



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
Kevin Danby, Vice Chairman
Jacqueline Prast, Secretary
Alfred Wilcox
Erin Colwell*

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

Alternate Members
*Matt Diamond
Frank D. Keeney
Vacancy*

REGULAR MEETING MINUTES
Wednesday, June 14, 2023 at 6:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

Chairman Gadon called the meeting to order at 6 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendant Members: C. Gadon, E. Colwell, J. Prast, A. Wilcox, M. Diamond,
F. Keeney (seated for K. Danby)

Absent Members: K. Danby

Attendant Staff: J. Galli, Recording Clerk

Twelve members of the public attended with two more via Zoom.

IV. PUBLIC HEARINGS

22/23/-27 Jenna & Adam Bakken request a variance of Par 23.5.1 (streetline setback/35' required/22' proposed) of the Zoning Regulations to permit the construction of a 512 s.f. pool at 17 Cromwell Court, Map 32/Lot 32, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone.

Jenna and Adam Bakken presented. They are proposing to construct a 16' x 32' inground pool totaling 512 s.f. The 49 s.f. detached shed will be removed. Hardship – they are on a bend of the street requiring two street line setbacks. The location of the septic system doesn't allow placement of the pool on the other side of the house. No Gateway approval needed since it's not visible from the river.

MOTION to APPROVE 22/23-27 Jenna & Adam Bakken request a variance of Par 23.5.1 (streetline setback/35' required/22' proposed) of the Zoning Regulations to permit the construction of a 512 s.f. pool at 17 Cromwell Court, Map 32/Lot 32, Residence AA -2 District, Coastal Area Management Zone, Ct River Gateway Conservation Zone with the hardship of the peculiar configuration of the street that it's on, the house requires two streetline setbacks. Also, the pool will not impede anyone's sight lines. **MADE:** A. Wilcox **SECONDED:** J. Prast **VOTING IN FAVOR:** : C. Gadon, E. Colwell, J. Prast, A. Wilcox, F. Keeney **OPPOSED:** None **ABSTAINING:** None **APPROVED: 5-0-0.**

22/23-28 Christopher & Cassandra Clark request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other line setback/15' required/6.9' proposed to north and 14.2' proposed to west) of the Zoning Regulations to permit the construction of an 84 s.f. mudroom addition at 9 East Street, Map 22/Lot 61, Residence A District, Coastal Area Management Zone.

Christopher and Cassandra Clark presented. They are seeking a variance to construct a mudroom for a side-by-side washer/dryer and storage space. With the septic on the other side of the property there is no other place to put the mudroom. Chairman C. Gadon explained that septic placement is not a hardship. The goal, Gadon stated, is to make the property more conforming and with this construction they are encroaching the neighbor by constructing further into the setback enlarging a non-conformity. The Commission agreed that they couldn't approve this application but discussed possible solutions that may work. The applicant will need to return with a resized or relocated project along with the proper drawing reflecting steps and measurements.

MOTION to CONTINUE 22/23-28 Christopher & Cassandra Clark request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other line setback/15' required/6.9' proposed to north and 14.2' proposed to west) of the Zoning Regulations to permit the construction of an 84 s.f. mudroom addition at 9 East Street, Map 22/Lot 61, Residence A District, Coastal Area Management Zone to the next regularly scheduled Zoning Board of Appeals meeting on Wednesday, July 12 in the 1st Floor Conference Room 302 Main Street, Old Saybrook as presented **MADE:** F. Keeney **SECONDED:** A. Wilcox **VOTING IN FAVOR:** : C. Gadon, E. Colwell, J. Prast, A. Wilcox, F. Keeney **OPPOSED:** None **ABSTAINING:** None **APPROVED: 5-0-0.**

22/23-29 Chris & Hellen Previte request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); 24.5.3 (other line setback/15' required/12' proposed) of the Zoning Regulations to permit the construction of a 120 s.f. dormer addition at 55 Mohican Road, Map 1/Lot 39, Residence A District, Coastal Area Management Zone.

Chris Previte presented. He previously constructed a 10' x 12' dormer to increase attic space and headroom which will add 88 s.f. of floor space with a 6' ceiling during a roof and siding remodel. Windows were added for light and ventilation. A 66 s.f. front deck that was added during the construction has been removed. C. Gadon opened for public comment with no response.

MOTION to APPROVE 22/23-29 Chris & Hellen Previte request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); 24.5.3 (other line setback/15' required/12' proposed) of the Zoning Regulations to permit the construction of a 120 s.f. dormer addition at 55 Mohican Road, Map 1/Lot 39, Residence A District, Coastal Area Management Zone on the grounds that the reduction in non-conformity will justify the unfortunate build of an unpermitted dormer as presented. **MADE:** C. Gadon **SECONDED:** E. Colwell **VOTING IN FAVOR:** C. Gadon, E. Colwell, J. Prast, A. Wilcox, F. Keeney **OPPOSED:** None **ABSTAINING:** None **APPROVED: 5-0-0.**

22/23-30 Thomas C. & Courtney D. Fry request a variance of Par 24.4.1 (number of stories/no roof deck above 2nd story/half story allowed/roof deck on half story proposed) of the Zoning Regulations to permit the construction of a roof deck at 44 Saltaire Drive, Map 3/Lot 34, Residence A District, Coastal Area Management Zone.

Attorney E. Cassella presented. The applicant is proposing a 586 s.f. master bedroom addition over the garage where the existing deck is currently that will be fully compliant. They would like to move the existing deck above the newly constructed second story and that is what they need a variance for. There will be secure stairs from the ground floor up to the deck. Since roof decks are prohibited in Old Saybrook, the Commission agreed that they need to speak with the ZEO and Commission attorney before they proceed. They have asked the applicant for a continuance upon which the applicant has agreed.

MOTION to CONTINUE 22/23-30 Thomas C. & Courtney D. Fry request a variance of Par 24.4.1 (number of stories/no roof deck above 2nd story/half story allowed/roof deck on half story proposed) of the Zoning Regulations to permit the construction of a roof deck at 44 Saltaire Drive, Map 3/Lot 34, Residence A District, Coastal Area Management Zone to the next regularly scheduled Zoning Board of Appeals meeting on Wednesday, July 12 in the 1st Floor Conference Room 302 Main Street, Old Saybrook as presented **MADE:** A. Wilcox **SECONDED:** E. Colwell **VOTING IN FAVOR:** : C. Gadon, E. Colwell, J. Prast, A. Wilcox, F. Keeney **OPPOSED:** None **ABSTAINING:** None **APPROVED: 5-0-0.**

V. REGULAR MEETING

A. New Business - None

B. Minutes

MOTION to APPROVE the meeting minutes of Wednesday May 10, 2023 as presented. **MADE:** A. Wilcox **SECONDED:** E. Colwell **VOTING IN FAVOR:** C. Gadon, E. Colwell, J. Prast, A. Wilcox, F. Keeney **OPPOSED:** None **ABSTAINING:** None **APPROVED: 5-0-0.**

C. Correspondence and Announcements - None

D. Committee, Representative & Staff Reports - None

VII. ADJOURNMENT

MOTION to **ADJOURN** the meeting of June 14, 2023 at 6 :50 p.m. to the next regularly scheduled meeting of Wednesday, July 12, 2023 at 6:00 P.M. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook as presented **MADE:** C. Gadon **SECONDED:** J. Prast **VOTING IN FAVOR:** C. Gadon, J. Prast, E. Colwell, A. Wilcox, F. Keeney **OPPOSED:** None **ABSTAINING:** None **APPROVED 5-0-0.**

Respectfully submitted,

Joanne Galli,
Recording Clerk

NEXT REGULAR MEETING

July 12, 2023 at 6:00 P.M.

Town Hall, 1st Floor Conference Room, 302 Main Street,
Old Saybrook, CT

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information at

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