



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Robert J. McIntyre, Chairman
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Alternate Members
Catherine J. Purcell
Charles Gadon
Brenda Dyson

AGENDA
REGULAR MEETING
August 14, 2019 at 6:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. **CALL TO ORDER**

II. **ROLL CALL**

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

19/20-04C Pam Wertheim seeks a variance of 10.8.3 (non-conforming lot size/12,500 s.f. required/ 9,519 s.f. proposed) of the Zoning Regulations to permit the construction of an 1,803 s.f. residence at 120 Sea Lane-2, Map 13/Lot 79, Residence A District, Coastal Area Management Zone.

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

19/20-05 Ronald D. & Sheila L. Powers seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/6.5' proposed) of the Zoning Regulations to permit the construction of a 97.2 s.f. (199 g.f.a) dormer addition to an existing 480 s.f. detached garage at 39 Maple Avenue, Map 22/Lot 174, Residence A District, Coastal Area Management Zone, AE-11 Flood Zone.

19/20-06C David & Jennifer Arcesi, seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (side yard setback/15' required/8.2' proposed to south and 6.2' proposed to north); Par 24.6.2 (building structure coverage/20% allowed/33.8% proposed); and Par 10.11(flood plain compliance/elevate to 500 year required/elevate above 500 year proposed) of the Zoning Regulations to permit the elevation of existing 2,088 s.f. home to meet FEMA requirements, roof line modifications and creation of foyer, garage and other storage areas on lower level at 21 West Shore Drive, Map 1/Lot 102, Residence A District, Coastal Area Management Zone, VE-15 Flood Zone.

19/20-07C Daniel V. & Rosanna D'Aprile, seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (side yard setback/15' required/12.8' proposed) and Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/30' required/20' on Ridge Road and 19.8' on Sea Breeze Road proposed) to permit the construction of a 549 s.f. 2nd story addition at 10 Ridge Road, Map 3/Lot 168, Residence A District, Coastal Area Management Zone.

19/20-8C Equity Trust Company/Kenneth Navarro, 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/13.4' to south and 11.6' to north proposed) of the Zoning Regulations to permit the construction of a 280 s.f. two story addition, increasing the pitch of garage roof and addition of a 12 s.f. half story deck at 15 Park Avenue, Map 5/Lot 97, Residence A District, Coastal Area Management Zone.

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT REGULAR MEETING
Wednesday, September 11, 2019 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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delivery of land use agendas.*