



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

*Robert J. McIntyre, Chairman  
Kevin Danby, Vice Chairman  
Jacqueline Prast, Secretary  
Dorothy T. Alexander  
Alfred Wilcox*

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**Alternate Members**  
*Carl Garbe  
Charles Gadon  
Brenda Dyson*

**MINUTES  
REGULAR MEETING  
Wednesday, August 11, 2021 at 5:30 p.m.  
Hybrid Meeting**

**I. CALL TO ORDER**

Vice Chairman Kevin Danby called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

**Members**

Kevin Danby  
Dorothy Alexander  
Jacqueline Prast  
Charles Gadon  
Brenda Dyson  
Carl Garbe

**Absent**

Robert McIntyre  
Alfred Wilcox

**Attendant Staff**

Sarah Makowicki, Recording Clerk

Tom Makowicki, Old Saybrook Building Official presented to the board speaking on how the Zoning Department and the Building Department work together.

**III. CONTINUED PUBLIC HEARINGS**

- A. 20/21-38 Chuck and Annie Serravalle** seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.6.2 (structure coverage/20 % allowed/26.2 proposed); Par 68.1.2.b.4 (narrow street setback /30' required /21.1' proposed to porch and 16.5' proposed to stairs) and Par 24.5.3 (other line setback/15' required/6.8' proposed) of the Zoning Regulations to permit the construction of a 145.8 s.f. front porch and concrete steps at 10 Uncas Trail, Map 19/Lot 296, Residence A District, Coastal Area Management Zone.

J. Prast was not seated, C. Gadon was seated in her place. B. Dyson and C. Garbe are seated for the absent members.

Attorney Ed Cassella presented for the applicant. Revised plans were presented to the board. With the revisions the applicant is asking for an expansion of the front landing area while removing a side staircase and expanding an existing staircase laterally, which is a 25 sq ft. change from existing. The proposed changes will make it easier for the applicant to get in and out of the house.

There were no comments from the public.

K. Danby closed the public hearing.

C.Gadon had questions as to why the retaining wall did not count towards the coverage. Ed Cassella stated that a retaining wall under 6ft does not count towards coverage per zoning regulations.

C.Gadon and B. Dyson had reservations on the use of ADA and felt that they needed to speak to council on the subject.

**MOTION to Table until September 8, 2021. 20/21-38 Chuck and Annie Serravalle** seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.6.2 (structure coverage/20 % allowed/26.2 proposed); Par 68.1.2.b.4 (narrow street setback /30' required /21.1' proposed to porch and 16.5' proposed to stairs) and Par 24.5.3 (other line setback/15' required/6.8' proposed) of the Zoning Regulations to permit the construction of a 145.8 s.f. front porch and concrete steps at 10 Uncas Trail, Map 19/Lot 296, Residence A District, Coastal Area Management Zone. **MADE:** C. Gadon; **SECONDED:** B. Dyson; **VOTING IN FAVOR:** D. Alexander, B. Dyson, C. Gadon; **OPPOSED:** C. Garbe, K. Danby; **ABSTAINING:** NONE; **Motion Passes: 3-2-0.**

#### IV. PUBLIC HEARINGS

- A. **21/22-04 David DellaVecchia and Wayne Fretz** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2 (structure coverage/20% allowed/21.5% proposed) of the Zoning Regulations to permit the construction of a 120 s.f. shed at 14 Cottage Road Map 3/Lot 16, Residence A District, Coastal Area Management Zone.

J. Prast is seated. B. Dyson and C. Garbe are seated for the absent members.

Ronald Hurlburt presented on behalf of the applicant, he stated that the hardship is that the lot size is half of the current required lot size per the zoning regulations. The applicants will comply with all setbacks except that of coverage which they are asking 21.5%. Mr. Hurlburt spoke about how most zoning regulations are in place to protect neighbors. The neighbors that would be most impacted by the shed are in favor of the application.

The board had reservations about the proposed coverage. C. Garbe recommended a smaller shed.

K. Danby opened the public hearing.

Elizabeth Moss – 9 Sea Lane spoke in favor of the application.

Gino Giamminonni – 2 Cottage Rd spoke in favor of the application.  
Mike Poulin – 4 Sea Lane spoke in favor of the application.  
K. Danby closed the public hearing.

J. Prast stated that she had an issue with the proposed coverage of 21.5%.  
B. Dyson stated that she did not see a hardship in that most lots in the Cornfield Point area are in the same situation.  
D. Alexander stated that she did not see a hardship as the presented hardship is not unique to the property.  
C. Garbe stated that he did not see a hardship and there was a possibility of a smaller shed.  
K. Danby stated that the applicant may be able to rectify the boards reservations by tabling the application until September.

**MOTION to Table until September 8, 2021. 21/22-04 David DellaVecchia and Wayne Fretz** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2 (structure coverage/20% allowed/21.5% proposed) of the Zoning Regulations to permit the construction of a 120 s.f. shed at 14 Cottage Road Map 3/Lot 16, Residence A District, Coastal Area Management Zone. **MADE:** J. Prast; **SECONDED:** K. Danby; **VOTING IN FAVOR:** J. Prast, K. Danby, D. Alexander, B. Dyson, C. Garbe; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

**B. 21/22-05 Eric & Allison Dussault** seek a variance of Par 24.5.3 (other line setback/15' required/10' proposed) of the Zoning Regulations to permit the construction of a 56 s.f. one story addition at 24 Old Boston Post Road, Map 30/Lot 35, Residence A District, Coastal Area Management Zone.

J. Prast is not seated, C. Gadon is seated in her place. B. Dyson and C. Garbe are seated for the absent members.

Allison Dussault presented the application to the board. The applicant is proposing a one story addition within the footprint of an existing deck and is asking for a 10 ft setback from the property line.

K. Danby opened the public hearing.  
Liz McEvily – 34 Boston Post Road spoke in favor of the application.  
Caitlin Chapin – 37 Pennywise Lane spoke in favor of the application.  
K. Danby closed the public hearing.

**MOTION to APPROVE. 21/22-05 Eric & Allison Dussault** seek a variance of Par 24.5.3 (other line setback/15' required/10' proposed) of the Zoning Regulations to permit the construction of a 56 s.f. one story addition at 24 Old Boston Post Road, Map 30/Lot 35, Residence A District, Coastal Area Management Zone. On the grounds that the applicant proved a sufficient hardship siting the shape of the lot and that the proposed plans will not impede further into the setback than the existing deck. **MADE:** C. Gadon; **SECONDED:** B. Dyson; **VOTING IN FAVOR:** C. Gadon, B. Dyson, C. Garbe, K. Danby, D. Alexander; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

C. **21/22-06 Edward J. Kalita** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as modified by Par 68.1.2B4 (narrow street line setback/30' required/11.5' proposed); Par 24.5.3 (side line setback/15' required/8.9' proposed); Par 24.6.2 (structure coverage/20% allowed/26.3% proposed); 24.5.5B & C (minor accessory building setback/10' required/4' proposed) of the Zoning Regulations to permit the construction of a 666 s.f. second story addition, a 111.6 s.f. deck with roof and 37.5 garage addition at 6 Seabreeze Road, Residence A District, Coastal Area Management Zone.

B. Dyson and C. Gadon are seated for the absent board members.

Cathrine Johnson presented the application to the board.

The board members felt that the application presented did not have accurate coverage percentages and asked the applicant to revise these numbers and return at the September meeting.

**MOTION to Table until September 8, 2021. 21/22-06 Edward J. Kalita** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as modified by Par 68.1.2B4 (narrow street line setback/30' required/11.5' proposed); Par 24.5.3 (side line setback/15' required/8.9' proposed); Par 24.6.2 (structure coverage/20% allowed/26.3% proposed); 24.5.5B & C (minor accessory building setback/10' required/4' proposed) of the Zoning Regulations to permit the construction of a 666 s.f. second story addition, a 111.6 s.f. deck with roof and 37.5 garage addition at 6 Seabreeze Road, Residence A District, Coastal Area Management Zone. **MADE:** D. Alexander; **SECONDED:** C. Gadon; **VOTING IN FAVOR:** D. Alexander, C. Gadon, J. Prast, K. Danby, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

## V. NEW BUSINESS

### A. Minutes

**MOTION to APPROVE July 14, 2021 Regular Meeting Minutes as presented. MADE:** J. Prast; **SECONDED:** C. Gadon; **VOTING IN FAVOR:** K. Danby, D. Alexander, C. Gadon, B. Dyson, J. Prast; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

B. Correspondence & Announcements – None

C. Committee, Representative & Staff Reports – None

## VI. ADJOURNMENT

**MOTION to ADJOURN** August 11, 2021 Regular Meeting of the Zoning Board of Appeals at 8:02p.m. until the next regular meeting on September 8, 2021; **MADE:** K. Danby; **SECONDED:** C. Gadon; **VOTING IN FAVOR:** K. Danby, D. Alexander, C. Gadon, B. Dyson, J. Prast; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

Respectfully submitted,

Sarah Makowicki, Recording Clerk

**NEXT REGULAR MEETING**

**September 8, 2021 at 6:00 P.M.**

Town Hall, 1st Floor Conference Room, 302 Main Street, Old Saybrook, CT

Check our website one week in advance for dial in information at

[Town of Old Saybrook Zoning Board of Appeals](#) or

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