



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

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

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

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

**REGULAR MEETING AGENDA  
HYBRID MEETING**

**May 10, 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=Zk1kWmV2VII3VWV1TUNtNEZRSEs0QT09>

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 2<sup>nd</sup> 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. 1<sup>st</sup> floor deck, 98.8 2<sup>nd</sup> story deck and roof deck at 105 Middletown Avenue, Map 13/Lot 117, Residence A Zone, Coastal Area Management Zone

*ACTION: Close public hearing (Applicant granted 57 of 65 days to 5/10/2023)*

- V. **PUBLIC HEARINGS**

**22/23-25C CSS Building & Remodeling, Inc.** request a variance of Par 10.8.3 (non-conforming lot/no changes allowed/changes proposed) and Par 68.1.2.B.9 (tidal wetlands setback/50' required/18.3' to deck & stairs, 19.6' to balcony and 19.9' to house proposed) of the Zoning Regulations to permit the demolition of existing house and construction of a 1413.4 s.f house, 69 s.f. covered entry, 276.4 s.f. deck with stairs and 40 s.f. balcony at 26 Meadowood Lane, Map 018/Lot 172, Residence A District, Coastal Area Management Zone. *Filed 4/14/2023, Rcvd 5/10/2023, Open public hearing by 6/14/2023(NLT 7/13/2023)*

**22/23-26C Robert & Carmela Larosa** request a variance of Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/85' proposed) of the Zoning Regulations to permit the demolition of existing house and construction of a 3,478 s.f house and 1,904 s.f. attached garage with workshop at 15 Mallard Drive, Map 63/Lot 90, Residence AA-1 District, Coastal Area Management Zone, Gateway Conservation Zone.

**WITHDRAWN AT THE REQUEST OF THE APPLICANT**

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

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, June 14, 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](#)

- VII. **ADJOURNMENT**