



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
*Carl Garbe
Charles Gadon
Brenda Dyson*

**MINUTES
REGULAR MEETING
Wednesday, November 10, 2021 at 6:00 p.m.
Hybrid Meeting**

I. CALL TO ORDER

Chairman Robert McIntyre called the meeting to order at 6:00 p.m.

II. ROLL CALL

Members

Kevin Danby, Robert McIntyre, Alfred Wilcox, Jacqueline Prast, Charles Gadon, Brenda Dyson

Absent

Dorothy Alexander, Carl Garbe

Attendant Staff

Sarah Makowicki, Recording Clerk

Brenda Dyson is seated for Dorothy Alexander.

III. CONTINUED DELIBERATIONS

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.

WITHDRAWN BY APPLICANT

IV. CONTINUED PUBLIC HEARINGS

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, Map 3/Lot 159. Residence A District, Coastal Area Management Zone.

WITHDRAWN BY APPLICANT

21/22-07C Gregory Mattus seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) Par 10.8.1 & 10.8.2 (nonconforming lots/no structure if owner owns contiguous non-conforming lot, new structure will conform/ structure added without merging lot, structure will not conform) Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/ required 30' Hartlands & 40' Clearwater /21.5' Hartlands and 9.4' Clearwater proposed); Par 24.6.2 (structure coverage/20% allowed/21.6% proposed) and Par 24.5.3 (sideline setback/15' required/2' proposed) of the Zoning Regulations to permit the construction of a 112 s.f. covered porch and 429 s.f. second story addition at 9 Hartlands Drive, Map 3/Lot 79, Residence A District, Coastal Area Management Zone.
CONTINUED TO DECEMBER 8, 2021 AT REQUEST OF APPLICANT

V. PUBLIC HEARINGS

21/22-09C Tamara Laurie seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 23.5.1 (street line setback/35' required/18.6' proposed) of the Zoning Regulations to permit the construction of a 176.4 s.f. screened porch with roof deck at 69 Cromwell Place, Map 32/Lot 56, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone, North Cove Historic District.
ACTION: Open public hearing, Consider & Act

Bob Laurie presented the application to the board. The applicant is seeking a variance for a screened in porch with a roof deck that would be built on the Northeast side of the house facing North Cove Rd. Mr. Laurie stated that the hardship was that the property is a corner lot with the lot preexisting zoning regulations. There is also evidence of footings were a previous porch or structure existed in the area of the proposed porch.

Architect Hope Proctor presented the plans and answered questions from board members. Charles Gadon mentioned that the C1.1 zoning table did not look correct and should be corrected by Ms. Proctor.

The board asked the clerk to share the minutes from the Historical District Commission meeting on August 17, 2021. The applicant presented their application to the HDC with full approval of the work presented.

R. McIntyre opened the public comments.

Torrence Downes and the Gateway Commission did not object, stating that there is no significant impact.

Marcy Balint of DEEP did not comment of the referred Coastal Site Plan Review.

Pablo M. Carrica and Marcela Politano of 174 North Cove Rd. is in support.

Jean and Didi Cowles of 175 North Cove Rd is in support.

Jay Kulowiec of 60 Cromwell Pl. is in support.

R. McIntyre closed the public comments.

A.Wilcox voiced his concern that there is no basis for a hardship on the grounds that there is a large buildable envelope where the porch could be built within. Mr. Wilcox stated that if there is any basis for hardship at all, it can only be in the fact that a reasonable use of the property is being denied because of the 35' setback from the road. The reasonable use outweighs the purposes being served by the setback because the screened porch is set further back from the road even though it is not completely out of the 35' setback. Mr. Wilcox is inclined to say that it's a very minimal hardship but nonetheless a hardship and strictly on that basis not on the basis of being a corner lot and not on the basis of the house preceding zoning

MOTION to APPROVE with the condition the C1.1 zoning table is corrected. 21/22-09C Tamara Laurie seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 23.5.1 (street line setback/35' required/18.6' proposed) of the Zoning Regulations to permit the construction of a 176.4 s.f. screened porch with roof deck at 69 Cromwell Place, Map 32/Lot 56, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone, North Cove Historic District. On the grounds that the porch was most likely an existing structure, and on the hardship that the lot is a corner lot with the setbacks going through the middle of the structure. **MADE:** K. Danby; **SECONDED:** R. McIntyre; **VOTING IN FAVOR:** A. Wilcox, R. McIntyre, J. Prast, K. Danby, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

V. NEW BUSINESS

A. Minutes

MOTION to APPROVE the September 8, 2021 Meeting Minutes as presented. MADE: R. McIntyre; **SECONDED:** K. Danby; **VOTING IN FAVOR:** A. Wilcox, R. McIntyre, J. Prast, K. Danby, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

- B. Correspondence & Announcements – None**
- C. Committee, Representative & Staff Reports – None**
- D. 2022 Meeting Calendar**

MOTION to APPROVE the 2022 Meeting Calendar. MADE: R. McIntyre; **SECONDED:** A. Wilcox; **VOTING IN FAVOR:** A. Wilcox, R. McIntyre, J. Prast, K. Danby, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

VI. ADJOURMENT

MOTION to ADJOURN November 10, 2021 Regular Meeting of the Zoning Board of Appeals at 6:45p.m. until the next regular meeting on December 8, 2021; MADE: A. Wilcox; **SECONDED:** K. Danby; **VOTING IN FAVOR:** K. Danby, A. Wilcox, R. McIntyre B. Dyson, J. Prast; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

Respectfully submitted,

Sarah Makowicki, Recording Clerk

NEXT REGULAR MEETING December 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](https://www.oldsaybrookct.org) or
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