I. CALL TO ORDER

Chairman Gadon called the meeting to order at 6pm.

II. ROLL CALL

Members
Charles Gadon, Alfred Wilcox, Erin Colwell, Matt Diamond, Brenda Dyson- Virtual

Absent
Kevin Danby, Jacqueline Prast

Attendant Staff
Sarah Makowicki, Recording Clerk

Chairman seated Brenda Dyson for Kevin Danby and Matt Diamond for Jacqueline Prast.

III PUBLIC HEARINGS

A. 21/22-27 Frederick and Sandra Sattler seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (other line setback/15’ required/5.6’ to north and 14’ to south proposed); Par 24.5.1 (street line setback/25’ required/16.2’ proposed) and Par 24.6.2 (structure coverage/20% allowed/32.7% proposed) of the Zoning Regulations to permit construction of a 163.2 s.f. front porch and stairs at 15 Cottage Road, Map 3/Lot 21, Residence A District, Coastal Area Management Zone.

The applicant asked for the opening of the public hearing to be postponed until the July 13, 2022 meeting.

B. 21/22-28 Marie & LeAnn Kalita seek a variance of Par 10.8.3 (non-conforming lot/no changes allow/changes proposed); Par 24.6.2 (structure coverage/20% allowed/23.9% proposed); Par 24.5.1 (street line setback/25’ required/14.7’ proposed) and Par 24.5.3 (other line setback/15’ required/8.9’ proposed) of the Zoning Regulations to permit the construction of a 1,428 s.f. house and a 24 s.f. addition to existing garage at 6 Sea Breeze Road, Map 3/Lot 159, Residence A District, Coastal Area Management Zone.
Auditor Ed Cassella presented for the applicant. The applicant is proposing to remove the current house and rebuild a 1428 s.f. new structure. The new structure will reduce the current nonconformities for the front-line setback, and becoming compliant on the south sideline setback. The overall coverage will be reduced to 23.9% from the existing 24.7%.

C. Gadon opened the public comment.
No Comments.
C. Gadon closed the public comment.

MOTION to APPROVE 21/22-28 Marie & LeAnn Kalita seek a variance of Par 10.8.3 (non-conforming lot/no changes allow/changes proposed); Par 24.6.2 (structure coverage/20% allowed/23.9% proposed); Par 24.5.1 (street line setback/25’ required/14.7’ proposed) and Par 24.5.3 (other line setback/15’ required/8.9’ proposed) of the Zoning Regulations to permit the construction of a 1,428 s.f. house and a 24 s.f. addition to existing garage at 6 Sea Breeze Road, Map 3/Lot 159, Residence A District, Coastal Area Management Zone. On the grounds that there is a significant reduction of non-conformities. MADE: A. Wilcox; SECONDED: E. Colwell; VOTING IN FAVOR: A. Wilcox, C. Gadon, E. Colwell, M. Diamond, B. Dyson; OPPOSED: NONE; ABSTAINING: NONE; Motion Passes: 5-0-0.

IV. NEW BUSINESS

A. Minutes

MOTION to APPROVE Minutes for Wednesday May 11, 2022 and May 25, 2022 meeting with the following correction. In the May 25th meeting minutes the motion should read effected, not affected. MADE: E. Colwell; SECONDED: M. Diamond; VOTING IN FAVOR: A. Wilcox, C. Gadon, E. Colwell, M. Diamond, B. Dyson; OPPOSED: NONE; ABSTAINING: NONE; Motion Passes: 5-0-0.

B. Correspondence & Announcements – None
C. Committee, Representative & Staff Reports – None

V. ADJOURMENT

MOTION to Adjourn until NEXT REGULARLY SCHEDULED HYBRID MEETING Wednesday, July 13, 2022 at 6:00 P.M. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook. MADE: C. Gadon; SECONDED: A. Wilcox VOTING IN FAVOR: A. Wilcox, C. Gadon, E. Colwell, M. Diamond, B. Dyson; OPPOSED: NONE; ABSTAINING: NONE; Motion Passes: 5-0-0.

Respectfully submitted,
Sarah Makowicki, Recording Clerk

NEXT REGULAR MEETING
July 13, 2022 at 6:00 P.M.

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

Check our website one week in advance for dial in information at Town of Old Saybrook Zoning Board of Appeals or Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.