



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

*Robert J. McIntyre, Chairman*  
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**Alternate Members**  
*Charles Gadon*  
*Brenda Dyson*  
*Carl Garbe*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

**November 10, 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=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

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 16, Residence A District, Coastal Area Management Zone.

**WITHDRAWN BY APPLICANT**

**IV. CONTINUED PUBLIC HEARINGS**

**21/22-06 Edward J. Kalita** 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, Map 3/Lot 159. Residence A District, Coastal Area Management Zone.

**WITHDRAWN BY APPLICANT**

**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.  
***CONTINUED TO DECEMBER 8, 2021 AT REQUEST OF APPLICANT***

V. **PUBLIC HEARINGS**

**21/22-09C Tamara Laurie** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 23.5.1 (street line setback/35' required/18.6' proposed) of the Zoning Regulations to permit the construction of a 176.4 s.f. screened porch with roof deck at 69 Cromwell Place, Map 32/Lot 56, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone, North Cove Historic District.  
***ACTION: Open public hearing, Consider & Act***

VI. **REGULAR MEETING**

- A. **Minutes**
- B. **Correspondence & Announcements**
- C. **Committee, Representative & Staff Reports**
- D. **2022 Meeting Calendar**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, December 8, 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](#)  
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