I. CALL TO ORDER

Chairman Gadon called the meeting to order at 6pm.

II. ROLL CALL

Members
Charles Gadon, Jacqueline Prast, Erin Colwell, Kevin Danby, Brenda Dyson

Absent
Matt Diamond, Alfred Wilcox

Attendant Staff
Sarah Makowicki, Recording Clerk

Brenda Dyson is seated for Alfred Wilcox.

III CONTINUED PUBLIC HEARINGS

A. 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.

MOTION to CONTINUE until Oct 12, 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. MADE: K. Danby; SECONDED: E. Colwell; VOTING IN FAVOR:
IV. 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.

K. Danby recused himself from the application leaving four sitting Board members. The applicant approved moving forward with four sitting Board members.

The Chairman C. Gadon stated that the drawings that were presented to the board were not accurate as they depict work that was done without zoning approval or building permits. The Chair asked for drawings to be done depicting the original structure with proposed changes and accurate zoning tables.

MOTION to CONTINUE until Oct 12, 2022. 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. MADE: J. Prast; SECONDED: E. Colwell; VOTING IN FAVOR: C. Gadon, J. Prast, K. Danby, E. Colwell, B, Dyson; OPPOSED: NONE; ABSTAINING: NONE. Motion Passes: 5-0-0

B. 22/23-4 Steven Vaughn seeks a variance of Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/17% proposed) of the Zoning Regulations to permit construction of a 336 s.f. detached garage at 9 Willard Avenue Extension, Map 24/Lot 14, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone.

Board wishes to get clarification on the application.

MOTION to CONTINUE until Oct 12, 2022. 22/23-4 Steven Vaughn seeks a variance of Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/17% proposed) of the Zoning Regulations to permit construction of a 336 s.f. detached garage at 9 Willard Avenue Extension, Map 24/Lot 14, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone. MADE: K. Danby; SECONDED: J. Prast; VOTING IN FAVOR: C. Gadon, J. Prast, K. Danby, E. Colwell, B, Dyson; OPPOSED: NONE; ABSTAINING: NONE. Motion Passes: 5-0-0

IV. NEW BUSINESS

The Chairman informed the Board that the Superior Court upheld the ZBA’s decision on the Flounder’s Partners LLC, 99 Essex Rd Application.
A. Minutes

MOTION to APPROVE Minutes for Wednesday August 10, 2022 Meeting as presented.
MADE: K. Danby; SECONDED: B. Dyson; VOTING IN FAVOR: C. Gadon, J. Prast, K. Danby, E. Colwell, B, Dyson; OPPOSED: NONE; ABSTAINING:NONE; Motion Passes: 5-0-0.

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: K. Danby; SECONDED: J. Prast; 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
October 12, 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.