MINUTES
REGULAR MEETING
January, 8th 2020 at 6:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER 6:00pm

II. ROLL CALL

<table>
<thead>
<tr>
<th>Attendant Members</th>
<th>Absent Members</th>
<th>Staff &amp; Representatives</th>
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<tr>
<td>Robert McIntyre</td>
<td>Kevin Danby</td>
<td>Bridget Riordan, Recording Clerk</td>
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<td>Dorothy Alexander</td>
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<td>Jacqueline Prast</td>
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<td>Alfred Wilcox</td>
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<td>Brenda Dyson</td>
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<td>Chuck Gadon</td>
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There were 4 members of the public in attendance. R. McIntyre began by reading through the agenda.

III. CONTINUED PUBLIC HEARINGS

19/20-21 Kenneth F. & Nanette Navarro seek a variance of Par 10.8.3 (non-conforming lot/12,500 s.f. required/7,434 s.f. proposed); Par 9 (definition of story, half/no doors or balconies allowed/uncovered balconies proposed); and Par 24.6.2.a (structure coverage/15% allowed/16% proposed) of the Zoning Regulations to permit the construction of a 2,769.5 s.f. house at 17 Fenwick Street, Map 24/Lot 82-1, Residence A District, CAM Zone.

Atty. Cassella and D. Von Dassel presented the revised application and submitted a summary of the proposed plan including photos of 2 ½ story homes w/balconies in the vicinity. The new plan includes a 530 sq. ft. “true half story” on the 3rd level at 16% coverage. Atty. Cassella stated that the overlap of regulations related to the Residence A District and Gateway Conservation District applied to a lot that is one of the smallest in the zone is a hardship.

Chairman invited questions/comments from the Board.

D. Alexander - commented that the homes on Cove St. included in D. VonDassel's handout are in the Marine District not the Residence A District.
B. Dyson – asked how much of the proposed 530sq.ft. third level ½ story falls w/in the 6ft ceiling height requirement. D. Von Dasssl replied that all of the 530 sq.ft. is within the 6ft ceiling height requirement w/the remaining to be used for storage.
Chairman invited Public Opinion – In Favor – None
Opposed – Janet Hooper/ Robert Skeels, 25 Fenwick St. Commented that all the other houses on Fenwick St. are 1
story or 1.5 story and that Bridge St. is the Marine District unlike Fenwick St. A discussion about the height and scale
of the neighboring houses followed.

Chairman closed Public Hearing and invited the Applicant to Comment.
Atty. Cassella asked the Board to consider the application as 2 separate requests; 1) lot area and coverage and 2) the
top story and balconies.

Chairman read into the record a letter from Deputy Director of Ct River Gateway Commission. In the letter Mr. and
Mrs. Navarro were mistakenly referred to as “Contract Purchasers”.

Chairman invited comments/questions from the Board.
Alfred Wilcox – asked for the definition of a “habitable attic” vs. “1/2 story”. A discussion of regulations, building
code compliance and procedure following approval/denial of variance requests followed.
Chairman Re-Opened the Public Comment
R. Steel – commented on the garage.
B. Dyson – in regards to the garage and the additional 75 sq. that pushes coverage to 16%, she asked if there were
changes that could be made to achieve 15% coverage. A discussion followed about other possible locations for the
garage.
D. Alexander – commented that a garage is not a “necessity”; her survey of the houses on the street showed that 50%
do not have garages; the size of the lot is a self-created hardship because the proposed home is too large for the land.
A. Wilcox– commented that he is troubled by the fact that the house looks like a 3 story house.
R. McIntyre – summarized his thoughts by stating that the proposed garage under the house would be a reduction in
non-conformity, The Ct River Gateway Commission is not opposed to the 16% coverage, and no questions about the
decks have been asked therefore he wouldn’t have a problem granting a variance for them. He made a motion to grant
the three requested variances. There was no second to the motion.

A MOTION was made by A. Wilcox, SECONDED by J. Prast to APPROVE the variances of Par 10.8.3 (non-
conforming lot) and Par 24.6.2.a (for additional lot coverage) and DENY the variance of Par 9 (definition of
story, half/no doors or balconies allowed/uncovered balconies proposed) A vote was taken. IN FAVOR: R.
McIntyre, J. Prast and A. Wilcox. OPPOSED: D. Alexander and B. Dyson. ABSTAINING: None, the motion was
DENIED, 3-2-0.

*The motions for this meeting filed with the Town Clerk on 1/15/20 contain a typographical error. The vote on application #19/20-21
as recorded herein stands and the motion was denied.

IV. PUBLIC HEARINGS

19/20-24 Sara A. & Henry A. Frick seek a variance of Par. 10.7.1 & 10.7.2 (non-conformity enlargement/change),
Par 24.5.1 (street line setback/25’ required/11.4’ proposed to deck) and Par 24.5.2 as modified by Par 68.1.2.b.4
(narrow street setback/30’ required/15.9’ to deck and 16.9’ to addition proposed) of the Zoning Regulations to
permit the construction of a 213 s.f. 2nd fl bedroom and 100 s.f. 2nd story addition at 370 Maple Avenue, Map 3/Lot
358, Residence A District, CAM Zone.

Atty. Cassella and Architect Bryan Buckley presented the proposed improvements to expand the 2nd fl bedroom and
add a deck to the existing porch within the existing footprint. The hardship is corner lot side yard limitations based on
and current location of the house on the lot.
Chairman invited questions from the Board. A few questions were asked to clarify the presentation.
Chairman invited Public Opinion –
Dan and Carol Moran – 5 Oakwood – had comments and questions about the integrity of the supports of existing
porch and sunporch that had been previously enclosed. It was agreed that the building codes would insure the safety
of the renovations.
Chairman closed Public Hearing.
Chairman invited questions from the Board.
A. Wilcox – commented that as you drive down Maple Ave the house sticks out more than any other house and that adding a deck to the porch (w/deck furniture, etc.) the visual impact even more jarring. He had no issue with the proposed improvements to the rear of the house.

Chairman Closed the Public Hearing.

A MOTION was made by D. Alexander, SECONDED by R. McIntyre to APPROVE appeal #19/20-24 based the hardship of being a corner lot, the proposed improvements not enlarging the current footprint and being in keeping with the neighborhood. A vote was taken. IN FAVOR: R. McIntyre, D. Alexander, J. Prast and B. Dyson. OPPOSED: A. Wilcox ABSTAINING: None, the motion passed, 4-1-0.

IV. REGULAR MEETING

A. New Business – None
B. Minutes

A Motion was made by R. McIntyre, SECONDED by A. Wilcox to APPROVE the December 11, 2019 Regular Meeting Minutes. A vote was taken: IN FAVOR: R. McIntyre, D. Alexander, J. Prast, A. Wilcox, B. Dyson and C. Gadon, OPPOSED: None ABSTAINING: None. The motion passed unanimously. 6-0-0
C. Correspondence & Announcements – None
D. Committee, Representative & Staff Reports – None

V. ADJOURNMENT

A Motion was made by R. McIntyre, Seconded by D. Alexander to adjourn the December 11th, 2019 Regular Meeting of the Zoning Board of Appeals. No discussion and a vote was taken: In favor: R. McIntyre, D. Alexander, J. Prast, A. Wilcox, B. Dyson and C. Gadon. Opposed: None. Abstaining: None. The motion passed unanimously. 6-0-0. The meeting was adjourned at 8:35p.m.

Bridget Riordan, Recording Clerk