
Zoning Board of Appeals Motions 02/08/2017

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, February 8, 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: Rexford McCall, Chairman, Dorothy Alexander, Vice Chairman, Robert McIntyre, Philip Broadhurst and Carl VonDassel, Jr., alternate

Present: Christina Costa, Zoning Enforcement Officer and Kim Barrows, Clerk

Absent: Adam Boyd

The meeting was then called to order at 7:05 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 Chairman then proceeded to read the Legal Notice into the record.

16/17-21 - Jim & Andrea Flaherty seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change) and Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/1.5 inches proposed) and Par 24.5.3(other line setback/15' required/10'10" proposed to the front SE/19'8.5" front NW/10'11.5" rear NW/2'1" rear SE/12'4.5" to deck NW/3'6" to deck SE)to permit the construction of a 43 s.f. covered front porch, roofline changes and a 252 s.f. deck at 13 Gates Road, Map 1/Lot 62, Residence A District, Coastal Area Management Zone.

A **Motion** was made by R. McIntyre, seconded by C. VonDassel to **continue the opening of the public hearing until the March 8, 2017 Regular Meeting Application 16/17-21 Flaherty** so that the legal notice can be re-advertised per letter dated February 6, 2017 from John R. Schroeder, agent for the applicants. No discussion and a vote was taken: In favor: R. McCall, R. McIntyre, D. Alexander, P. Broadhurst, C. VonDassel Opposed: None Abstaining: None The motion passed. 5-0-0

16/17-22 - Daniel Roberts seeks a variance of Code of the Town of Old Saybrook, Chapter 128, Flood Plain Management Section 128.5.1.4, Provisions for Flood Hazard Reduction, to permit electrical outlets (el. 11.4), meter (el 11.4), water heater (el. 10.1), and air conditioning condenser platform (el. 9.8) to be placed below the required elevation 12 at 154 Nehantic Trail, Map 19/Lot 360, Residence A District, Flood Zone AE 11.

Discussion with respect to the public hearing that closed this evening. The Board considered all of the variances requested and went over all the items listed in the letter dated February 8, 2017 from Geoffrey L. Jacobson, P.E. from Nathan L. Jacobson & Associates, Ind., the Flood Plain Manager. The applicant fixed some of the items listed, but requested variances for some that would eventually be moved in the event there was damage from a future storm.

A **Motion** was made by C. VonDassel, seconded by R. McIntyre to **GRANT w/conditions Application 16/17-22 - Daniel Roberts**. The electric meter will remain at elevation 11.4 since it meets the FEMA standard of elevation 11 but not the Town standard that requires an extra foot (el. 12), the exterior propane regulator was moved and meets FEMA standards and Town guidelines. The AC platform and the water heater need to be raised to meet elevation 12 to comply with both the FEMA and Town standards. The electric outlets and switches above elevation 11 can remain since they meet FEMA but any below elevation 11 need to be moved to meet the FEMA standard. If there are outlets or switches that are specifically required by Building Code for life/safety purposes they may remain. No discussion and a vote was taken: In favor: R. McCall, R. McIntyre, D. Alexander, P. Broadhurst, C. VonDassel Opposed: None Abstaining: None The motion passed. 5-0-0

REGULAR MEETING

Minutes: A **Motion** was made by R. McCall, seconded R. McIntyre to **approve the January 11, 2017 Regular Meeting Minutes** as submitted. No discussion and a vote was taken: In favor: R. McCall, D. Alexander, P. Broadhurst, R. McIntyre, C. VonDassel Opposed: None Abstaining: None The motion passed unanimously. 5-0-0

Adjournment: A **Motion** was made by R. McCall, seconded by C. VonDassel to adjourn the February 8, 2017 Regular Meeting of the Zoning Board of Appeals. No discussion and a vote was taken: In favor: R. McCall, D. Alexander, P. Broadhurst, R. McIntyre, C. VonDassel Opposed: None Abstaining: None The motion passed unanimously. 5-0-0 The meeting was adjourned at 7:45 p.m.

Rexford H. McCall, Chairman

THE NEXT MEETING OF THE ZONING BOARD OF APPEALS IS
WEDNESDAY, MARCH 8, 2017 AT 7:00 P.M., FIRST FLOOR CONFERENCE ROOM