



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
Kevin Danby, Vice Chairman
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Alternate Members
*Matt Diamond
Frank D. Keeney
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

March 8, 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=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**

22/23-19 Jeffrey Roy requests a variance of Par 9 (definition of deck/deck shall extend from building/roof deck above 2nd story proposed); Par 10.8.2/10.8.3 (non-conforming lot/no changes allowed/changes proposed); Par 24.5.1 (streetline setback/25' required/15.1' proposed); Par 24.5.3 (other yard setback/15' required/5' proposed to north and 11' to south) and Par 24.6.2 (structure coverage/20% allowed/20.9% proposed) of the Zoning Regulations to permit the construction of a 1,308 s.f. house, 136.8 s.f. 1st floor deck, 98.8 2nd story deck and roof deck at 105 Middletown Avenue, Map 13/Lot 117, Residence A Zone, Coastal Area Management Zone
ACTION: Continue or close public hearing by 3/8/2023 (NLT 3/14/2023 35 days)

- V. **PUBLIC HEARINGS**

22/23-21 Jason S. & Kathleen Ann Famiglietti seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change), Par 24.5.3 (other yard setback/15' required/8.3' proposed to house & 3.1' proposed to dormer & house); Par 24.6.2 (structure coverage/20% allowed/29.8% proposed) and Par 24.5.1 (street line setback/25' required/19.1' proposed) of the Zoning Regulations to permit the construction of a 46 s.f. second story dormer addition and stairs at 14 Sea Breeze Road, Map 3/Lot 162, Residence A District, Coastal Area Management Zone.
Filed 2/10/2023, Rcvd 3/8/2023, Open public hearing by 5/11/2023 (65 days)

22/23-22C Sydney C. Waller seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (other yard setback/15' required/1.5 proposed to east & west) and Par 24.6.2 (structure coverage/20% allowed/23.5% proposed) of the zoning regulations to construct a 409 s.f. deck with stairs and a ramp at 39 Beach Road West, Map 12/Lot 160, Residence A District, Coastal Area Management.
Filed 2/10/2023, Rcvd 3/8/2023, Open public hearing by 5/11/2023 (65 days)

VI. **REGULAR MEETING**

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, April 12, 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](#)

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