



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

Alternate Members
*Charles Gadon
Brenda Dyson
Vacancy*

**SPECIAL MEETING AGENDA
VIRTUAL MEETING
April 27, 2021 at 6:00 p.m.**

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

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

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.

IV. **NEW BUSINESS**

Question and answer session with Attorney Michael Cronin.

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

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](http://www.oldsaybrookct.org)
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