



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Alternate Members
Carl Von Dassel, Jr.
Catherine J. Purcell
Kevin Danby

AGENDA
REGULAR MEETING
November 8, 2017 at 7:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **OLD BUSINESS**

17/18-13C David Dellaveccia seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.1 as modified by Par 68.1.2B(4) (narrow street setback/40' required to Sea Lane/20.16' proposed to step and 24.5' proposed to addition) of the Zoning Regulations to permit the construction of a 429.5 s.f. addition at 14 Cottage Road, Map 3/Lot 16, Residence A District, Coastal Area Management Zone.

IV. **PUBLIC HEARINGS** (Voting Session after each Public Hearing)

17/18-14 Ketchikan, LLC & Silver Fox, LLC seek a variance of Par 10.8.2 & 10.8.3 (nonconforming lot); Par 24.3.1 (lot area/20,000 s.f. required/11,400 s.f. proposed at 99 Neptune & 7,600 proposed at 76 Atlantic); Par 24.3.2 (dimension of square/100' required/92.2' proposed at 99 Neptune & 76' proposed at 76 Atlantic); Par 24.3.4 (minimum width along building line/100' required/76' proposed at Atlantic Dr.) of the Zoning Regulations to permit the adjustment of the boundary line between two parcels at 99 Neptune Drive, Map 8/Lot 60 and 76 Atlantic Dr., Map 8/Lot 62, Residence A District, Coastal Area Management Zone.

17/18-15 Jarlath & Celine Carbin seek a variance of Par 10.7.1 (nonconformity enlargement) ; Par 4.5.1 as modified by Par 68.1.2B(4) (narrow street setback/36.5' required/34' proposed) of the Zoning Regulations to permit a lot line modification, addition and portico at 51 and 55 Town Beach Road, Map 3/Lot 139, Residence A District, Coastal Area Management Zone.

17/18-16C David C. & Earla K. Frisbie, seek a variance of Par 58.2.1 (riparian buffer area/100' required/81.1' proposed to house/52.4' proposed to patio); Par 58.6 (gateway conservation zone setback/100' required/81.1' proposed to house/52.4' proposed to patio); and Par 68.1.2.B.9 (tidal wetland setback/50' required/35' proposed) to permit the construction of a 5,412.3 s.f. house and attached garage and a 450 s.f. in-ground pool with a 1,182.2 s.f. patio at 11 & 17 Whisper Cove Road, Map 53/Lot 40-1, and 40-7, Residence AA-2 District, Coastal Area Management Zone, Gateway Conservation Zone.

V. **REGULAR MEETING**

- A. **New Business**
- B.. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

NEXT REGULAR MEETING
Wednesday, December 13, 2017 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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delivery of land use agendas.*