



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Rexford C. McCall, Chairman
Dorothy T. Alexander, Vice Chairman
Philip H. Broadhurst
Robert J. McIntyre
Adam Boyd

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

Alternate Members
Carl Von Dassel, Jr.
Vacancy

AGENDA
REGULAR MEETING
March 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. **PUBLIC HEARINGS (Voting Session after each Public Hearing)**

16/17-21 Jim & Andrea Flaherty seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/4.5' proposed) and Par 24.5.3(other line setback/15' required/1.9' proposed to the front SE/10.6' front NW/12' to deck NW/3.3' to deck SE); Par 24.6.2 (maximum building/structure coverage/20% allowed/34.5 % proposed); and Par 24.6.1 (gross floor area/40% allowed/42.8% proposed) to permit the construction of a 43 s.f. covered front porch, roofline changes and a 252 s.f. deck at 13 Gates Road, Map 1/Lot 62, Residence A District, Coastal Area Management Zone.

16/17-23 Lini Holdings, LLC seeks a variance of Par 24.6.2 (maximum building/structure coverage/20% allowed/20.9 proposed); Par 10.7.1 & 10.7.2 (nonconformity improvement enlargement/change);Par 10.6.1 & 10.6.2 (nonconformity use enlargement/change) to permit a 61.2 s.f. addition and exterior egress stair as well as modifying the May 2010 variance to increase the seat limit from 12 to 28 seats at 2 Pennywise Lane, Map 30/Lot 3, Residence A District, Coastal Area Management Zone.

16/17-24 Richard C. & Stephanie M. Gallitto seek a variance of Par 10.8.2 & 10.8.3 (nonconforming lot); and Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/18' proposed) to permit the construction of a 3,231 s.f. home at 30 Sea Breeze Road, Map 3/Lot 167, Residence A District, Coastal Area Management Zone

16/17-25 Peter Budwitz, Trustee, seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.6.1 (gross floor area/40% allowed/50.4% proposed); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/20.65' proposed) and Par 24.5.3 (other line setback/15' required/4.06' proposed to south/11.53' proposed to north) to permit the construction of a 636 s.f. second story addition and 144 s.f. deck at 6 West Shore Drive, Map 001/Lot 142, Residence A District, Coastal Area Management Zone.

16/17-26 Melissa M. and John P. O'Hara, seek a variance of Par 10.8.2 & 10.8.3 (nonconforming lot); Par 24.6.2 (maximum building/structure coverage/20% allowed/40.9 % proposed); and Par 24.6.1 (gross floor area/40% allowed/67.1% proposed); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/6.6' proposed to steps/11.6 proposed to house); Par 24.5.3(other line setback/15' required/6' proposed to east and west) to

permit the construction of a 2,816 s.f. house with attached garage at 35 Sea Breeze Road, Map 3/Lot 174, Residence A District, Coastal Area Management Zone.

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

∞ ∞
NEXT REGULAR MEETING
Wednesday, April 12, 2017 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
*Subscribe to www.oldsaybrookct.org for electronic
delivery of land use agendas.*