



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
*Vacant
Charles Gadon
Brenda Dyson*

**MINUTES
REGULAR MEETING
March 11, 2020 at 6:00 p.m.**
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman McIntyre called the meeting to order at 6:01 p.m.

II. ROLL CALL

Attendant Members

Robert McIntyre
Kevin Danby
Jacqueline Prast
Alfred Wilcox
Brenda Dyson
Chuck Gadon

Absent Members

Dorothy Alexander

Attendant Staff

Erica Cosenza, Recording Clerk

There were four members of the public in attendance.

Prior to hearing the K. Danby wanted full disclosure that he represented a realtor that rented a house to the Lewandowskis, never met them, has not seen them since, does not have a conflict and wants to remain seated.

In the absence D. Alexander C. Gadon will be seated for the Lewandowski Application and B. Dyson will be seated for 19/20-25 Langwell variance.

III. NEW BUSINESS

A. “Lewandowski” Application for Coastal Site Plan Review

Demolition of existing home and construction of a 1,698 s.f. house with front porch, rear deck and garage.

482 Main Street, Map 22/Lot 28, Residence A District, Coastal Area Management Zone

Applicant/Owner: Marion J. & Nancy F. Lewandowski

Agent: Gregg Fedus P.E. & Nick Sapia, Sapia Builders Corp.

Gregg Fedus of Fedus Engineering gave an overview of what they propose to do to comply with the regulations for a CAM Application for the tear down and rebuild of 482 Main Street. He explained they

will comply with side yard regulations, Tidal Wetland set back, septic code compliant, not asking for any variances, will meet all zoning regulations.

Chairman invited questions from the Board. Questions from the Board consisted of where water runoff will go from downspouts and excessive rain, the suspended solid reduction, pre and post permeable existence, driveway location and if it will be permeable, basement flooding and the effects that rain, tides, and water tables have on it.

G. Fedus addressed all question brought forth by the Board indicating the home will meet FEMA requirements through the use of permeable material being used as well as a rain garden where water will flow.

The Chairman asked if any member in the audience had questions or comments. No questions.

Motion made by R. McIntyre. **SECONDED** by K. Danby to **Grant Application for Coastal Site Plan Application for Lewandowski 482 Main Street**, Map 22/Lot 28, Residence A District to demolish existing home and construct a 1,698 s.f. house with front porch, rear deck and garage because it is consistent with all applicable coastal policies and makes all reasonable measures to mitigate adverse impacts with the condition that the applicant will ensure that the sedimentation and erosion control measures will be taken and maintained and they will demonstrate best practices to control run off post development. A vote was taken. **IN FAVOR:** R. McIntyre, K. Danby, J. Prast, A. Wilcox, C. Gadon **OPPOSED:** None **ABSTAINING:** None. 5-0-0. The Motion passed unanimously. **GRANTED.**

IV. PUBLIC HEARINGS

19/20-25 Robert & Lisa Langwell seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/30' required/7' proposed) of the Zoning Regulations to permit the construction of a 24 s.f. portico roof at 17 Bellaire Dr., Map 3/Lot 97, Residence A District, Coastal Area Management Zone

Chairman McIntyre opened the public hearing.

Hope Proctor, Architect, spoke on behalf of the owners, Robert & Lisa Langwell who were not present at the time of meeting. She explained how they were seeking a variance to add a portico roof over the front door on an existing concrete stoop. In addition, she indicated that a 2' overhang wrapping around a portion of the house will be removed and a decorative railing will be added. She is seeking a 7' set back which is where the current stoop exists.

The Board members asked a number of questions including: why the needed the portico roof, what was the structure behind the stoop and if that could address the homeowners concern of safety during inclement weather, and if a door will be added to the portico roof. Discussion of the setback measurements on the prints from the road to the house and the road to the stoop as well as the total amount of coverage change.

H. Proctor answered all the Boards questions indicating they will be reducing the total amount of coverage, but the setback for the stoop will not change as it will remain in its original location.

The Chairman opened the hearing to public comments. No comments from the public.

The Chair asked for additional comments from the Board.

The Board discussed the visual look of the portico roof along with the worsening coverage from the road and that no other home in the neighborhood had coverage over their stoops. They mentioned that

concerns about the outside fireplace in the side yard and were concerned if the fireplace was included in the total land coverage number.

H. Proctor answered indicating that the setback is the same and not changing and suggested the use of brackets instead of columns to hold the portico roof.

Chairman McIntyre closed the public hearing.

Motion made by R. McIntyre. SECONDED by J. Prast to **Grant Appeal 19/20-25 Robert & Lisa Langwell** for a variances of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par. 24.5.1 as amended by Par 68.1.2 (narrow street setback/30' required/7' proposed) of the Zoning Regulations to permit the construction of a 24 s.f. portico roof at 17 Bellaire Dr., Map 3/Lot 97, Residence A District, Coastal Area Management Zone. A vote was taken. IN FAVOR: R McIntyre, J. Prast, K. Danby
OPPOSED: B. Dyson, A. Wilcox ABSTAINING: None. 3-2-0. The motion did not carry. **DENIED.**

V. REGULAR MEETING

A. **New Business** – None.

B. **Minutes**

Motion was made by R. McIntyre. SECONDED by A. Wilcox to **Approve the February 12, 2020 Regular Meeting Minutes.** A vote was taken. IN FAVOR: R. McIntyre, K Danby, J. Prast, A. Wilcox, B. Dyson, and C. Gadon, OPPOSED: None ABSTAINING: None. The Motion carried unanimously. 6-0-0 **APPROVED.**

C. **Correspondence & Announcements** – None

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

VI. ADJOURMENT

Motion was made by R. McIntyre, **Seconded** by C. Gadon to **adjourn** the March 11, 2020 Regular Meeting of the Zoning Board of Appeals. A vote was taken: IN FAVOR: R. McIntyre, K Danby, J. Prast, A. Wilcox, B. Dyson and C. Gadon. OPPOSED: None. ABSTAINING: None. The MOTION passed UNANIMOUSLY . 6-0-0. The meeting was adjourned at 6:45 p.m.

Erica Cosenza, Recording Clerk

∞
NEXT REGULAR MEETING
Wednesday, April 8, 2020 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
*Subscribe to www.oldsaybrookct.org for electronic delivery of
land use agendas.*