



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**  
**August 9, 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.

**7:00 p.m.**

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

**17/18-02 Peter Budwitz, Trustee** seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other yard setback/15' required/6.06' proposed to the south and 13.53' to the north); Par 24.6.1, (gross floor area/40% allowed/45.4 proposed); and Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/20.65' proposed to the deck) of the Zoning Regulations to permit the construction of a 384 s.f. second story addition and a second story deck at 6 West Shore Drive, Map 1/ Lot 142, Residence A District, Coastal Area Management Zone.

**17/18-06 Kimberly A. Neri Simoncini** seeks a variance of Par 24.5.3 (other yard setback/15' required(8.5' variance previously granted)/7.5' proposed) of the Zoning Regulations to permit the demolition of the existing house and construction of a 1,294 s.f. house at 83 Hartford Avenue, Map 013/Lot 89, Residence A District, Coastal Area Management Zone.

**17/18-07 Carla DiMauro**, seeks a variance of Par 24.6.2 (building structure coverage/20% allowed/23.5% proposed) of the Zoning Regulations to permit the placement of an 80 s.f. shed at 17 Buckingham Avenue, Map 14/Lot 115, Residence A District, Coastal Area Management Zone.

**17/18-08 Susan Barker**, seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); and Par 24.5.3 (other yard setback/15' required/4.2' proposed) of the Zoning Regulations to permit the construction of an enclosure of the front stairway at 47 Beach Road West, Map 12/Lot 164, Residence A District, Coastal Area Management Zone.

## VI. **REGULAR MEETING**

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

NEXT REGULAR MEETING  
**Wednesday, September 13, 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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delivery of land use agendas.*