



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

*Robert J. McIntyre, Chairman  
Kevin Danby, Vice Chairman  
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**Alternate Members**  
*Charles Gadon  
Brenda Dyson  
Vacancy*

**SPECIAL MEETING AGENDA  
VIRTUAL MEETING  
April 27, 2021 at 6:00 p.m.**

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kZWmV2VII3VVV1TUNtNEZRSEs0QT09>

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**

**III. PUBLIC HEARINGS (Voting Session after each Public Hearing)**

**20/21-29C Antonio & Natalina Speranza** seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 68.1.2.B.9 (tidal wetlands setback/50' required/38' proposed) of the Zoning Regulations to permit the construction of a 940 s.f. addition plus a 134 s.f. deck above garage and a 122 s.f. roof deck at 45 Club House Lane, Map 4/Lot 282, Residence A District, Coastal Area Management Zone.

**20/21-30 Jhonny & Jefferson Rivera** seek a variance of Par 10.6.1 & 10.6.2 (non-conforming use/change); Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 34.6.3 (other line setback/20' required/12/2' proposed) of the Zoning Regulations to permit the construction of a 100 s.f. second story dormer addition at 2 Thompson Road, Map 17/Lot 5, Gateway Business B-4 District, Coastal Area Management Zone.

**20/21-32 Peter A. Nicoletti** seeks a variance of Par 10.8.2 & 10.8.3 (nonconforming lot size/12,500 required/5,250 s.f. proposed); Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback/35' required/31.9' proposed) and Par 24.5.3 (other line setback/15' required/9.7' proposed) of the Zoning Regulations to permit the construction of a 1,471 s.f. two story house with a 50 s.f. entry portico and stairs, and a 141.8 s.f. deck, stairs and landing at 50 Chalker Beach Road, Map 18/Lot 43, Residence A District, Coastal Area Management Zone, AE 12 Flood Zone.

**IV. NEW BUSINESS**

Question and answer session with Attorney Michael Cronin.

**V. REGULAR MEETING**

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

**VI. ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
VIRTUAL MEETING  
**Wednesday, May 12, 2021 at 6:00 P.M.**  
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

