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# Zoning Board of Appeals Minutes 12/13/2017

## MOTIONS

Town of Old Saybrook  
Zoning Board of Appeals

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Old Saybrook at its Regular Meeting that was held on **Wednesday, December 13, 2017 at 7:00 p.m.** at the Town Hall, First Floor Conference Room, 302 Main Street, heard and decided the following appeals:

**Seated** for this evenings meeting and voting were the following members: Dorothy Alexander, Vice Chairman was acting as Chairman, Philip Broadhurst, Robert McIntyre, Adam Boyd and Kevin Danby

**Present:** Catherine Purcell, alternate, Attorney Michael Cronin, Christina Costa, Zoning Enforcement Officer and Kim Barrows, Clerk

The meeting was then called to order at 7:00 p.m. The following public hearings were conducted, as well as the decision making sessions. The meeting has been recorded and the following actions were taken:

The Chairman introduced the Board members who were seated for this evenings meeting. The five regular members were seated.

### **ELECTION OF OFFICERS: Nominations for Chairman, Vice Chairman and Secretary**

**Chairman:** D. Alexander nominated P. Broadhurst to serve as Chairman, R. McIntyre nominated K. Danby to serve as Chairman. The nominations closed. A vote was taken for P. Broadhurst for Chairman. In favor: D. Alexander, P. Broadhurst, A. Boyd Opposed: K. Danby, R. McIntyre Abstaining: None 3-2 P. Broadhurst

A vote was taken for K. Danby for Chairman. In favor: R. McIntyre, K. Danby Opposed: P. Broadhurst, D. Alexander, A. Boyd Abstaining: None 2-3 K. Danby

The motion passed. 3-2- **Philip Broadhurst was elected Chairman.**

**Vice Chairman:** P. Broadhurst nominated D. Alexander to serve as Vice Chairman, K. Danby nominated R. McIntyre to serve as Vice Chairman. The nominations closed. A vote was taken for D. Alexander for Vice Chairman. In favor: P. Broadhurst, D. Alexander Opposed: K. Danby, A. Boyd, R. McIntyre Abstaining: None 2-3 D. Alexander

A vote was taken for R. McIntyre for Vice Chairman. In favor: K. Danby, A. Boyd, R. McIntyre Opposed: P. Broadhurst, D. Alexander Abstaining: None 3-2 McIntyre

The motion passed. 3-2 **Robert McIntyre was elected Vice Chairman.**

**Secretary:** P. Broadhurst nominated D. Alexander to serve as Secretary. The nominations closed. A vote was taken: In favor: D. Alexander, P. Broadhurst, R. McIntyre, A. Boyd, K. Danby Opposed: None Abstaining: None The motion passed. 5-0-0  
**Dorothy Alexander was elected Secretary.**

### **PUBLIC HEARING**

**17/18-14 - Ketchikan, LLC & Silver Fox, LLC** seek a variance of Par 10.8.2 & 10.8.3 (nonconforming lot); Par 24.3.1 (lot area/20,000 s.f. required/11,400 s.f. proposed at 99 Neptune & 7,600 proposed at 76 Atlantic); Par 24.3.2 (dimension of square/100' required/92.2' proposed at 99 Neptune & 76' proposed at 76 Atlantic); Par 24.3.4 ( minimum width along building line/100' required/76' proposed at Atlantic Dr.) of the Zoning Regulations to permit the adjustment of the boundary line between two parcels at 99 Neptune Drive, Map 8/Lot 60 and 76 Atlantic Dr., Map 8/Lot 62, Residence A District, Coastal Area Management Zone.

R. McIntyre stated that this proposal was a win/win, there is a reduction in nonconformities. K. Danby stated that it lessens the density from 3 to 2. D. Alexander agrees. The seven neighbors abutting the project are all in favor of the proposal.

A **Motion** was made by K. Danby, seconded by R. McIntyre to **GRANT Application 17/18 - 14 - Ketchikan, LLC & Silver Fox, LLC**. The hardship being the lot size and the nonconformities and that the proposal does reduce density and clears up so many nonconformities. The lot coverage is minimal, the proposal is in harmony with the neighborhood and it protects the health safety and welfare of the neighborhood. Also the two new proposed structures are more compliant. No discussion and a vote was taken. In favor: D. Alexander, P. Broadhurst, R. McIntyre, A. Boyd, K. Danby Opposed: None Abstaining: None The motion passed unanimously. 5-0-0

## **REGULAR MEETING**

**New Business:** Attorney Review by Michael Cronin

Attorney Cronin reviewed policies and procedures for the Zoning Board of Appeals. Also discussed were current court cases such as Anthony Verrillo v. Zoning Board of Appeals of the Town of Branford, et al and the case regarding the Americans with Disability Act. There was a question and answer session between staff, the Board members and Attorney Cronin.

**Minutes:** A **Motion** was made by D. Alexander, seconded by K. Danby to **approve the November 8, 2017 Regular Meeting Minutes** as submitted. No discussion and a vote was taken: In favor: D. Alexander, P. Broadhurst, R. McIntyre, A. Boyd, K. Danby Opposed: None Abstaining: None The motion passed unanimously. 5-0-0

**Adjournment:** A **Motion** was made by R. McIntyre, seconded by K. Danby to adjourn the December 13, 2017 Regular Meeting of the Zoning Board of Appeals. No discussion and a vote was taken: In favor: D. Alexander, P. Broadhurst, R. McIntyre, A. Boyd, K. Danby Opposed: None Abstaining: None The motion passed unanimously. 5-0-0 The meeting was adjourned at 9:40 p.m.

Philip Broadhurst, Chairman

**THE NEXT MEETING OF THE ZONING BOARD OF APPEALS IS  
WEDNESDAY, JANUARY 10, 2018 AT 7:00 P.M.,  
FIRST FLOOR CONFERENCE ROOM**