



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

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

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**Alternate Members**  
*Vacant  
Charles Gadon  
Brenda Dyson*

**MINUTES  
REGULAR MEETING  
January 13, 2021 at 6:00 p.m.**  
Virtual Zoom Meeting

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Members**

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

**Attendant Staff**

Sarah Makowicki, Recording Clerk

**III. PUBLIC HEARINGS**

- A. 20/21-17 David DellaVecchia and Wayne Fretz** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.5 as amended by 68.1.2.b.4 (narrow street setback /40' required/29' proposed) 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.

The applicants explain to the board that their reason for asking for a variance is because the shed, which is already placed on the property, is on an existing non-conforming lot that predates existing zoning regulations.

Kevin Danby expressed his belief that if the shed was shifted to the right, they could become compliant with setback regulations.

Mr. DellaVecchia related that he believes that the septic leeching fields were in that area and the shed could not be placed over them.

The site plan submitted to the board does not specify where the leeching fields are located. The board expressed again that they believe that the shed could be moved to accommodate the setbacks. With that the variance on coverage would still stand at 21.5%.

R. McIntyre opened the public hearing.

There were no comments from the public.

R. McIntyre closed the public hearing.

**MOTION** to APPROVE WITH THE CONDITION THAT THE SHED HAVE A 5FT BUFFER FROM SEPTIC SYSTEM. **20/21-17 David DellaVecchia and Wayne Fretz** seek variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.5 as amended by 68.1.2.b.4 (narrow street setback /40' required/29' proposed) 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. On the hardship that recreational and everyday items need to be store safely. **MADE:** K. Danby; **SECONDED:** R. McIntyre; **VOTING IN FAVOR:** R. McIntyre, K. Danby; **OPPOSED:** D.Alexander, J. Prast, A. Wilcox; **ABSTAINING:** NONE; **Motion Did Not Pass: 2-3-0. Application was DENIED.**

- B. 20/21-18C Cosmo Corigliano** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 58.2.1 (riparian buffer/100' required/72' proposed); Par 58.6 (setback Gateway Conservation Zone/100' required/72' proposed) of the Zoning Regulations to permit the construction of a 345 s.f. three season room at 38 Watrous Point Road, Map 64/Lot 8-17, Residence AA-3 Zone, Coastal Area Management Zone, Gateway Conservation Zone.

Joe Wren spoke as agent for the applicant. Denise Von Dassel was also in attendance as the architect on the project. Mr. Wren explained to the board that the applicant was asking for a variance of 72ft riparian buffer instead of the 100ft buffer required by the Gateway Conservation. With the hardship of the property being built in 1973 before the regulations were put in place, the 72ft buffer would not be the closest point on the structure to the water's edge.

D.E.E.P sent a letter stating that the project would not alter the drainage of the property or disturb any native vegetation. Ultimately, they would not object to the application.

Gateway Conservation Zone also sent a letter expressing that they would not object to the application.

R. McIntyre opened the public hearing.

There were no comments from the public.

R. McIntyre closed the public hearing.

**MOTION to APPROVE. 20/21-18C Cosmo Corigliano** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 58.2.1 (riparian buffer/100' required/72' proposed); Par 58.6 (setback Gateway Conservation Zone/100' required/72' proposed) of the Zoning Regulations to permit the construction of a 345 s.f. three season room at 38 Watrous Point Road, Map 64/Lot 8-17, Residence AA-3 Zone, Coastal Area Management Zone, Gateway Conservation Zone. On the hardship that the existing structure was built before the regulations put in place by the Gateway Commission and these experts including the DEEP do not see any reason not to approve application. **MADE:** K. Danby; **SECONDED:** J. Prast ; **VOTING IN FAVOR:** R. McIntyre, K. Danby, J. Prast, D. Alexander, A. Wilcox; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0. Application was APPROVED.**

#### IV. NEW BUSINESS

##### A. PERMIT EXTENSION REQUEST

**18/19-21 Frederick J. Marinelli & Mary Beth Marinelli** seek a variance of Par 23.5.1 ( street line setback/35' required / 30.5' proposed) to permit the construction of a 4,967 s.f. house( including stairs and utility platform) and existing pool, pool house and patios at 21 Cedarwood Lane, Map 15/Lot 20, Residence AA-2 District, Coastal Area Management Zone. Variance granted on February 13, 2019. Due to expire February 13, 2021.

**MOTION to APPROVE EXTENSION OF APPLICATION. 18/19-21 Frederick J. Marinelli & Mary Beth Marinelli** seek a variance of Par 23.5.1 ( street line setback/35' required / 30.5' proposed) to permit the construction of a 4,967 s.f. house( including stairs and utility platform) and existing pool, pool house and patios at 21 Cedarwood Lane, Map 15/Lot 20, Residence AA-2 District, Coastal Area Management Zone. Variance granted on February 13, 2019. Due to expire February 13, 2021. Extended to February 13, 2022. **MADE:** R. McIntyre; **SECONDED:** J. Prast ; **VOTING IN FAVOR:** R. McIntyre, K. Danby, J. Prast, D. Alexander, A. Wilcox; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0. Extension was APPROVED.**

#### V. REGULAR BUSINESS

##### A. New Business –

##### Election of Officers

Nomination for Chairman- Alfred Wilcox nominates Robert McIntyre for Chairman, Kevin Danby seconds the nomination. No other nominations are brought forward. The Board votes, All in Favor, Robert McIntyre is the Chairman for the 2021 term.

Nomination for Vice Chairman- Robert McIntyre nominates Kevin Danby for Vice Chairman, Jacqueline Prast seconds the nomination. No other nominations are brought forward. The Board votes, All in Favor, Kevin Danby is the Vice Chairman for the 2021 term.

Nomination of Secretary- Dorothy Alexander nominates Jacqueline Prast for Secretary, Alfred Wilcox seconds the nomination. No other nominations are brought forward. The commission votes, All in Favor, Jacqueline Prast is the Secretary for the 2021 Term.

**B. Minutes**

**MOTION to APPROVE the December 9, 2021 Regular Meeting Minutes as presented. MADE BY:** A. Wilcox; **SECONDED:** D. Alexander; **VOTING IN FAVOR:** R. McIntyre, D.Alexander, J. Prast, A. Wilcox; **OPPOSED:** None; **ABSTAINING:** K. Danby; **APPROVED** 4-1-0.

**C. Correspondence & Announcements – None**

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

**VI. ADJOURMENT**

**MOTION to ADJOURN** the January 13, 2021 Regular Meeting of the Zoning Board of Appeals at 7:02 p.m.; **MADE:** R. McIntyre; **SECONDED:** C. Gadon; **VOTING IN FAVOR:** R. McIntyre, D.Alexander, J. Prast, A. Wilcox, C.Gadon; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

Respectfully submitted,

Sarah Makowicki, Recording Clerk

**NEXT REGULAR MEETING**

**Wednesday, February 10, 2021 at 6:00 P.M.**

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

If the COVID19/Corona Virus State of CT Public Health Emergency remains effective, a dial in public meeting may be held. 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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