



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Philip H. Broadhurst, III, Chairman
Robert J. McIntyre, Vice Chairman
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Adam Boyd
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Alternate Members
Catherine J. Purcell
Jacqueline Prast
Mark Velardi

AGENDA
REGULAR MEETING

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

17/18-37 Eric R. Goldberg and Margaret C. Kelleher, seek a variance of Par. 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/5,137 s.f. proposed); Par.24.5.3 (other line setback/15' required/to north 9.9' to house, 10.5' to porch, 11.8' to landing/stairs [NE], 12.3' to landing/stairs [NW] proposed and to south 9.9' to house, 10.5' to porch, 10.7' to landing/stairs [SW], 12.2' to landing/stairs [SE] proposed) of the Zoning Regulations to demolish existing and permit construction of new 1,702 s.f. residence at 83 Chalker Beach Road, Map 18, Lot 156, Residence A District, Coastal Area Management Zone.

17/18-38C Len & Susan Mariani, seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par 58.2.1 (riparian buffer setback Gateway Conservation Zone/100' required/86' from tidal wetlands to proposed); Par 58.6 (setback Gateway Conservation Zone/100' required/86' from tidal wetlands to addition proposed); Par. 24.5.1/68.1.2B4 (narrow street setback/30' required/26' proposed) of the Zoning Regulations to construct 1,628 s.f. of additions and a 790 s.f. garage at 2 Mulberry Street, Map 24, Lot 92-2, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone.

17/18-39 Peter Budwitz, Trustee seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other line setback/15' required/6.06' proposed to the south and 13.53' to the north); Par 24.6.1, (gross floor area/40% allowed/43.5% proposed); and Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/20.65' proposed to the deck) of the Zoning Regulations to permit the construction of a 307 s.f. second story addition and a second story deck at 6 West Shore Drive, Map 1/ Lot 142, Residence A District, Coastal Area Management Zone.

17/18-40 John R. & Laurie V. Pavlos seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/35' required/5.6' to porch, 17.9' to dormer proposed); Par. 24.5.3 (other line setback/15' required/4' to 2nd story dormer proposed); Par. 24.6.2 (building structure coverage/15% allowed/20.5% requested) of the Zoning Regulations to permit a 266 s.f. porch, 240 s.f. rear addition and 47.8 s.f. dormer addition at 15 Fenwick Street, Map 24/Lot 82, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone.

IV. **REGULAR MEETING**

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

V. **ADJOURNMENT**

NEXT REGULAR MEETING
Wednesday, August 8, 2018 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.*