



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
June 12, 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. **PUBLIC HEARINGS** (Voting Session after each Public Hearing)

18/19-26 Gerald Macari seeks a variance of Par 24.6.2 (building structure coverage/20% allowed/22.6% proposed) of the Zoning Regulations to permit the construction of a 550 s.f. 14' high patio at 490 Maple Avenue, Map 5/Lot 82, Residence A District, Coastal Area Management Zone.

18/19-27 Len & Susan Mariani, seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par 58.2.1 (riparian buffer setback Gateway Conservation Zone/100' required/96' from tidal wetlands to proposed); Par 58.6 (setback Gateway Conservation Zone/100' required/96' from tidal wetlands to addition proposed) of the Zoning Regulations for enlargement of a 2nd story deck by 6 s.f. at 2 Mulberry Street, Map 24, Lot 92-2, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone.

18/19-28 Elizabeth Pellici, seeks a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par. 24.6.2 (maximum building/structure coverage/20% allowed/25.8% proposed) of the Zoning Regulations to permit the construction of 606 s.f. in additions including a two story building addition, garage, mudroom and covered entry landing at 31 Gates Road, Map 1/Lot 54, Residence A District, Coastal Area Management Zone.

18/19-29C Anthony Lamattina, seeks a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par. 24.6.2 (maximum building/structure coverage/20% allowed/21.3% proposed); Par 24.5.1 (street line setback/25' required/17.6' proposed); and Par 24.5.3 (side yard setback/15' required/9.5' proposed) of the Zoning Regulations to permit the construction of a 516 s.f. second story addition, a 95 s.f. open deck, and 309 s.f. storage above a converted garage at 15 Knollwood Drive, Residence A District, Coastal Area Management Zone.

18/19-30C Anne Nghiem, seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/40' required/22.2' proposed); Par 24.5.3 (other property line setback/15' required/12.1' and

11.6' proposed to the south for addition and deck and 3.5' and 4' proposed to the north for addition and deck), and Par. 24.6.2 (building/structure coverage/20% allowed/37.9% proposed) 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, Residence A District, Coastal Area Management Zone.

IV. **REGULAR MEETING**

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

V. **ADJOURNMENT**

NEXT REGULAR MEETING
Wednesday, July 10, 2019 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT

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