



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
Jacqueline Prast, Vice Chairman
Kevin Danby
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Alternate Members
*Brenda Dyson
Matt Diamond
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

August 10, 2022 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=Zk1kZWmV2VII3VWV1TUNtNEZRSEs0QT09>

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. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **PUBLIC HEARINGS**

21/22-27 Frederick and Sandra Sattler seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (other line setback/15' required/5.6' to north and 14' to south proposed); Par 24.5.1 (street line setback/25' required/16.2' proposed) and Par 24.6.2 (structure coverage/20% allowed/32.7% proposed) of the Zoning Regulations to permit construction of a 163.2 s.f. front porch and stairs at 15 Cottage Road, Map 3/Lot 21, Residence A District, Coastal Area Management Zone.

Filed 5/12/2022, Rcvd 6/08/2022, Open public hearing by 8/11/2022 (65 days)

THE APPLICANT HAS CONSENTED TO A 35 DAY EXTENSION TO 9/14/2022 MEETING

22/23-1 Anna Kanaras seeks a variance of Par 24.6.2 (structure coverage/20% allowed/22.49% proposed) and Par 24.5.1 (street line setback/25' required/9.3 proposed) of the Zoning Regulations to permit the construction of an 80 s.f. front landing and an 816 s.f. detached garage at 2 Obed Trail, Map 19/Lot 306, Residence A District, Coastal Area Management Zone

Filed 7/8/2022, Rcvd 7/13/2022, Open public hearing by 9/15/2022 (65 days)

22/23-2C Shannon Tatman & Tamara Wasserman seek a variance of Par 68.1.2B9, (tidal wetlands setback/50' required/34' proposed) of the Zoning Regulations to permit the construction of a 450 s.f. pool at 228 Maple Avenue, Map 7/Lot 99, Residence AA-2 District, Coastal Area Management Zone, AE-11 Flood Zone.

Filed 7/1/2022, Rcvd 7/13/2022, Open public hearing by 9/15/2022 (65 days)

22/23-3C Gina Kolb seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/20.04% proposed); and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/all activity within 100' proposed) of the Zoning Regulations to permit the construction of a 437 s.f. pool and hot tub and an 80 s.f. 2nd story deck at 5 Lighthouse Lane, Map 23/Lot 77-4, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone, AE 10 Flood Zone.

Filed 7/13/2022, Rcvd 7/13/2022, Open public hearing by 9/15/2022 (65 days)

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, September 14, 2022 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](https://www.oldsaybrookct.org/zoning-board-of-appeals)
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