



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Charles Gadon, Chairman
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Kevin Danby
Alfred Wilcox
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Alternate Members
Brenda Dyson
Matt Diamond
Vacancy

REGULAR MEETING AGENDA
HYBRID MEETING

January 11, 2023 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=Zk1kWmV2VII3VWV1TUNtNEZRSEs0QT09>

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**

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)

22/23-12 Lucy M. Young seeks a variance of Par 24.5.1 (streetline setback/25' required/19.3' proposed) of the Zoning Regulations to permit construction of a 97 s.f. addition at 42 Farview Avenue, Map 21/Lot 18, Residence A District, Coastal Area Management Zone.

Filed 11/18/2022, Rcvd 12/14/2022, Open public hearing by 2/16/2023 (65 days)

22/23-13 Jensen Real Estate Holdings, LLC seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/7.8 proposed) of the Zoning Regulations to permit the construction of a pitched roof above garage at 7 Orchard Lane, Map 18/Lot 19, Residence A District, Coastal Area Management Zone.

Filed 12/15/2022, Rcvd 1/11/2023, Open public hearing by 3/16/2023 (65 days)

22/23-14 Matthew & Christine Simoni seek a variance of 10.8.3 (non-conforming lot/12,500 s.f. required/4,000 s.f. proposed); Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required/14.22' to chimney and 16.55 to house proposed); Par 24.5.3 (other yard setback/15' required/5.65 to north and 10.73 to south proposed); Par 24.5.2 (rear yard setback/15' required/3.5' to shed and 6.58' to stairs proposed); and Par 24.6.2 (structure

coverage/20% allowed/25.5% proposed) of the zoning regulations to permit the demolition of the existing home and construction of a 1,384 s.f. home and deck with roof and spiral stairs on existing 181 s.f. shed at 21 Gates Road, Map 1/Lot 58, Residence A District, Coastal Area Management Zone.
Filed 12/15/2022, Rcvd 1/11/2023, Open public hearing by 3/16/2023 (65 days)

22/23-15C Nicholas & Inger Foster seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/65.7' to sunroom and 91.4' to front entry proposed) of the Zoning Regulations to permit the construction of a dormer/sunroom addition, front entry totaling 358.5 s.f. and construction of a 1,216 s.f. two story barn with second story accessory dwelling unit at 110 Sheffield Street, Map 31/Lot 3, Coastal Area Management Zone, CT River Gateway Conservation Zone, AE-11 Flood Zone.
Filed 12/15/2022, Rcvd 1/11/2023, Open public hearing by 3/16/2023 (65 days)

12/23-16 Sandra and Frederick Sattler, Jr. seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change), Par 24.5.3 (side yard setback/15' required/7.9' to stairs and 12.3' to porch proposed) and Par 24.6.2 (structure coverage/20% allowed/29.9% proposed) of the Zoning Regulations to permit the relocation of stairs and reconfiguring of rear porch at 15 Cottage Road, Map 3/Lot 21, Residence A District, Coastal Area Management Zone.
Filed 12/15/2022, Rcvd 1/11/2023, Open public hearing by 3/16/2023 (65 days)

22/23-17C Wade Botts, seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change), Par 24.5.1 (street line setback/25' required/18' proposed); and Par 24.5.3 (side yard setback/15' required/13' to house and 7' to decks proposed) of the Zoning Regulations to permit the shifting and elevating of the existing house and construction of a 182 s.f. deck with 2nd story deck above with 85 s.f. at 21 Denmore Lane, Map 18/Lot 12, Residence A District, Coastal Area Management Zone, AE-10 Flood Zone.
Filed 12/15/2022, Rcvd 1/11/2023, Open public hearing by 3/16/2023 (65 days)

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, February 8, 2023 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)
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