



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

Robert J. McIntyre, *Chairman*  
Kevin Danby, *Vice Chairman*  
Jacqueline Prast, *Secretary*  
Dorothy T. Alexander  
Alfred Wilcox

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
www.oldsaybrookct.org

**Alternate Members**  
Charles Gadon  
Brenda Dyson  
Carl Garbe

**REGULAR MEETING AGENDA  
HYBRID MEETING**

**October 13, 2021 at 6:00 p.m.**

Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VlEwVVV1TUNtNEZRSEs0QT09>

Meeting ID: 961 7441 7686

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,96174417686#>

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **CONTINUED DELIBERATIONS**

**21/22-04 David DellaVecchia and Wayne Fretz** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2 (structure coverage/20% allowed/21.5% proposed) of the Zoning Regulations to permit the construction of a 120 s.f. shed at 14 Cottage Road Map 3/Lot 10, Residence A District, Coastal Area Management Zone.

*ACTION: Decision by 10/13/2021 (PLT 10/14/2021)*

IV. **CONTINUED PUBLIC HEARINGS**

**21/22-06 Edward J. Kania** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as modified by Par 68.1.2B4 (narrow street line setback/30' required/11.5' proposed); Par 24.5.3 (side line setback/15' required/8.9' proposed); Par 24.6.2 (structure coverage/20% allowed/26.3% proposed); 24.5.5B & C (minor accessory building setback/10' required/4' proposed) of the Zoning Regulations to permit the construction of a 666 s.f. second story addition, a 111.6 s.f. deck with roof and 37.5 garage addition at 6 Seabreeze Road, Residence A District, Coastal Area Management Zone.

*ACTION: 35 days for public hearing expired 9/14/2021, Applicant consented to 29 day extension to 10/13/2021. Consider and Act*

V. **PUBLIC HEARINGS**

**21/22-07C Gregory Mattus** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) Par 10.8.1 & 10.8.2 (nonconforming lots/no structure if owner owns contiguous non-conforming lot, new structure will conform/ structure added without merging lot, structure will not conform) Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/ required 30' Hartlands & 40' Clearwater /21.5' Hartlands and 9.4' Clearwater proposed); Par 24.6.2 (structure coverage/20% allowed/21.6% proposed) and Par 24.5.3

(sideline setback/15' required/2' proposed) of the Zoning Regulations to permit the construction of a 112 s.f. covered porch and 429 s.f. second story addition at 9 Hartlands Drive, Map 3/Lot 79, Residence A District, Coastal Area Management Zone.

*ACTION: Open public hearing (NLT 10/14/2021) continue or close by 11/10/2021 (NLT 11/16/2021)*

VI. **REGULAR MEETING**

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, November 10, 2021 at 6:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook  
**Check our website for dial in information and  
additional meeting documents**  
[Zoning Board of Appeals web page](#)  
*Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of  
land use agendas.*

**CANCELLED**