



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**  
**July 12, 2017 at 6:30 p.m.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**6:30 P.M.**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. OLD BUSINESS**

**Smith v. OS ZBA & Beach 05, LLC**, Discussion and potential resolution of pending litigation relating to the 11/9/2016 approval with conditions of Appeal 16/17-12 to permit interior changes to remove the 288 s.f. 2<sup>nd</sup> floor, 1 bedroom residential dwelling unit which uses store kitchen and bathroom facilities from the 2nd floor and to create a 754 s.f. 1 bedroom residential dwelling unit on the first floor of the building and relocate 754 s.f. 1<sup>st</sup> floor storage area to the 288 s.f. 2<sup>nd</sup> floor. 102/104 Chalker Beach Road, Map 18, Lots 88 & 89, Residence A District, Coastal Area Management Zone.

**IV. NEW BUSINESS**

**Peter Budwitz, Trustee**, seeks a determination if proposed plans to permit the construction of additions are substantially different so a new appeal can be filed and heard in less than six months of the March 8, 2017 denial of appeal 16/17-25. 6 West Shore Drive, Map, 1 Lot 142, Residence. A District, Coastal Area Management Zone.

**7:00 P.M.**

**V. CONTINUED PUBLIC HEARING**

**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.

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

**17/18-01 Daniel R. & Linda H. Hatch** seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other yard setback/15' required/4.7' proposed to the east); and Par 24.6.2A (building structure coverage Gateway Conservation Zone/15% allowed/17.9% proposed) of the Zoning Regulations to permit the construction of a 134 s.f. 2<sup>nd</sup> story deck at 9 Cove Street, Map 24/Lot 68, Residence A District, Coastal Area Management Zone, Gateway Conservation Zone.

**17/18-03 Carlos M. & Andrea L. Vargas** seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other yard setback/15' required/5.25' proposed ); and Par 24.6.2 (building structure coverage/20% allowed/33.6% proposed) of the Zoning Regulations to permit the construction of a front door landing & stairs and an expanded 231 s.f. deck at 17 Pratt Road, Map 1/Lot 87, Residence A District, Coastal Area Management Zone.

**17/18-04 James J. & Sally G. Fritsche** 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/35' required/25.1' proposed) and Par 24.5.3 (side yard setback/15' required/8.4' proposed) of the Zoning Regulations to permit the removal of portions of 1<sup>st</sup> and 2<sup>nd</sup> floor to reconstruct and add 645 s.f. of 1st floor and ½ story additions at 14 Brooke Street, Map 12/Lot 153, Residence A District, Coastal Area Management Zone.

**17/18-05C Nicolette Petros** seeks a variance of Par 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/6,334 s.f. proposed); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/34.5' required/27.8' proposed) and Par 24.5.3 (side yard setback/15' required/8.5' proposed to the deck and 8.8' to the house); and Par 24.6.2 (building structure coverage/20% allowed/22.7% proposed) of the Zoning Regulations to permit the construction of a 2,030 s.f. house and 299.7 s.f. deck at 104 Sea Lane #2, Map 13/Lot 74, Residence A District, Coastal Area Management Zone.

VII. **REGULAR MEETING**

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

NEXT REGULAR MEETING  
**Wednesday, August 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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