

## **ZONING BOARD OF APPEALS**

In 2001 – 2002, numerous appeals from regulations limiting additions, renovations, and repairs were heard. The majority of these appeals involved non-conforming beach association building lots. Many homeowners are electing to seek relief from ground coverage restrictions by proposing a second floor over existing one-story construction.

The Zoning Board of Appeals has traditionally relied upon recommendations from the town sanitarian to insure that proposed variances do not pose a threat for increased wastewater pollution. This is particularly important in light of orders from the Connecticut Department of Environmental Protection to address their concerns over Saybrook's wastewater treatment.

However, it has become apparent that the sanitarian is limited by an antiquated state Health Code that has not been substantially revised for many years. For example, the code allows much smaller septic tanks than those used for today's new construction. The state Health Code even permits the use of cesspools that were installed years earlier.

This outdated Connecticut code also prohibits the installation of innovative and more efficient septic systems now employed in adjacent New England states and other densely populated areas of our country and the world. The Zoning Board of Appeals has conferred with the Water Pollution Control Authority to discuss this issue and other mutual concerns, and will meet again in the future.

The ZBA appreciates the time and effort of the members of our commission. We also acknowledge our most efficient clerk, Kim Barrows, who records our minutes and insures compliance with advertising and posting legalities.

The ZBA meets on the second Wednesday evening of each month at 7:30 P.M. at the Pavilion at Saybrook Point. The public's input is always welcome.

**Rex McCall**, *Chairman*