



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Charles Gadon, Chairman
Jacqueline Prast, Vice Chairman
Kevin Danby
Alfred Wilcox
Erin Colwell

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Brenda Dyson
Matt Diamond
Vacancy

REGULAR MEETING AGENDA
HYBRID MEETING

September 14, 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=Zk1kWmV2VII3V2V1TUNtNEZRSEs0QT09>

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. **CONTINUED PUBLIC HEARINGS**

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.

PH opened 8/10/2022, 35 days 9/13/2022, 1 day extension granted to 9/14/2022. Close ph 9/14/2022 or extension from applicant needed. (1 of 65 day extension used)

V. **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 9/14/2022 (35 of 65 day extension used)

22/23-4 Steven Vaughn seeks a variance of Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/17% proposed) of the Zoning Regulations to permit construction of a 336 s.f. detached garage at 9 Willard Avenue Extension, Map 24/Lot 14, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone
Filed 8/12/2022, Rcvd 9/14/2022, Open public hearing by 11/17/2022 (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, October 12, 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](http://www.oldsaybrookct.org)
*Subscribe to www.oldsaybrookct.org for electronic delivery of
land use agendas.*