



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

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Alternate Members
Vacant
Charles Gadon
Brenda Dyson

MINUTES
SPECIAL MEETING
Wednesday May 19, 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
Jacqueline Prast
Alfred Wilcox
Charles Gadon
Brenda Dyson

Dorothy Alexander was absent.

Attendant Staff

Sarah Makowicki, Recording Clerk

III. PUBLIC HEARINGS

- A.** 20/21-36C Joseph E. Tobin seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required (Atlantic Dr)/14' proposed); Par 24.5.1 as modified by Par 68.1.2B4 (narrow street line setback/35' required (Club House Lane)/30.9' proposed); and Par 24.5.3 (other line setback/15' required/12.4' proposed) of the Zoning Regulations to permit the construction of a 806 s.f. second story addition, 285 s.f. attic, a 78 s.f. unroofed second story deck at 17 Club House Lane, Map 4/Lot 159, Residence A District, Coastal Area Management Zone.

Brenda Dyson is seated for Dorothy Alexander.

Attorney Ed Cassella presented the application for the owners explaining the reduction of nonconformities with the removal of the previously proposed portico, removal of an existing shed, removal of a chimney chase, and keeping the eave overhangs to 6'. Mr. Cassella presented

the hardship of the property being a corner lot and Clubhouse Lane having a narrow street setback of 35'.

A.Wilcox stated that there is not a hardship if you have a house but it's not the one that you want.

Mr. Cassella responded that if you have an existing house you shouldn't have to stick with it at all costs.

R. McIntyre opened the public hearing.

There were 9 letters of support from the public.

R. McIntyre closed the public hearing.

A.Wilcox stated that he did not think that this application should be viewed based primarily on the reduction of non-conformities, but felt that the presentation swayed him to approve this application.

MOTION to APPROVE. 20/21-36C Joseph E. Tobin seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required (Atlantic Dr)/14' proposed); Par 24.5.1 as modified by Par 68.1.2B4 (narrow street line setback/35' required (Club House Lane)/30.9' proposed); and Par 24.5.3 (other line setback/15' required/12.4' proposed) of the Zoning Regulations to permit the construction of a 806 s.f. second story addition, 285 s.f. attic, a 78 s.f. unroofed second story deck at 17 Club House Lane, Map 4/Lot 159, Residence A District, Coastal Area Management Zone. On the grounds that there is a hardship due to constraints by location of a corner lot and the narrow street setback that limits the options available to the homeowner especially when the house was built at a time when the zoning code allowed the the house to be built exactly where it is. **MADE:** A. Wilcox; **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. 20/21-37C Joseph James Taborsak seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (street line setback/25' required/23.17' proposed) of the Zoning Regulations to permit the construction of a 435 s.f. one story addition at 43 Pennywise Lane, Map 30/Lot 16, Residence A District, Coastal Area Management Zone.

Charles Gadon is seated for Dorothy Alexander.

Attorney Ed Cassella presented the application for the owner explaining the hardship for the variance to be the irregular shaped lot, that because this is a historic house there was no zoning regulations when it was built, and there is no other logical place to attach the new addition onto the existing house.

R. McIntyre opened the public hearing.

There are four letters of support from the public.

R. McIntyre closed the public hearing.

A.Wilcox stated he wished to add to the motion to approve the variance that there is no other logical place to make the connection from the new addition to the existing structure.

MOTION to APPROVE. 20/21-37C Joseph James Taborsak seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (street line setback/25' required/23.17' proposed) of the Zoning Regulations to permit the construction of a 435 s.f. one story addition at 43 Pennywise Lane, Map 30/Lot 16, Residence A District, Coastal Area Management Zone. On the grounds that there is a hardship due to the shape of the lot. **MADE:** C. Gadon; **SECONDED:** J. Prast; **VOTING IN FAVOR:** A. Wilcox, R. McIntyre, J. Prast, K. Danby, C. Gadon; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

C. 20/21-35 Barbra & Matthew Isenburg seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 25.5.1 (street line setback/19' proposed to steps/10' to front porch/11' to back porch) and Par 25.5.3 (other line setback/15' required/12.5' proposed) of the Zoning Regulations to permit the construction of a 13 s.f. front deck addition with stairs and 52 s.f. rear deck addition with stairs at 10 Ford Drive, Map 40/Lot 25, Residence B District, Coastal Area Management Zone.

Brenda Dyson is seated for Dorothy Alexander.

Brian Schnyder presented the application for the owners stating that the proposed wider staircase will bring the structure up to code.

R. McIntyre opened the public hearing.

There were no comments from the public.

R. McIntyre closed the public hearing.

MOTION to APPROVE. 20/21-35 Barbra & Matthew Isenburg seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 25.5.1 (street line setback/19' proposed to steps/10' to front porch/11' to back porch) and Par 25.5.3 (other line setback/15' required/12.5' proposed) of the Zoning Regulations to permit the construction of a 13 s.f. front deck addition with stairs and 52 s.f. rear deck addition with stairs at 10 Ford Drive, Map 40/Lot 25, Residence B District, Coastal Area Management Zone. On the grounds due to the hardship that the staircase needs to be code compliant and safe. **MADE:** K. Danby; **SECONDED:** B. Dyson; **VOTING IN FAVOR:** A. Wilcox, R. McIntyre, J. Prast, K. Danby, B. Dyson; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0.**

IV. NEW BUSINESS

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

V. ADJOURMENT

MOTION to ADJOURN Wednesday May 19, 2021 Special Meeting of the Zoning Board of Appeals at 7:20 p.m.; **MADE:** R. McIntyre; **So Moved:** K. Danby; **Motion Passes**

Respectfully submitted,

Sarah Makowicki, Recording Clerk

NEXT REGULAR MEETING

Wednesday June 9, 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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