



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
Kevin Danby, Vice Chairman
Alfred Wilcox
C. Marston Ladd
Erin Colwell*

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Alternate Members
*Andrew Morosky
Jonathan Miles
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

February 14, 2024 at 6:00 p.m.

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

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. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **CONTINUED PUBLIC HEARINGS**

23/24-12 Stanislaw Szewczyk requests a variance of Par 34.6.1 (front setback/50' required/25' proposed); Par 63.3.1.B (front landscape area/25' required/4' from Boston Post Road and 7' from Orchard Lane proposed); Par 63.4.1.C (perimeter buffer/10' required/5' proposed); and Par 68.1.2.B.2 (parking/pedestrian node/10' behind bldg. required/parking as proposed) of the Zoning Regulations to permit a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on the property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

ACTION: Close public hearing (NLT 2/14/2024) (29 of 65 day extension granted)

V. **PUBLIC HEARINGS**

23/24-13C Alba Enterprises, LLC (Robert & Carmela Larosa), request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/95' proposed) of the Zoning Regulations to permit the demolition of existing structure and construction of a 7,518 s.f. house with attached garage and porch at 15 Mallard Drive, Map 63/Lot 90, Residence AA-1 District, Coastal Area Management Zone, Gateway Conservation Zone.

ACTION: Open pb (NLT 2/15/2024)

23/24-14 Cohbro Realty Holdings requests a variance of 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 (front yard setback/25' required/23.9' to house and 21.2' to steps proposed); and Par 24.5.3 (other yard setback/15' required/8.7' proposed) of the Zoning Regulations

to permit the construction of a 40 s.f. covered porch with steps at 25 Maplewood Road, Map 4/Lot 19, Residence A District, Coastal Area Management Zone.

ACTION: Open pb (NLT 3/14/2024)

23/24-15 John & Christine Loxsom request a variance of Par 10.8.3 (non-conforming lot/12,500 s.f. required/5,993.59 s.f. proposed); Par 24.5.1 (street line setback/25' required/24.5' proposed); Par 24.5.3 (side yard setback/15' required/5.8' proposed to north & 9.3' proposed to the south); and Par 24.5.4 (projection into setback/3' allowed/5.8' & 9' proposed) of the Zoning Regulations to permit the reconstruction of a 1,674 s.f. two story house at 70 Nehantic Trail, Map 19/Lot 257, Residence A District, Coastal Area Management Zone.

ACTION: Open pb (NLT 3/14/2024)

23/24-16 Peter & Jennifer Karalekas request a variance of 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (street line setback/25' required/11.7' proposed) of the Zoning Regulations to permit the construction of a 192 s.f. deck above existing porch at 27 Billow Road, Map 1/Lot 105, Residence A District, Coastal Area Management Zone.

ACTION: Open pb (Close pb NLT 3/19/2024)

VI. **REGULAR MEETING**

A. **New Business**

- **Election of Officers**

B. **Minutes**

C. **Correspondence & Announcements**

D. **Committee, Representative & Staff Reports**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, March 13, 2024 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook
**Check our website for dial in information
and additional meeting documents**
[Zoning Board of Appeals web page](#)