



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

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

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**Alternate Members**  
*Matt Diamond  
Frank D. Keeney  
Vacancy*

**REGULAR MEETING AGENDA  
HYBRID MEETING**

**September 13, 2023 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=Zk1kWmV2VlI3VVV1TUNtNEZRSEs0QT09>

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**

**22/23-28 Christopher & Cassandra Clark** request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other line setback/15' required/6.9' proposed to north and 14.2' proposed to west) of the Zoning Regulations to permit the construction of an 84 s.f. mudroom addition at 9 East Street, Map 22/Lot 61, Residence A District, Coastal Area Management Zone.

*ACTION: Close public hearing and act (58 of 65 days granted)*

V. **PUBLIC HEARINGS**

**23/24-5C Andrew & Cailin Marshall** request a variance of Par 24.5.3 (sideline setback/15' required/11.7' proposed) of the Zoning Regulations to permit the construction of a 1,981 s.f. addition which includes a first floor addition and two story attached garage addition at 140 Old Boston Post Road, Map 29/Lot 111, Residence A District, Coastal Area Management Zone.

*ACTION: Open pb, continue or close by 10/11/2023 (NLT 10/17/2023)*

**23/24-6C Jessica Palazzo** requests 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/30.2' to wall/patio and 31.9' to pool proposed); and Par 68.1.2B9 (tidal wetland setback/50' required/33' proposed to wall/patio) of the Zoning Regulations to permit the construction of a 528 s.f. pool, patio, retaining wall and pool equipment at 25 North Cove Road, Map 23/Lot 13, Residence AA-2 Zoning District, Coastal Area Management Zone, Gateway Conservation Zone.

*ACTION: Open pb, continue or close by 10/11/2023 (NLT 10/17/2023)*

**23/24-7C Erin M. Voyik** requests a variance of Par 10.8.3 (non-conforming lot/20,000 s.f. required/4,093 s.f. proposed); Par 24.5.1 (streetline setback/25' required/12.2' proposed); Par 24.5.3 (other line setback/15' required/2.8' proposed to north & 14.6' to south) and Par 68.1.2.B.9 (tidal wetland setback/50' required/42.5' proposed) of the Zoning Regulations to permit the demolition of existing single story house and construction of a new 1,496 s.f. two story seasonal house and 160 s.f.

rear deck with stairs at 12 Cranton Street, Map 012/Lot 077, Residence A District, Coastal Area Management Zone, AE-12 Flood Zone.

*ACTION: Open ph, continue or close by 10/11/2023 (NLT 10/17/2023)*

**23/24-8 River View Crematory** requests a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 33.6.3 (side yard setback/15' required/11.6' proposed) of the Zoning Regulations to permit the construction of a 2' x 6' addition to the crematory building at 1220 Boston Post Road, Map 28/Lot 10, Restricted Business B-3 District, Coastal Area Management Zone.

*ACTION: Open ph, continue or close by 10/11/2023 (NLT 10/17/2023)*

**23/24-9C Guy R. & Katherine Nicastri** request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.6.2 (structure coverage/20% allowed/21.6% proposed) and Par 24.5.1 (street line setback/25' required/21' proposed to Beach Rd. E and 8.5' proposed to Bliss St) of the Zoning Regulations to permit the construction of a 168 s.f. covered porch and 155 s.f. deck at 27 Beach Road East, Map 12/Lot 96, Residence A Zoning District, Coastal Area Management Zone.

*ACTION: Open ph, continue or close by 10/11/2023 (NLT 10/17/2023)*

## VI. **REGULAR MEETING**

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

## VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, October 11, 2023 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](#)