



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Robert J. McIntyre, Chairman
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Alternate Members
*Charles Gadon
Brenda Dyson
Carl Garbe*

**REGULAR MEETING AGENDA
HYBRID MEETING**

July 14, 2021 at 6:00 p.m.

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

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

Meeting ID: 961 7441 7686

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,96174417686#>

I. CALL TO ORDER

II. ROLL CALL

III. CONTINUED PUBLIC HEARING

20/21-39 Jason Luciani seeks a variance of Par 23.6.1A (structure coverage Gateway Conservation Zone/15% allowed/20% proposed) of the Zoning Regulations to permit the construction of a 168 s.f. shed at 200 Cromwell Court North, Map 32/Lot 50, Residence AA-2 District, Gateway Conservation Zone, Coastal Area Management Zone.

Applicant granted 1 day extension of 35 day pb timeline. (Decision NLT 7/14/2021)

IV. PUBLIC HEARINGS

20/21-31 Derick Gibbs seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback /40' required /11.7' proposed); and Par 24.5.3 (other property line setback/15' required/10.9' proposed to east and 6.2' proposed to west) of the Zoning Regulations to permit the construction of a 376 s.f. second story addition at 6 Tucker Road, Map 18/Lot 80, Residence A District, Coastal Area Management Zone, AE-12 Flood Zone.

21/22-01 Louis Crotta, seeks a Certificate of Location for Automotive Use per CGS 14-54(b), for 123 Spencer Plain Road, Unit 3, Map 46/Lot 4-4, Gateway Business B-4 District.

21/22-02C Cynthia McFadden seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change), Par 58.6 (setback Gateway Conservation Zone/100' required/70.4' proposed) and Par 58.2.1 (riparian buffer setback Gateway Conservation Zone/100' required/70.4' proposed) of the Zoning Regulations to permit a 376 s.f. pool house and a 927 s.f. addition at 320 Watrous Point Road, Lot 64/Lot 17-3, Residence AA-3 Zoning District, Coastal Area Management Zone, Gateway Conservation Zone.

21/22-03 Stephen Persutti seeks a variance of Par 24.6.2 (structure coverage/20% allowed/22% proposed) of the Zoning Regulations to permit the construction of a 64 s.f. hot tub at 15 Park Avenue, Map 5/Lot 97, Residence A Zoning District, Coastal Area Management Zone.

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, August 11, 2021 at 6:00 P.M.

Town Hall, 1st Floor Conference Room

302 Main Street, Old Saybrook

**Check our website for dial in information and
additional meeting documents**

[Zoning Board of Appeals web page](#)

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