



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**  
**April 08, 2020 at 6:00 p.m.**  
**Audio/Web Meeting**

**I. CALL TO ORDER**

Chairman McIntyre called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

**Attendant Members**

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

**Absent Members**

**Attendant Staff**

Erica Cosenza, Recording Clerk  
Christina Costa, CZEO, CZET

There were three members of the public on the conference call.

**III. PUBLIC HEARING**

**19/20-26 Hartford County Home Improvement, LLC.** Seeks a variance of Par 10.6.1 & 10.6.2 (non-conforming use enlargement/change) of the Zoning Regulations to allow the location to be used for Retail/service (dog grooming service) at 3 Town Beach Road, Map 3/Lot 156, Residence A District, Coastal Area Management Zone.

TownBeach 3 ZBA Application 4.8.2020

Chairman McIntyre opened the public hearing, requesting any person speaking to state their name each time they spoke.

Attorney Ed Cassella presenting for property owner Brian Ziegler who was on the audio portion of the meeting

Attorney Cassella explained that the applicant is seeking a variance for a portion of the building (10'x16') to allow for the location to be used for a service (dog grooming) verses retail. Currently the building hosts a retail store and a 3 bedroom apartment . The applicant is proposing to open a dog grooming service where there was once an ice-cream parlor. It is a change in use only, no physical change to the building.

Attorney Cassella discussed the parking situation explaining that currently 5 parking spots are available for the building including 2 spots for the tenants. The paved area in the front of the building will not be used for parking, instead large planters will be installed for safety reasons. Property across the street owned by George Agnelli has been verbally secured for additional parking but no official contract for purchasing or long term leasing at the time of the meeting.

Board members asked a number of questions concerning the parking situation as it relates to the safety and traffic flow in the area as it is a residential zone. Concerns acquiring the additional property across the street owned by G. Agnelli, in a timely manner was discussed, as was the possibility of patrons parking near the planters obstructing the already narrow road.

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

Chairman McIntyre closed the public hearing.

**Motion** made by A. Wilcox to **Deny application due to expansion of non-conforming use, SECONDED** by D. Alexander. **Deny Appeal 19/20-26 Hartford County Home Improvement, LLC** for a variances of Par 10.6.1/10.6.2 (non-conforming use enlargement/change) of the Zoning Regulations to allow the location to be used for retail/service (dog grooming) at 3 Town Beach Road, Map3/Lot 156, Residence A District, Coastal Area Management Zone. A vote was taken. **IN FAVOR:** A. Wilcox, J. Prast, D. Alexander **OPPOSED:** R. McIntyre, K. Danby **ABSTAINING:** None. 3-2-0. The motion did not carry. **DENIED.**

## V. REGULAR MEETING

A. **New Business** – None.

B. **Minutes**

**Motion** was made by K. Danby **SECONDED** by A. Wilcox to **Approve the Amended March 11, 2020 Regular Meeting Minutes**. A vote was taken. **IN FAVOR:** R. McIntyre, K Danby, J. Prast, A. Wilcox, **OPPOSED:** None **ABSTAINING:** D. Alexander (unable to hear audio of her vote) The Motion carried 4-0-1 **APPROVED.**

C. **Correspondence & Announcements** – Chris Costa gave an update of how the Town Hall was adjusting and implementing new methods of corresponding during the pandemic.

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

## VI. ADJOURMENT

**Motion** was made by A. Wilcox, **Seconded** by R. McIntyre to **adjourn** the April 08, 2020 Regular Meeting of the Zoning Board of Appeals. A vote was taken: **IN FAVOR:** R. McIntyre, K Danby, J. Prast, A. Wilcox . **OPPOSED:** None. **ABSTAINING:** D. Alexander (unable to hear audio of her vote). The **MOTION** passed. 4-0-1. The meeting was adjourned at 7:15 p.m.

Erica Cosenza, Recording Clerk

NEXT REGULAR MEETING  
**Wednesday, May 13, 2020 @ 6:00PM**  
Town Hall, 1st Floor Conference Room  
302 Main Street  
Old Saybrook, CT  
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