



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
June 10, 2020 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

Attendant Members

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

Absent Members

Charles Gadon

Attendant Staff

Erica Cosenza, Recording Clerk
Christina Costa, Zoning Enforcement Officer

R. McIntyre began by explaining the new Zoom platform that the ZBA will be using until regular meeting can resume at the Town Hall. He asked if everyone could mute their devices when not speaking and prior to speaking to state their name. He then read through the agenda.

III. CONTINUED PUBLIC HEARINGS

19/20-27C 215 Elm LLC, seeks a variance of Par 68.1.2.B.9 (tidal wetland setback/50' required/25' proposed) of the Zoning Regulations to establish a parking area at 215 Elm Street, Map 38/Lot 2, I-1 Industrial District, Coastal Management Zone.

Attorney Marjorie Shansky began by asking if all seated members of the ZBA Committee received and reviewed her correspondence dated June 8, 2020 and Attorney Michael Cronin's correspondence dated June 9, 2020. All seated members stated they received and reviewed the correspondence prior to the meeting. She review the reasons for approving the Coastal Site Plan stating that it is not a harm to the tidal marsh lands. Attorney Shansky review points made at the May 13, 2020 ZBA Meeting discussing the irregular shape of the parcel of land, the legal issues and the prior approval in 2003.

Michael Ott, Engineer, also representing 215 Elm Street, LLC shared his screen to share and review the plans for the proposed parking spots. He was able to highlight areas in question giving all a better understanding of the requested variances.

Members of the board had the opportunity to ask questions to Mr. Ott. Questions concerning moving the parking spots to other locations on the property, storm water drainage and infiltration swale as well as septic system and retaining wall were all discussed and answered.

R. McIntyre asked if there was any public comment either in favor or against and there was none.

MOTION to APPROVE Appeal 19/20-27C 215 Elm LLC, for a variance of Par 68.1.2.B.9 (tidal wetland setback/50' required/25' proposed) of the Zoning Regulations to establish a parking area at 215 Elm Street, Map 38/Lot 2, I-1 Industrial District, Coastal Management Zone.

MADE: K. Danby **SECONDED:** R. McIntyre **VOTING IN FAVOR:** K. Danby, R. McIntyre, D. Alexander, J. Prast **OPPOSED:** A. Wilcox **ABSTAINING:** None. **APPEAL GRANTED: 4-1-0**

Chairman McIntyre pointed out that the Coastal Site Plan Review was not acted on.

MOTION to APPROVE the Application for Coastal Site Plan Review for Appeal 19/20-27C 215 Elm LLC. to establish a parking area at 215 Elm Street, Map 38/Lot 2, I-1 Industrial District, Coastal Management Zone because the application is consistent with all applicable coastal policies and makes all reasonable measures to avoid adverse impacts.

MADE: R. McIntyre **SECONDED:** K. Danby **VOTING IN FAVOR:** K. Danby, R. McIntyre, D. Alexander, J. Prast, A. Wilcox **OPPOSED:** None. **ABSTAINING:** None. **GRANTED 5-0-0**

IV. PUBLIC HEARINGS (Voting Session after each Public Hearing)

19/20-29 John & Lynn O'Bara seek a variance of Par.10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/35' from Clubhouse Ln and 30' from Sea Crest Rd. required/13.8' from Clubhouse Ln and 24.8' from Sea Crest Rd. proposed); Par 24.5.3 (other line setback/15' required/9.5' to south and 22.9' to east proposed); and Par 24.6 (structure coverage/20% allowed/26.5% proposed) of the Zoning Regulations to permit construction of a 532 s.f. partial second story addition, replacement of exterior first floor walls, 18 s.f. covered entry, and new foundation and enclosure of existing carport at 28 Sea Crest Road, Map 4/Lot 250, Residence A District, Coastal Area Management Zone.

Denise Von Dassel, Architect, representing John and Lynn O'Bara reviewed the existing property and dwelling and how the property is a hardship as it is a corner lot on two narrow street. A description of the

MOTION to APPROVE Application 19/20-29 John & Lynn O'Bara seek a variance of Par.10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/35' from Clubhouse Ln and 30' from Sea Crest Rd. required/13.8' from Clubhouse Ln and 24.8' from Sea Crest Rd. proposed); Par 24.5.3 (other line setback/15' required/9.5' to south and 22.9' to east proposed); and Par 24.6 (structure coverage/20% allowed/26.5% proposed) of the Zoning Regulations to permit construction of a 532 s.f. partial second story addition, replacement of exterior first floor walls, 18 s.f. covered entry, and new foundation and enclosure of existing carport at 28 Sea Crest Road, Map 4/Lot 250, Residence A District, Coastal Area Management Zone. **MADE:** by K. Danby **SECONDED** J. Prast **VOTING IN FAVOR:** K. Danby, J. Prast, R. McIntyre, D. Alexander, A. Wilcox **OPPOSED:** None **ABSTAINING:** None. **GRANTED 5-0-0**

additional 1/2 story, portico over the front steps, enclosing the garage and removing the shed on property would reduce the total footprint by 1.4%. In addition she reviewed the zoning data table.

R. McIntyre asked if there was any questions from the board, there was none. He then asked if there was any questions or comments from the public. Peter and Diane Rothman, whose property abuts the above mentioned property spoke in favor of the proposal. No public comment against the proposal.

19/20-30 Ronald & Susan Freeman seek a variance of Par 10.8.3 (non-conforming lot size/12,500 s.f. required/8,000 s.f. proposed) of the Zoning Regulations to construct a 3,106 s.f. house with attached garage at 7 Indianola Drive, Map 3/Lot 188, Residence A District, Coastal Area Management Zone

Don Ranaudo, contractor spoke for Ronald and Susan Freeman describing the structure that will be built on the property. The structure will be covering 19.4% keeping under the 20% lot coverage, 38.8% for both floors.

The board asked questions concerning the side line from neighbors' property and that it will be an improvement. Another question was asked concerning why the variance was not 10.8.4 and it was answered because the existing house will be demolished and rebuilt.

R. McIntyre asked if anyone from the public wished to speak in favor or against the proposal. Joseph & Patricia Arcari are neighbors and spoke in favor of the proposal. No one spoke against.

MOTION to APPROVE Application 19/20-30 Ronald & Susan Freeman seek a variance of Par 10.8.3 (non-conforming lot Size/12,500 s.f. required/8,000 s.f. proposed) of the Zoning Regulations to construct a 3,106 s.f. house with attached garage at 7 Indianola Drive, Map 3/Lot 188, Residence A District, Coastal Area Management Zone. **MADE:** K Danby **SECONDED:** R. McIntyre **VOTING IN FAVOR:** K. Danby, R. McIntyre, D. Alexander, J. Prast, A. Wilcox **OPPOSED:** None. **ABSTAINING:** None **GRANTED 5-0-0**

V. REGULAR MEETING

A. New Business – None.

B. Minutes

MOTION to APPROVE the May 13, 2020 Regular Meeting Minutes with the following corrections: K. Danby was marked as absent but was present but unable to connect with the virtual platform and the word **APPROVED** be added to the Motion for public hearing 19/20-28H. Paul Amara II made by C. Gadon. **MADE:** R. McIntyre **SECONDED:** K. Danby **VOTING IN FAVOR:** R. McIntyre, K. Danby, D. Alexander, J. Prast, A. Wilcox **OPPOSED:** None **ABSTAINING:** None. **APPROVED 5-0-0**

C. **Correspondence & Announcements** – Christina Costa, Zoning Enforcement Officer indicated that the Town Hall will open to the public on June 20, 2020 with social distancing in place. At the current time the ZBA Meeting will still be held virtually via the Zoom platform.

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

VI. ADJOURNMENT

MOTION to **ADJOURN** the June 10, 2020 Regular Meeting of the Zoning Board of Appeals **MADE:** R. McIntyre, **SECONDED:** A. Wilcox **VOTING IN FAVOR:** R. McIntyre, J. Prast, K. Danby, A. Wilcox, D. Alexander. **OPPOSED:** None. **ABSTAINING:** None. **GRANTED 5-0-0**
Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Erica Cosenza, Recording Clerk

NEXT REGULAR MEETING Wednesday, July 8, 2020 at 6:00 P.M.

Town Hall, 1st Floor 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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