



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Alternate Members
Catherine J. Purcell
Jacqueline Prast
Mark Velardi

AGENDA
REGULAR MEETING
April 11, 2018 at 7:00 p.m.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

II. ROLL CALL

III. CONTINUED PUBLIC HEARINGS (Voting Session after each Public Hearing)

17/18-25 Toni M. Raecek, seeks a variance of Par 24.5.1 as modified by Par 68.1.2B(4) (narrow street setback/35' required to Beachwood/14.69' proposed) of the Zoning Regulations to permit the construction of a 666 s.f. two story addition at 42 Atlantic Drive, Map 4/Lot 185, Residence A District, Coastal Area Management Zone. **(CONTINUED FROM 3/14/2018, PUBLIC HEARING OPENED)**

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

17/18-28C Michael Katzman, seeks a variance of Par 10.7.1 (nonconformity enlargement); and Par. 68.1.2B9 (tidal wetland setback/50' required/24' proposed) of the Zoning Regulations to permit the construction of a 288 s.f. 2nd story addition and 187 s.f. 2nd story deck at 12 Bliss Street, Map 12/Lot 102-1, Residence A District, Coastal Area Management Zone.

17/18-29 Fernando & Susana Atienzar, seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 68.1.2B(4) (narrow street setback/30' required/14.75' proposed); Par 24.5.3 (other line setback/15' required/12/75' proposed) of the Zoning Regulations to permit the construction of a 312 s.f. second story addition, 135 s.f. covered front porch, enclose a 75 s.f. breezeway, enclose a 117 s.f. patio, and construction of a 180 s.f. deck at 40 Sea Crest Road, Map 4/Lot247, Residence A District, Coastal Area Management Zone.

17/18-30C Russell F. Warren, Jr. & Francesca K. Warren, seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 23.6.1.A (building structure coverage Gateway Conservation Zone/15% allowed/19.6 proposed); Par 23.5.1 (street line setback/35' required/31.1' proposed); Par 58.2.1 (riparian buffer/100' required/30.5' to wall, 32.7' to house, 11.2' to pool proposed); Par 58.6 (setback Gateway Conservation Zone/100' required/30.5' to wall, 32.7' to house, 11.2' to pool proposed) and Par 68.1.2.B.9 (tidal wetland setback/50' required/ 30.5' to wall, 32.7' to house, 11.2' to pool proposed) of the Zoning Regulations to permit the construction of a retaining wall, 697 s.f. pool, 130 s.f. front porch, two decks (103 s.f. & 210 s.f.), and a 312 s.f. 2nd story addition at 91 North Cove Road, Map 32/Lot 1, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone.

17/18-24 Joe & Elisa Parks seek 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/30'

required/9.9' proposed); Par 24.5.3 (other line setback/15' required/ 9.9' proposed to south/14' proposed to north); Par 24.6.2 (building structure coverage/20% allowed/ 31.1% proposed) of the Zoning Regulations to permit the construction of a 106.66 s.f. 2nd story dormer addition, a 261.67 deck , and a 157 s.f. 2nd story deck at 8 Fenbrook Road, Map 4/Lot 309, Residence A District, Coastal Management Zone.

17/18-31C Francis & Deirdre Donnantuono, seek a variance of Par 58.2.1 (riparian buffer/100' required/60.4' proposed to wall, 80.5' proposed to pool) and Par 58.6 (setback Gateway Conservation Zone/100' required/ 60.4' proposed to wall, 80.5' proposed to pool) of the Zoning Regulations to permit the construction of a 392 s.f. pool, patio & retaining wall at 8 Rivers Ridge Road, Map 53/Lot 6, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone.

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT REGULAR MEETING
Wednesday, May 9, 2018 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT

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