



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Alternate Members
Carl Von Dassel, Jr.
Catherine J. Purcell
Kevin Danby

AGENDA
REGULAR MEETING
May 10, 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. CONTINUED PUBLIC HEARING

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

16/17-31 Lisa M. Gradzewicz, seeks 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/15.1' proposed); Par 24.5.3 (other yard setback/15' required/8.3' proposed to the north and 10.7' proposed to the south); Par 24.6.1 (gross floor area/40% allowed/59.2' proposed); and Par 24.4.1 (maximum stories/2 ½ allowed/3 ½ proposed) of the Zoning Regulations to permit the construction of a 1,036 s.f. 2nd story dormer addition at 22 Cypress Road, Map 4/Lot 5, Residence A District, Coastal Area Management Zone.

16/17-32C M&F Realty, LLC, seeks a variance of Par. 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 58.2 & 58.6 (riparian buffer/structure setback/100' required/27' proposed); Par 68.1.2.B.9 (tidal wetlands setback/50' required/27' proposed); Par 24.4.2 (maximum height/35' allowed/36' proposed); Par 9 (definition of story/doors & terrace not permitted/ 312 s.f. rooftop terrace & door proposed) of the Zoning Regulations to permit the construction of a new peaked roof and 314 s.f. 1st floor deck, 219 s.f. 2nd floor waterside deck and 312 s.f. rooftop terrace at 38 College Street, Map 23/Lot 40-1, Residence A District, Coastal Area Management Zone, Gateway Conservation Zone.

16/17-33C James R. Daly, seeks a variance of Par 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/26.4' proposed) and 68.1.2.B.9 (tidal wetlands setback/50' required/22' proposed) of the Zoning Regulations to permit the construction of a 1678 s.f. two –story house; a 528 s.f. attached garage, a 177 s.f. porch and a 240 s.f. deck at 40 South Cove Road-1, Map 4/Lot 282-1, Residence A District, Coastal Area Management Zone.

16/17-34 Stephen Bengtson, seeks a variance of Par 24.5.1 as modified by 68.1.2B(4) (narrow street setback/40' required/16.5' proposed) of the Zoning Regulations to permit the construction of a 360 s.f. garage at 7 Sunset Road, Map 20/Lot 145, Residence A District, Coastal Area Management Zone.

16/17-35 Lini Holdings, LLC, seeks a variance of Par. 10.7.1 & 10.7.2 (nonconformity enlargement/change) and Par 24.6.2 (structure coverage/20% allowed/21.3% proposed) of the Zoning Regulations to permit the construction of 91.2. s.f. addition at 2 Pennywise Lane, Map 30/Lot 003, Residence A District, Coastal Area Management Zone.

16/17-36 Aaron M. & Christina P. Deems, seek a variance of Par. 24.5.5C (minor accessory other yard setback/10' required/5' proposed) of the Zoning Regulations to permit the construction of a 80 s.f. shed at 63 Plum Bank Road, Map 6/Lot 12, Residence A District, Coastal Area Management Zone.

V. REGULAR MEETING

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

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NEXT REGULAR MEETING

Wednesday, June 14, 2017 at 7:00 P.M.

Town Hall, 1st Floor Conference Room

302 Main Street

Old Saybrook, CT

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