



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Alternate Members
*Catherine J. Purcell
Charles Gadon
Brenda Dyson*

AGENDA
REGULAR MEETING
March 13, 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. EXECUTIVE SESSION

Discuss Litigation - OSZC & Christina M. Costa, ZEO v. OSZBA & CF15 North Main St. LLC regarding Appeal 18/19-18 CF 15 North Main Street, LLC.
15 North Main Street, Map 40/Lot 6, Shopping Center Business B-2 District.

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

18/19-17C Anne Nghiem seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.1 as amended by 68.1.2b4 (narrow street setback/40' required/ 20.2' proposed); Par 24.5.3 (side yard setback/15' required/3.5' proposed to North and 11' proposed to South); Par 24.5.4 (projection into setback/3' allowed/> 3' proposed); Par 24.6.2 (building structure coverage/20% allowed/40.5% proposed) of the Zoning Regulations to permit the construction of a 308 s.f. deck, stairs and landing, a wall to enclose patio, a 53 s.f. 2nd story deck, and 366 s.f. 2nd story addition at 11 Barnes Road, Map 14/Lot 84, Residence A District, Coastal Area Management Zone.

V. PUBLIC HEARINGS (Voting Session after each Public Hearing)

18/19-23 Steven & Helene Yates seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change) and Par 24.5.1 as amended by 68.1.2b4 (narrow street setback/30' required/21.3' proposed) of the Zoning Regulations to permit the construction of a 3'6" x 10'10" front porch roof over existing stone steps at 93 Fenwood Drive, Map 9/Lot 1, Residence A Zoning District, Coastal Area Management Zone.

18/19-24C Salvatore R. Carabetta seeks a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/ 10.2' proposed to west and 6.2' to east) of the Zoning Regulations to permit a 2' elevation of existing home and construction of steps and landings at 8 Belaire Manor, Map 12/Lot 125. Residence A Zoning District, Coastal Area Management Zone. **(The applicant has requested that this hearing be continued to the April 10, 2019 meeting)**

VI. REGULAR MEETING

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

VII. ADJOURNMENT

NEXT REGULAR MEETING
Wednesday, April 10, 2019 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.

