



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

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Alternate Members
*Charles Gadon
Brenda Dyson
Vacancy*

**REGULAR MEETING AGENDA
VIRTUAL MEETING
April 14, 2021 at 6:00 p.m.**

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kZWmV2VII3VVV1TUNtNEZRSEs0QT09>

Meeting ID: 961 7441 7686

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,96174417686#>

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **OLD BUSINESS**

A review of the application of Joseph E. Tobin to determine whether or not, under the provisions of General Statutes Section 8-6 (a) (3), that there is a substantial change in their request for a variance from their earlier appeal 20/21-21C that was denied on March 10, 2021. The Board will make a determination as to whether or not the proposed plan modification is or is not the same or substantially the same as the earlier application so that it may be heard by the Board within six months after the earlier decision by the Board. Denied Appeal 20/21-21C requested a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required (Atlantic)/13.5' proposed); Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback /35' required (Club House)/30.3' proposed); and Par 24.5.3 (other yard setback/15' required/11.9' proposed) of the Zoning Regulations to permit the construction of a 806 s.f. second story addition, an unroofed second story deck and a 112 s.f. shed at 17 Club House Lane, Map 4/Lot 159, Residence A District, Coastal Area Management Zone.

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

20/21-26 Jeff Roy seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback /35' required /14.3' proposed) of the Zoning Regulations to permit the construction of a new roofline/dormer at 69 Middletown Avenue, Map 19/Lot 190, Residence A District, Coastal Area Management Zone.

20/21-28C Philip Delldonna seeks a variance of Par 24.5.3 (other yard setback/15' required/5.5' proposed) of the zoning regulations to permit the construction of a 720 s.f. detached garage with unfinished 2nd floor at 16 Old Sea Lane, Map 19/Lot 102, Residence A Zoning District, Coastal Area Management Zone.

20/21-31 Derick Gibbs seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback /40' required /11.7' proposed); and Par 24.5.3 (other property line setback/15' required/10.9 proposed to east and 6.2' proposed to west) of the Zoning Regulations to permit the construction of a 376 s.f. second story addition at 6 Tucker Road, Map 18/Lot 80, Residence A District, Coastal Area Management Zone, AE-12 Flood Zone.

20/21-33 Flounder Partners, LLC seek a variance of Par 10.6.1(non-conforming use/change); Par 24.5.1 (street line setback/25' required/3' proposed to Essex Rd); Par 24.5.1 as modified by Par 68.1.2.b.4 (narrow street line setback/30' required/11.2' proposed to Sunrise Ave) and Par 24.6.2 (Gateway Zone structure coverage/15% allowed/16.9% proposed) to permit the construction of a 1059.3 s.f. roofed pavilion at 99 Essex Road, Map 58/Lot 134, Residence A Zoning District, Coastal Area Management Zone, Gateway Conservation Zone.

THE FOLLOWING PUBLIC HEARINGS WILL BE CONTINUED WITH NO DISCUSSION TO A SPECIAL MEETING ON TUESDAY, APRIL 27, 2021

20/21-29C Antonio & Natalina Speranza seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 68.1.2.B.9 (tidal wetlands setback/50' required/38' proposed) of the Zoning Regulations to permit the construction of a 940 s.f. addition plus a 134 s.f. deck above garage and a 122 s.f. roof deck at 45 Club House Lane, Map 4/Lot 282, Residence A District, Coastal Area Management Zone.

20/21-30 Jhonny & Jefferson Rivera seek a variance of Par 10.6.1 & 10.6.2 (non-conforming use/change); Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 34.6.3 (other line setback/20' required/12/2' proposed) of the Zoning Regulations to permit the construction of a 100 s.f. second story dormer addition at 2 Thompson Road, Map 17/Lot 5, Gateway Business B-4 District, Coastal Area Management Zone.

20/21-32 Peter A. Nicoletti seeks a variance of Par 10.8.2 & 10.8.3 (nonconforming lot size/12,500 required/5,250 s.f. proposed); Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback /35' required /31.9' proposed) and Par 24.5.3 (other line setback/15' required/9.7' proposed) of the Zoning Regulations to permit the construction of a 1,471 s.f. two story house with a 50 s.f. entry portico and stairs, and a 141.8 s.f. deck, stairs and landing at 50 Chalker Beach Road, Map 18/Lot 43, Residence A District, Coastal Area Management Zone, AE 12 Flood Zone.

V. REGULAR MEETING

- A. **New Business**
- B. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

VI. ADJOURNMENT

NEXT SPECIALLY SCHEDULED
VIRTUAL MEETING
Tuesday, April 27, 2021 at 6:00 P.M.
Check our website for dial in information and
additional meeting documents
[Zoning Board of Appeals web page](#)
Subscribe to www.oldsaybrookct.org for electronic delivery

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING
Wednesday, May 12, 2021 at 6:00 P.M.
Check our website for dial in information and
additional meeting documents
[Zoning Board of Appeals web page](#)
Subscribe to www.oldsaybrookct.org for electronic delivery of