I. CALL TO ORDER

Chairman Gadon called the meeting to order at 6pm.

II. ROLL CALL

Members
Charles Gadon, Alfred Wilcox, Jacqueline Prast, Erin Colwell, Kevin Danby, Brenda Dyson- Virtual

Absent
Matt Diamond

Attendant Staff
Sarah Makowicki, Recording Clerk

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.

Per applicant the application is continued until the September 14, 2022 meeting.

B. 22/23-1 Anna Kanaras seeks a variance of Par 24.6.2 (structure coverage/20% allowed/22.49% proposed) and Par 24.5.1 (street line setback/25’ required/9.3 proposed) of the Zoning Regulations to permit the construction of an 80 s.f. front landing and an 816 s.f. detached garage at 2 Obed Trail, Map 19/Lot 306, Residence A District, Coastal Area Management Zone

Anna Kanaras presented her application to the Board. The applicant is proposing to remove a non-conforming shed and garage, which will be replaced with a garage within the building setback lines. The applicant is proposing to expand the front steps and landing to accommodate a ramp.
Chairman Gadon calculated the new coverage to be 21.47% and not the proposed 22.49%.

C. Gadon opened the public comment.
Pat Settembrino of Old Sea Lane, Indian Town, OS, spoke in favor of the application.
C. Gadon closed the public comment.

A. Wilcox stated that he had reservations about the front porch, in that there may be an alternative to the ramps being placed at the front of the house. By placing the ramps in the front, the properties porch will be the closest to the front line setback of any other on the street.

**MOTION to APPROVE 22/23-1 Anna Kanaras** seeks a variance of Par 24.6.2 (structure coverage/20% allowed/22.49% proposed) and Par 24.5.1 (street line setback/25’ required/9.3 proposed) of the Zoning Regulations to permit the construction of an 80 s.f. front landing and an 816 s.f. detached garage at 2 Obed Trail, Map 19/Lot 306, Residence A District, Coastal Area Management Zone. On the grounds of a lessening of non-conformities by removing the shed and repositioning the garage. **MADE: K. Danby; SECONDED: E. Colwell; VOTING IN FAVOR: C. Gadon, J. Prast, K. Danby, E. Colwell; OPPOSED: A. Wilcox; ABSTAINING: NONE. Motion Passes: 4-1-0

C. 22/23-2C Shannon Tatman & Tamara Wasserman seek a variance of Par 68.1.2B9, (tidal wetlands setback/50’ required/34’ proposed) of the Zoning Regulations to permit the construction of a 450 s.f. pool at 228 Maple Avenue, Map 7/Lot 99, Residence AA-2 District, Coastal Area Management Zone, AE-11 Flood Zone.

Shannon “Scott” Tatman presented his application to the Board. The proposed placement of the pool is restricted by the septic system and mature trees along the property lines. The placement is the farthest away from the tidal wetlands as possible, while conforming to the septic setbacks.

Chairman Gadon read the DEEP letter into the record.

C. Gadon opened the public comment.
Favorable letter from neighbor was read.
Walter Johnson and Joan Johnson
232 Maple Ave.
C. Gadon closed the public comment.

The Board discussed with the applicant that on the CRAHD paper work the pool is described as 12x30 ft. The applicant agreed to not exceed 360 s.f. or 12x30 ft. The applicant also agreed to implement the recommendations from DEEP placing a 5-10 ft wide riparian vegetative buffer with guidance from the resources from UConn that were provided.

**MOTION to APPROVE with conditions. 22/23-2C Shannon Tatman & Tamara Wasserman** seek a variance of Par 68.1.2B9, (tidal wetlands setback/50’ required/34’ proposed) of the Zoning Regulations to permit the construction of a 450 s.f. pool at 228 Maple Avenue, Map 7/Lot 99, Residence AA-2 District, Coastal Area Management Zone, AE-11 Flood Zone. With the following conditions: Pool does not exceed 360 s.f. or 12 ft. x 30 ft., the pool is not backwashed into the marsh, any patio needs to be of permeable materials, and that the recommendations from DEEP be met (5-10 ft. wide riparian vegetative buffer) with guidance from the resources from UConn that were provided. The application is approved on the grounds that there is no other reasonable placement for the pool because of mature trees along the property lines and it is unreasonable to ask applicants to move the septic.
MADE: K. Danby; SECONDED: J. Prast VOTING IN FAVOR: C. Gadon, J. Prast, K. Danby, E. Colwell, A. Wilcox; OPPOSED: NONE; ABSTAINING: NONE; Motion Passes: 5-0-0.

D. 22/23-3C Gina Kolb seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/20.04% proposed); and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100’ required/all activity within 100’ proposed) of the Zoning Regulations to permit the construction of a 437 s.f. pool and hot tub and an 80 s.f. 2nd story deck at 5 Lighthouse Lane, Map 23/Lot 77-4, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone, AE 10 Flood Zone.

James Sipperly and Peter Kolb presented the application to the Board. At the onset of the meeting the applicants were given the DEEP and Gateway Commission letters and addressed the concerns with the following statements:
- The glass panels proposed do not give off a glare, they have a coating that is not reflective.
- The property is on public water with the septic in the front of the house toward the street.
- The proposed placement of the pool is outside of the AE-10 flood zone and the furthest away from the tidal wetlands as possible.
- The proposed pool is at grade and cannot be seen from South Cove.
- The existing wall acts as a silt fence for the pool area.

Chairman Gadon read the DEEP and Gateway Commission letters into the record.

The Board had some concerns about the proposed deck and whether the s.f. was calculated into the coverage. The Board also asked for clarification on where Gateway thought an alternate placement of the pool is and the glass specifications for the wall.

**MOTION** to CONTINUE until September 14, 2022. 22/23-3C Gina Kolb seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/20.04% proposed); and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100’ required/all activity within 100’ proposed) of the Zoning Regulations to permit the construction of a 437 s.f. pool and hot tub and an 80 s.f. 2nd story deck at 5 Lighthouse Lane, Map 23/Lot 77-4, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone, AE 10 Flood Zone. Zone. MADE: J. Prast SECONDED: K. Danby; VOTING IN FAVOR: C. Gadon, J. Prast, K. Danby, E. Colwell, A. Wilcox; OPPOSED: NONE; ABSTAINING: NONE. Motion Passes: 5-0-0

Chairman Gadon seated Brenda Dyson for Kevin Danby.

IV. NEW BUSINESS

A. Minutes

**MOTION** to APPROVE Minutes for Wednesday June 25, 2022 Meeting with the following corrections: Change Special Meeting to Regular Meeting. MADE: C. Gadon; SECONDED: E. Colwell; VOTING IN FAVOR:; C. Gadon, E. Colwell, B. Dyson, A. Wilcox; OPPOSED: NONE; ABSTAINING: J. Prast; Motion Passes: 3-0-2.
V. ADJOURMENT

MOTION to Adjourn until NEXT REGULARLY SCHEDULED HYBRID MEETING
Wednesday, June 8, 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: C. Gadon, B. Dyson, J. Prast, A. Wilcox, E. Colwell; OPPOSED: NONE; ABSTAINING: NONE; Motion Passes: 5-0-0.

Respectfully submitted,
Sarah Makowicki, Recording Clerk

NEXT REGULAR MEETING
September 14, 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.