



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**

**July 12, 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=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

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**

**22/23-28 Christopher & Cassandra Clark** request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other line setback/15' required/6.9' proposed to north and 14.2' proposed to west) of the Zoning Regulations to permit the construction of an 84 s.f. mudroom addition at 9 East Street, Map 22/Lot 61, Residence A District, Coastal Area Management Zone.  
*Continue or close public hearing by 7/12/2023 (NLT 7/18/2023)*

**22/23-30 Thomas C. & Courtney D. Fry** request a variance of Par 24.4.1 (number of stories/no roof deck above 2<sup>nd</sup> story/half story allowed/roof deck on half story proposed) of the Zoning Regulations to permit the construction of a roof deck at 44 Saltaire Drive, Map 3/Lot 34, Residence A District, Coastal Area Management Zone.  
*Continue or close public hearing by 7/12/2023 (NLT 7/18/2023)*

- V. **PUBLIC HEARINGS**

**23/24-01C Agnes T & Cosmo Corigliano** request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) ; and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/73' proposed) of the Zoning Regulations to permit construction of a 1880 s.f. 3 car garage and house addition, a 147 s.f. front porch and 136 s.f. back porch to an existing residence at 38 Watrous Point Road, Map 64/Lot 17-8, Residence AA-3 District, Coastal Area Management Zone, CT River Gateway Conservation Zone  
*Open public hearing, continue or close by 8/9/2023 (NLT 8/15/2023)*

**23/24-02 Paula Komar** requests a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1(street line setback/25' required/9.3' proposed) and Par 24.6.2 (structure coverage/20% allowed/30.4% proposed) of the Zoning Regulations to permit the construction of a front landing with stairs and overhang and a roof addition at 10 Bayberry Road, Map 4/Lot 95, Residence A District, Coastal Area Management Zone.  
*Open public hearing, continue or close by 8/9/2023 (NLT 8/15/2023)*

**23/24-03 Jason S. & Kathleen Ann Famiglietti** requests a variance of Par 10.8.3 (non-conforming lot/20,000 s.f. required/3,980 s.f. proposed); Par 24.5.1 (street line setback/25' required/19.1' proposed); Par 24.5.3 (other yard setback/15' required/8.3' & 3.1' proposed to house); and Par 24.6.1 (structure coverage/20% allowed/29.5 % proposed) of the Zoning Regulations to permit the construction of a 1,551 s.f. house with garage at 14 Sea Breeze Road, Map 3/Lot 162, Residence A District, Coastal Area Management Zone.

*Open public hearing, continue or close by 8/9/2023 (NLT 8/15/2023)*

**23/24-04C Lucille Prendergast** requests a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (street line setback/25' required/13.9 s.f. proposed) of the Zoning Regulations to permit the construction of a 526 s.f. 2<sup>nd</sup> story addition at 2 Owaneco Trail, Map 19/Lot 330, Residence A District, Coastal Area Management Zone.

*Open public hearing, continue or close by 8/9/2023 (NLT 8/15/2023)*

VI. **REGULAR MEETING**

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

VII. **ADJOURNMENT**

**SPECIAL MEETING**

**Wednesday, July 26, 2023 at 5:30 P.M.**  
Town Hall, **2<sup>nd</sup> Floor Conference Room**  
302 Main Street, Old Saybrook  
[Zoning Board of Appeals web page](#)

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Wednesday, August 9, 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](#)