



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

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Alternate Members
*Catherine J. Purcell
Charles Gadon
Brenda Dyson*

MOTIONS
REGULAR MEETING
August 14, 2019 at 6:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

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, August 14, 2019 at 6:00 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: Robert McIntyre, Chairman, Dorothy Alexander, Secretary, Jacqueline Prast, Brenda Dyson and Catherine Purcell.

Present: Bridget Riordan, Clerk

Absent: Kevin Danby, Vice Chairman, Charles Gadon and Adam Boyd,

The meeting was then called to order at 6:00 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. Three regular members and two alternates were seated.

CONTINUED PUBLIC HEARINGS

19/20-04C Pam Wertheim seeks a variance of 10.8.3 (non-conforming lot size/12,500 s.f. required/ 9,519 s.f. proposed) of the Zoning Regulations to permit the construction of an 1,803 s.f. residence at 120 Sea Lane-2, Map 13/Lot 79, Residence A District, Coastal Area Management Zone.

A **MOTION** was made by R.McIntyre, **SECONDED** by J. Prast to **APPROVE** appeal **#19/20-04C and CAM** based on satisfactory placement of house relative to size of lot which removed need for variance and compliance w/suggestions by Town Engineer G. Jacobson to address storm water runoff. All requirements of CAM were A vote was taken. **IN FAVOR:** R. McIntyre, D. Alexander, J. Prast, B. Dyson, C. Purcell. **OPPOSED:** None, **ABSTAINING:** None, the motion passed unanimously. 5-0-0

PUBLIC HEARINGS

19/20-05 Ronald D. & Sheila L. Powers seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/6.5' proposed) of the Zoning Regulations to permit the construction of a 97.2 s.f. (199 g.f.a) dormer addition to an existing 480 s.f. detached garage at 39 Maple Avenue, Map 22/Lot 174, Residence A District, Coastal Area Management Zone, AE-11 Flood Zone.

A **MOTION** was reluctantly made by D. Alexander, **SECONDED** by J. Prast to **DENY** appeal **#19/20-05** based on there being no evidence of hardship. A vote was taken. **IN FAVOR:** D. Alexander, J. Prast, B. Dyson. **OPPOSED:** R. McIntyre, C. Purcell, **ABSTAINING:** None, the motion passed. 3-2-0

19/20-06C David & Jennifer Arcesi, seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (side yard setback/15' required/8.2' proposed to south and 6.2' proposed to north); Par 24.6.2 (building structure coverage/20% allowed/33.8% proposed); and Par 10.11(flood plain

compliance/elevate to 500 year required/elevate above 500 year proposed) of the Zoning Regulations to permit the elevation of existing 2,088 s.f. home to meet FEMA requirements, roof line modifications and creation of foyer, garage and other storage areas on lower level at 21 West Shore Drive, Map 1/Lot 102, Residence A District, Coastal Area Management Zone, VE-15 Flood Zone.

Agent for the Applicant Atty. E. Cassella requested a continuance to address 8.13.19 letter from DEEP.

19/20-07C Daniel V. & Rosanna D'Aprile, seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (side yard setback/15' required/12.8' proposed) and Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/30' required/20' on Ridge Road and 19.8' on Sea Breeze Road proposed) to permit the construction of a 549 s.f. 2nd story addition at 10 Ridge Road, Map 3/Lot 168, Residence A District, Coastal Area Management Zone.

A **MOTION** was made by R. McIntyre, **SECONDED** by D. Alexander to **APPROVE** appeal #19/20-07C w/ CAM based on the hardship of property being a small lot bounded by 3 streets and the reduction of coverage. Plan is in compliance with a CAM regulations. A vote was taken. **IN FAVOR:** R. McIntyre, D. Alexander, J. Prast, B. Dyson, C. Purcell. **OPPOSED:** None, **ABSTAINING:** None, the motion passed unanimously. 5-0-0

19/20-8C Equity Trust Company/Kenneth Navarro, seeks a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (side yard setback/15' required/13.4' to south and 11.6' to north proposed) of the Zoning Regulations to permit the construction of a 280 s.f. two story addition, increasing the pitch of garage roof and addition of a 12 s.f. half story deck.at 15 Park Avenue, Map 5/Lot 97, Residence A District, Coastal Area Management Zone.

A **MOTION** was made by R. McIntyre, **SECONDED** by B. Dyson to **APPROVE** appeal #19/20-8C w/ CAM based on hardship being the implementation of the Residence A District regulations on non-conforming lot. Plan is in compliance with a CAM regulations. A vote was taken. **IN FAVOR:** R. McIntyre, D. Alexander, J. Prast, B. Dyson, C. Purcell. **OPPOSED:** None, **ABSTAINING:** None, the motion passed unanimously. 5-0-0

REGULAR MEETING

Minutes: A Motion was made by R. McIntyre, seconded by C. Purcell to approve the July 10th, 2019 Regular Meeting Minutes. A vote was taken: In favor: R. McIntyre, D. Alexander, J. Prast, B. Dyson, C. Purcell, Opposed: None Abstaining: None The motion passed unanimously. 5-0-0

Adjournment: A Motion was made by R. McIntyre, seconded by C. Purcell to adjourn the August 14th, 2019 Regular Meeting of the Zoning Board of Appeals. No discussion and a vote was taken: In favor: C. Purcell, J. Prast, R. McIntyre, B. Dyson, D. Alexander Opposed: None Abstaining: None The motion passed unanimously. 5-0-0 The meeting was adjourned at 8:45p.m.

Bridget Riordan, Recording Clerk

NEXT REGULAR MEETING
Wednesday, September 11, 2019 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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