



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Charles Gadon, Chairman
Kevin Danby, Vice Chairman
Jacqueline Prast, Secretary
Alfred Wilcox
Erin Colwell

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Alternate Members
Matt Diamond
Vacancy
Vacancy

REGULAR MEETING AGENDA
HYBRID MEETING

February 8, 2023 at 6:00 p.m.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VII3VUVV1TUNtNEZRSEs0QT09>

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. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **CONTINUED PUBLIC HEARINGS**

22/23-11 Cary Wallach seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required/21.2' proposed) of the Zoning Regulations to permit the construction of a 95.33 s.f. dormer addition at 14 Whitney Avenue, Map 20/Lot 63, Residence A District, Coastal Area Management Zone.

ACTION: Continue or close public hearing by 2/8/2023 no later than 2/14/2023 (35 days)

- V. **PUBLIC HEARINGS**

22/23-18C Dorothea Hennessey requests a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 68.1.2.9b (tidal wetlands setback/50' required/22.7' proposed to patio) of the Zoning Regulations to permit the construction of a landing, stairway, 15 s.f. elevator, 56 s.f. sauna and 49 s.f. hot tub at 7 Chestnut Circle, Map 15/Lot 51, Residence AA-2 District, Coastal Area Management Zone, AE-13 flood zone.

ACTION: Filed 1/13/2023, Rcvd 2/8/2023, Open public hearing by 4/13/2032 (65 days)

22/23-19 Jeffrey Roy requests a variance of Par 9 (definition of deck/deck shall extend from building/roof deck above 2nd story proposed); Par 10.8.2/10.8.3 (non-conforming lot/no changes allowed/changes proposed); Par 24.5.1 (streetline setback/25' required/15.1' proposed); Par 24.5.3 (other yard setback/15' required/5' proposed to north and 11' to south) and Par 24.6.2 (structure coverage/20% allowed/20.9% proposed) of the Zoning Regulations to permit the construction of a 1,308 s.f. house, 136.8 s.f. 1st floor deck, 98.8 2nd story deck and roof deck at 105 Middletown Avenue, Map 13/Lot 117, Residence A Zone, Coastal Area Management Zone

ACTION: Filed 1/13/2023, Rcvd 2/8/2023, Open public hearing by 4/13/2032 (65 days)

VI. **REGULAR MEETING**

- A. **New Business**
- B. Resignation of Secretary Jackie Prast and Election of Secretary
- C. **Minutes**
- D. **Correspondence & Announcements**
- E. **Committee, Representative & Staff Reports**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, March 8, 2023 at 6:00 P.M.

Town Hall, 1st 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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