I. CALL TO ORDER

Chairman McIntyre called the meeting to order at 6:00 p.m.

II. ROLL CALL

Attendant Members
Robert McIntyre
Kevin Danby
Jacqueline Prast
Alfred Wilcox
Brenda Dyson
Chuck Gadon
Dorothy Alexander

Absent Members

Attendant Staff
Erica Cosenza, Recording Clerk
Christina Costa, CZEO, CZET

There were three members of the public on the conference call.

III. PUBLIC HEARING

19/20-26 Hartford County Home Improvement, LLC. Seeks a variance of Par 10.6.1 & 10.6.2 (non-conforming use enlargement/change) of the Zoning Regulations to allow the location to be used for Retail/service (dog grooming service) at 3 Town Beach Road, Map 3/Lot 156, Residence A District, Coastal Area Management Zone.

TownBeach 3 ZBA Application 4.8.2020

Chairman McIntyre opened the public hearing, requesting any person speaking to state their name each time they spoke.

Attorney Ed Cassella presenting for property owner Brian Ziegler who was on the audio portion of the meeting.
Attorney Cassella explained that the applicant is seeking a variance for a portion of the building (10'x16') to allow for the location to be used for a service (dog grooming) versus retail. Currently the building hosts a retail store and a 3 bedroom apartment. The applicant is proposing to open a dog grooming service where there was once an ice-cream parlor. It is a change in use only, no physical change to the building.

Attorney Cassella discussed the parking situation explaining that currently 5 parking spots are available for the building including 2 spots for the tenants. The paved area in the front of the building will not be used for parking, instead large planters will be installed for safety reasons. Property across the street owned by George Agnelli has been verbally secured for additional parking but no official contract for purchasing or long term leasing at the time of the meeting.

Board members asked a number of questions concerning the parking situation as it relates to the safety and traffic flow in the area as it is a residential zone. Concerns acquiring the additional property across the street owned by G. Agnelli, in a timely manner was discussed, as was the possibility of patrons parking near the planters obstructing the already narrow road.

The Chairman asked if any member in the audience had questions/comments. No questions/comments.

Chairman McIntyre closed the public hearing.

**Motion** made by A. Wilcox to Deny application due to expansion of non-conforming use, SECONDED by D. Alexander. **Deny Appeal 19/20-26 Hartford County Home Improvement, LLC** for a variances of Par 10.6.1/10.6.2 (non-conforming use enlargement/change) of the Zoning Regulations to allow the location to be used for retail/service (dog grooming) at 3 Town Beach Road, Map3/Lot 156, Residence A District, Coastal Area Management Zone. A vote was taken. IN FAVOR: A. Wilcox, J. Pras, D. Alexander OPPOSED: R. McIntyre, K.Danby ABSTAINING: None. 3-2-0. The motion did not carry. DENIED.

V. REGULAR MEETING

A. New Business — None.

B. Minutes

**Motion** was made by K. Danby SECOND by A. Wilcox to Approve the Amended March 11, 2020 Regular Meeting Minutes. A vote was taken. IN FAVOR: R. McIntyre, K Danby, J. Prast, A. Wilcox, OPPOSED: None ABSTAINING: D. Alexander (unable to hear audio of her vote) The Motion carried 4-0-1 APPROVED.

C. Correspondence & Announcements — Chris Costa gave an update of how the Town Hall was adjusting and implementing new methods of corresponding during the pandemic.

D. Committee, Representative & Staff Reports — None

VI. ADJOURMENT

**Motion** was made by A. Wilcox, Seconded by R. McIntyre to adjourn the April 08, 2020 Regular Meeting of the Zoning Board of Appeals. A vote was taken: IN FAVOR: R. McIntyre, K Danby, J. Prast, A. Wilcox. OPPOSED: None. ABSTAINING: D. Alexander (unable to hear audio of her vote). The MOTION passed. 4-0-1. The meeting was adjourned at 7:15 p.m.
NEXT REGULAR MEETING
Wednesday, May 13, 2020 @ 6:00PM
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.