



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Dorothy T. Alexander
Alfred Wilcox

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

Alternate Members
Charles Gadon
Brenda Dyson
Carl Garbe

**REGULAR MEETING AGENDA
HYBRID MEETING**

September 8, 2021 at 5:30 p.m.
Town Hall, 1st 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. ROLL CALL

5:30 p.m.

Executive Session to discuss pending litigation

III. DELIBERATIONS (PH CLOSED)

20/21-38 Chuck and Annie Serravalle seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.6.2 (structure coverage/20 % allowed/26.2 proposed); Par 68.1.2.b.4 (narrow street setback /30' required /21.1' proposed to porch and 16.5' proposed to stairs) and Par 24.5.3 (other line setback/15' required/6.8' proposed) of the Zoning Regulations to permit the construction of a 145.8 s.f. front porch and concrete steps at 10 Uncas Trail, Map 19/Lot 296, Residence A District, Coastal Area Management Zone.

21/22-04 David DellaVecchia and Wayne Fretz seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2 (structure coverage/20% allowed/21.5% proposed) of the Zoning Regulations to permit the construction of a 120 s.f. shed at 14 Cottage Road Map 3/Lot 16, Residence A District, Coastal Area Management Zone.

IV. CONTINUED PUBLIC HEARINGS (Voting Session after each Public Hearing)

21/22-06 Edward J. Kalita seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as modified by Par 68.1.2B4 (narrow street line setback/30' required/11.5' proposed); Par 24.5.3 (side line setback/15' required/8.9' proposed); Par 24.6.2 (structure coverage/20% allowed/26.3% proposed); 24.5.5B & C (minor accessory building setback/10' required/4' proposed) of the Zoning Regulations to permit the construction of a 666 s.f. second story addition, a 111.6 s.f. deck with roof and 37.5 garage addition at 6 Seabreeze Road, Residence A District, Coastal Area Management Zone.

V. PUBLIC HEARINGS

21/22-07C Gregory Mattus seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) Par 10.8.1 & 10.8.2 (nonconforming lots/no structure if owner owns contiguous non-conforming lot, new structure will conform/ structure added without merging lot, structure will not conform) Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/ required

30' Hartlands & 40' Clearwater /21.5' Hartlands and 9.4' Clearwater proposed); Par 24.6.2 (structure coverage/20% allowed/21.6% proposed) and Par 24.5.3 (sideline setback/15' required/2' proposed) of the Zoning Regulations to permit the construction of a 112 s.f. covered porch and 429 s.f. second story addition at 9 Hartlands Drive, Map 3/Lot 79, Residence A District, Coastal Area Management Zone.

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 13, 2021 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**
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