



TOWN OF OLD SAYBROOK  
**Zoning Board of Appeals**

*Charles Gadon, Chairman*  
*Jacqueline Prast, Vice Chairman*  
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*Erin Colwell*

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

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

**December 14, 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=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. DISCUSSION**

**Request to waive A-2 Survey requirement for ZBA application**

7 Orchard Lane, Map 18/Lot 19

*Owner: Jensen Real Estate Holdings, LLC    Agent: Attorney Edward M. Cassella*

**V. NEW BUSINESS**

**A. Application for Costal Site Plan Review** to construct a 420 s.f. pool.

3 Muffin Place, Map 20/Lot 124, Residence AA-2 District, Coastal Area Management Zone, AE Flood Zone

*Applicant: Geoff Prou & Lucia Chapman                      Agent: Joe Wren, PE*

**VI. CONTINUED PUBLIC HEARINGS**

**22/23-08 Joanne Vitarelli** seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 (streetline setback/25' required/20' proposed to deck & 11.1' proposed to canopy); and Par 24.5.3 (side yard setback/15' required/11.5' proposed to deck and 4.4' to front canopy) of the Zoning Regulations to permit construction of a 90 s.f. deck over existing sunroom and a 40 s.f. front canopy at 19 Neptune Drive, Map 4/Lot 200, Residence A District, Coastal Area Management Zone.

*Consider and Act (Applicant granted one day extension to 35 day timeline. Act or further extension is needed)*

## VII. PUBLIC HEARINGS

**22/23-10 Cindy & Paul Lavoie** seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (streetline setback/25' required/18.4' proposed ) of the Zoning Regulations to permit construction of a 523.28 s.f. two story addition and 211 s.f. covered porch with 2<sup>nd</sup> story deck at 35 Neptune Drive, Map 4/Lot 204, Residence A District, Coastal Area Management Zone.

*Filed 11/3/2022, Rcvd 11/9/2022, Open public hearing by 1/12/2023 (65 days)*

**22/23-11 Cary Wallach** seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required/21.2' proposed) of the Zoning Regulations to permit the construction of a 95.33 s.f. dormer addition at 14 Whitney Avenue, Map 20/Lot 63, Residence A District, Coastal Area Management Zone.

*Filed 11/10/2022, Rcvd 12/14/2022, Open public hearing by 2/16/2022 (65 days)*

## VIII. REGULAR MEETING

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

## IX. ADJOURNMENT

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, January 11, 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)  
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