



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

*Kevin Danby, Vice Chairman  
Jacqueline Prast, Secretary  
Alfred Wilcox  
Paul Delmonico  
Charles Gadon*

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**Alternate Members**  
*Brenda Dyson  
Vacant  
Vacant*

**MINUTES  
REGULAR MEETING  
Wednesday, December 8, 2021 at 8:00 p.m.**  
Hybrid Meeting

**I. CALL TO ORDER**

Acting Chair Jacqueline Prast called the meeting to order at 8:05 p.m.

**II. ROLL CALL**

**Members**

Alfred Wilcox, Jacqueline Prast, Charles Gadon, Brenda Dyson, Paul Delmonico

**Absent**

Kevin Danby (left meeting at 7:30, before public meeting started)

**Attendant Staff**

Sarah Makowicki, Recording Clerk

Brenda Dyson is seated for Kevin Danby.

**V. NEW BUSINESS**

**A. Minutes**

**MOTION to APPROVE the November 10, 2021 Meeting Minutes as presented. MADE: A. Wilcox; SECONDED: J. Prast; VOTING IN FAVOR: A. Wilcox, J. Prast, B. Dyson, C. Gadon, P. Delmonico; OPPOSED: NONE; ABSTAINING: NONE; Motion Passes: 5-0-0.**

- B. Correspondence & Announcements – None**
- C. Committee, Representative & Staff Reports – None**
- D. Election of Officers**

A. Wilcox nominates C. Gadon to be Chairman of the Zoning Board of Appeals and J. Prast seconded the nomination. C. Gadon Accepts the nomination.

**MOTION to close the nominations for Chairman of the Planning Commission MADE by A. Wilcox, SECONDED by J. Prast, VOTING IN**

FAVOR: C. Gadon, J. Prast, A. Wilcox, B. Dyson, P. Delmonico; OPPOSED: None; **APPROVED** 5-0-0.

P. Delmonico nominates J. Prast to be Vice Chairman of the Zoning Board of Appeals and C. Gadon seconded the nomination. J. Prast accepted the nomination.

**MOTION to close the nominations for Vice Chairman of the Planning Commission** MADE by P. Delmonico, SECONDED by A. Wilcox, VOTING IN FAVOR: C. Gadon, J. Prast, A. Wilcox, B. Dyson, P. Delmonico; OPPOSED: None; **APPROVED** 5-0-0.

C. Gadon nominates P. Delmonico to be Secretary of the Zoning Board of Appeals and J. Prast seconds. P. Delmonico accepts the nomination.

**MOTION to close the nominations for Secretary of the Planning Commission** MADE by C. Gadon, SECONDED by J. Prast, VOTING IN FAVOR: C. Gadon, J. Prast, A. Wilcox, B. Dyson, P. Delmonico; OPPOSED: None; **APPROVED** 5-0-0.

C. Gadon takes over as Chair from J. Prast.

### III PUBLIC HEARINGS

- A. 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.  
**WITHDRAWN BY APPLICANT**
- B. 21/22-08 6 Center Road West, LLC**, appeal of the Zoning Enforcement Officer's Cease & Desist Order dated August 18, 2021 for property located at 6 Center Road West, Map 26/Lot 6-9, Gateway Business B-4 District  
**CONTINUED AT THE REQUEST OF THE APPLICANT TO 1/12/2022**
- C. 21/22-10 Alfredo & Sandra Botet** seek 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/ required 30' to Beechwood/6'5" to steps and 10'1" to building proposed); Par 24.5.1/street line setback/required 25' to Neptune/ 19'2" proposed; Par 24.5.3 (other line setback/15' required/8'8" proposed); and Par 24.6.2 (structure coverage/20% allowed/26.9% proposed) of the Zoning Regulations to permit the construction of a 676.4 s.f. second story addition and conversion of a 288 s.f. carport to an attached garage at 24 Beachwood Road, Map 4/Lot 207, Residence A District, Coastal Area Management Zone.

J. Prast recuses herself. Application will move forward with four voting members with the permission of the applicant Mr. Botet and Attorney Ed Cassella.

Attorney E. Cassella presented the application to the Board. A proposed second floor addition and garage conversion of an existing carport would not expand beyond the existing foot print of the structure. The applicant is asking for a variance regarding the setback of the front steps. The front steps are currently located 4.5 ft from the road and a 6.5 ft setback is proposed, making that a reduction of coverage from 27.4% to 26.9%. Attorney Cassella presented a hardship of the property being a non-conforming corner lot while also having been built before zoning regulations were established. There are also two small reductions in the nonconformities being proposed.

C. Gadon opened the public comments.

Truman and Susan Jones of 39 Neptune Dr are in support.

Tom Czepiel of 37 Atlantic Dr is in support.

Marcy and David Gauley of 45 Neptune Dr are in support.

Myra and Jim Denapoli of 14 Beechwood Dr are in support.

Mary Contadino of 41 Neptune Dr is in support.

C.Gadon closed the public comments.

A.Wilcox stated that he was in favor of the proposed application because of the minor reduction in the coverage. He also felt that the building envelope is not suitable to the only permitted usage of a single family home.

C.Gadon also added in that he saw a hardship with the property being a corner lot.

**MOTION to APPROVE 21/22-10 Alfredo & Sandra Botet** seek 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/ required 30' to Beechwood/6'5" to steps and 10'1" to building proposed); Par 24.5.1/street line setback/required 25' to Neptune/ 19'2" proposed; Par 24.5.3 (other line setback/15' required/8'8" proposed); and Par 24.6.2 (structure coverage/20% allowed/26.9% proposed) of the Zoning Regulations to permit the construction of a 676.4 s.f. second story addition and conversion of a 288 s.f. carport to an attached garage at 24 Beachwood Road, Map 4/Lot 207, Residence A District, Coastal Area Management Zone. On the grounds that there was a reduction of setbacks and coverage and the hardship of a building envelope that is not sufficient to support an addition was shown, also the property is a corner lot.

**MADE:** A. Wilcox; **SECONDED:** C. Gadon **VOTING IN FAVOR:** A. Wilcox, C. Gadon, P. Delmonico, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 4-0-0.**

**MOTION to APPROVE 21/22-10 Alfredo & Sandra Botet** Coastal Area Management Zone Application. **MADE:** A. Wilcox; **SECONDED:** B. Dyson **VOTING IN FAVOR:** A. Wilcox, C.

Gadon, P. Delmonico, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 4-0-0.**

## V. NEW BUSINESS

### A. Minutes

**MOTION to APPROVE Minutes for Wednesday November 10, 2021 Meeting as presented. MADE:** A. Wilcox; **SECONDED:** J. Prast **VOTING IN FAVOR:** A. Wilcox, C. Gadon, P. Delmonico, B.Dyson, J. Prast; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

**B. Correspondence & Announcements – None**

**C. Committee, Representative & Staff Reports – None**

## VI. ADJOURMENT

**MOTION to Adjourn until NEXT REGULARLY SCHEDULED HYBRID MEETING Wednesday, January 12, 2022 at 6:00 P.M. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook. MADE:** C. Gadon; **SECONDED:** A. Wilcox **VOTING IN FAVOR:** A. Wilcox, C. Gadon, P. Delmonico, B.Dyson, J. Prast; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

Respectfully submitted,

Sarah Makowicki, Recording Clerk

### NEXT REGULAR MEETING

**January 12, 2022 at 6:00 P.M.**

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

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

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