



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**  
**June 14, 2017 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**

**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. 2<sup>nd</sup> story dormer addition at 22 Cypress Road, Map 4/Lot 5, 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.

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

**16/17-37 Phillip & Carla Tougas** seek a variance of Par. 22.3.1.B (minimum lot area/40,000 s.f. required/39,829 s.f. (total upland) existing) of the Zoning Regulations to permit the construction of a 5,860 s.f. single family dwelling with an attached garage at 210 Essex Road, Map No. 58, Lot No. 52., Residence AA-1 District, Coastal Area Management Zone, Gateway Conservation Zone.

**16/17-38 Wayne & Joanne Hurd** seek a variance of Par. 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other yard setback/15' required/8.8' proposed to the east and 9.1' proposed to the south); and Par 24.6.2A (structure coverage within Gateway Conservation Zone/15% allowed/18.1% proposed) of the Zoning Regulations to permit the construction of a 426 s.f. addition to existing garage at 20 North Cove Road, Map 23/Lot 28, Residence A District, Coastal Area Management Zone, Gateway Conservation Zone.

**16/17-39 Stephen C. & Laurie E. Correll**, 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/8.3' proposed to Hartlands Dr. and 19.3' proposed to Clearwater Dr.) and Par. 9 (half story/no balcony allowed/ 135.2 s.f. 3<sup>rd</sup> story deck proposed) of the Zoning Regulations to permit the construction of a 427.5 s.f. third floor dormer addition with 135.2 s.f. third story deck at 16 Hartlands Drive, Map 3/Lot 58, Residence A District, Coastal Area Management Zone.

**V. REGULAR MEETING**

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

NEXT REGULAR MEETING  
**Wednesday, July 12, 2017 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street  
Old Saybrook, CT

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