



TOWN OF OLD SAYBROOK  
**Zoning Board of Appeals**

*Philip H. Broadhurst, III, Chairman*  
*Robert J. McIntyre, Vice Chairman*  
*Dorothy T. Alexander, Secretary*  
*Adam Boyd*  
*Kevin Danby*

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
www.oldsaybrookct.org

**Alternate Members**  
*Catherine J. Purcell*  
*Jacqueline Prast*  
*Charles Gadon*

**AGENDA**  
**REGULAR MEETING**  
**October 10, 2018 at 7:00 p.m.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

II. **ROLL CALL**

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

**18/19-05 Bobi Molchan**, seeks a variance of Par 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/6,868 s.f. of upland proposed); Par 24.5.3 (other line setback/15' required/3.8' to north and 8.8' to the south proposed); Par. 24.6.2 (building structure coverage/20% allowed/ 23% proposed); and Par 68.1.2B9 (tidal wetland setback/50' required/46' proposed) of the Zoning Regulations to allow the construction of a 2,603 s.f. residence with front and rear balconies at 41 Indianola Dr., Map 2/Lot 62, Residence A District, Coastal Area Management Zone.

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

**18/19-09 Carolyn Armstrong**, seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); and Par 24.5.3 (other line setback/15' required/7.5' proposed) of the zoning regulations to permit the construction of a pitched roof over an existing porch at 8 Birch Street, Map 37/Lot 40, Residence A District, Coastal Area Management Zone.

**18/19-06C Nikolaos & Christina Revenikas** seek a variance of Par 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/ 5,935 s.f. proposed); Par. 24.5.1as modified by Par. 68.1.2B4 (narrow street setback/36.5' required/18.5' proposed); Par 24.5.2 (rear yard setback/15' required/ 4.3' proposed to deck and 6.2' proposed to house) and Par 24.6.2 (building structure coverage/20% allowed/21.8% proposed) of the Zoning Regulations to permit the construction of a 2,236 s.f. house at 73 Town Beach Road, Map 2/Lot 2, Residence A District, Coastal Area Management Zone.

**18/19-07 Peter T. Gallagher**, seeks a variance of Par 10.8.3 (non-conforming lot/12,500 s.f. required/7,434 s.f. proposed) of the Zoning Regulations to permit the construction of a 1,740 s.f. single family residence at 17 Fenwick Street, Map 24/Lot 82-1, Residence A Zoning District, Coastal Area Management Zone, CT River Gateway Conservation Zone.

**18/19-10 Mark Lech**, seeks a variance of Par. 10.8.3 (non-conforming lot size/12,500 s.f. required/9,600 s.f. proposed) of the Zoning Regulations to permit the construction of a 3,000 s.f. single family residence which includes an attached two bay garage at 17 Fenwood Grove Road, Map 5/Lot 36, Residence A District, Coastal Area Management Zone.

Marvin R. Smith Trustee for M&R Smith Living Trust et.al v. OS ZBA et.al. Discussion possible  
Stipulated Judgment.

V. **REGULAR MEETING**

- A. **New Business**
- B. **2019 Meeting Calendar**
- C. **Minutes**
- D. **Correspondence & Announcements**
- E. **Committee, Representative & Staff Reports**

VI. **ADJOURNMENT**

NEXT REGULAR MEETING  
**Wednesday, November 14, 2018 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street  
Old Saybrook, CT  
*Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic  
delivery of land use agendas.*