the Zoning Regulations. Relief of max. gfa is requested to demonstrate to the ZEO in a separate application for Zoning Compliance that the variance & compliance with all other regulations will allow for the parcel to be split into two lots, Lot 1 (1.46 acres containing storage facility) and Lot 2 (4.32 acres for contractor's storage buildings /bulky waste dump). 47 Spencer Plain Road, Map 25/Lot 25, Gateway Business B-4 District.

**19/20-18 George J. Emmanuel & Kristen Ardolino** seek a variance of Par 10.8.1/10.8.3 (non-conforming lot/12,500 s.f. required/8,025 s.f. & 8,023 s.f. proposed) of the Zoning Regulations to permit a second building lot for the construction of a 2,979 s.f. home on the two vacant parcels of land and existing house to remain on the third parcel. 33 & 35 Saltaire Drive, Map 3/Lots 38 & 39, Residence A Zone, CAM Zone.

**19/20-19C Lauri S. Sirabella** seeks a variance of Par 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/11,255 s.f. proposed) and Par 24.5.3 (other yard setback/15' required/11.4' proposed to house and 9.2' proposed to eave overhang) of the Zoning Regulations to permit the construction of a 4,048 s.f. house at 4 Old Fenwick Road, Map 5/Lot 111, Residence A District, CAM Zone.

IV. **REGULAR MEETING**

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

V. **ADJOURNMENT**

**NEXT REGULAR MEETING**  
**Wednesday, December 11, 2019 at 6:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street  
Old Saybrook, CT  
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