



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](http://www.oldsaybrookct.org)

**Alternate Members**  
*Brenda Dyson*  
*Matt Diamond*  
*Vacancy*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

**October 12, 2022 at 6:00 p.m.**

Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

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. NEW BUSINESS**

**A. “Cecunjanin” Application for Coastal Site Plan Review**

Demolition of existing home and construction of a 2,720 s.f. house.

26 Oyster Point Road East, Map 20/Lot 179, Residence A District, Coastal Area Management Zone

*Applicant/Owner: Rusit Cecunjanin*

**V. 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, 28 of 65 day extension granted to 10/12/2022. Close ph 10/12/2022 or extension from applicant needed. (28 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

*PH opened 9/14/2022, continued to 10/12/2022 Close ph 10/12/2022, NLT 10/18/2022 (35 days)*

**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.

**WITHDRAWN AT THE REQUEST OF THE APPLICANT**

## VI. PUBLIC HEARINGS

**22/23-5C Michael and Anne Stanton** seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 68.1.2.9B (tidal wetlands setback/50' required/10.9' to grading and 20.2 to deck steps proposed); and Par 24.5.3 (side yard setback/15' required/0' proposed) of the Zoning Regulations to permit construction of a 444 s.f. dormer addition and retaining wall at 22 River Avenue, Map 20/Lot 28, Residence A District, Coastal Area Management Zone.

*Filed 9/16/2022, Rcvd 10/12/2022, Open public hearing by 12/15/2022 (65 days)*

**22/23-6C Cove Rebuilt, LLC** seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/all activity within 100' proposed); and Par 24.5.3 (other line setback/15' required/9.8' proposed) of the Zoning Regulations to permit the construction of a 135 s.f. second story addition at 16 Cove Street, Map 24/Lot 73, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone.

*Filed 9/16/2022, Rcvd 10/12/2022, Open public hearing by 12/15/2022 (65 days)*

**22/23-7C Susanne Mei and Ronald Lamprecht** seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (front yard setback/25' required/18.9' proposed to entry deck and 23' proposed to porch) of the Zoning Regulations to permit the construction of 72 s.f. entry porch with stairs at 25 Saltus Drive, Map 3/Lot 1, Residence A District, Coastal Area Management Zone.

*Filed 9/16/2022, Rcvd 10/12/2022, Open public hearing by 12/15/2022 (65 days)*

## VII. REGULAR MEETING

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

## VIII. ADJOURNMENT

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, November 9, 2022 at 6:00 P.M.**  
Town Hall, 1<sup>st</sup> 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](http://www.oldsaybrookct.org) for electronic delivery of  
land use agendas.