



145 Dennison Road  
Essex, CT 06426  
Phone: 860-581-8554  
[contact@ctrivergateway.org](mailto:contact@ctrivergateway.org)  
[www.ctrivergateway.org](http://www.ctrivergateway.org)

Chester  
Deep River  
East Haddam  
Essex  
Haddam  
Lyme  
Old Lyme  
Old Saybrook

Charles Gadon, Chair  
Old Saybrook Board of Appeals  
302 Main Street  
Old Saybrook, CT 06475-1741

April 29, 2024

Subject:

23/24-20C North Cove Associates, LLC request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 23.4.2 (structure height/35' maximum/37.9' proposed); Par 23.5.1 (streetline setback/35' required/34.2' to entry/29.5' to west addition/34.5' to east addition proposed); Par 23.5.3 (other yard setback/15' required/6.9' to addition and 7.3' to utility platform proposed); and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/93' to deck/86' to pool/78' to terrace and 99' to retaining wall proposed) of the Zoning Regulations to permit the construction of a 161 s.f. addition on west side, a 623 s.f. addition on north east side, a 562 s.f. deck and a new pool with pervious paver terrace at 201 North Cove Road, Map 32/Lot 11, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone, AE-10 and VE-15 Flood Zones.

Dear Mr. Gadon:

The Connecticut River Gateway Commission ("CRGC") respectfully clarifies its position provided during the Old Saybrook Zoning Board of Appeals on April 11, 2024 for the aforementioned subject as follows:

1. CRGC supports only proposed construction of additions to the existing residence building.
2. CRGC does not support the part of the project by applicant to construct a new pool/patio/terrace structure in the 100-foot Gateway Conservation Zone Building/Structure Setback.

CRGC appreciates the applicant attempts to mitigate the negative impacts of the project on the Connecticut River but finds there are no mitigation steps presented in this case sufficient to offset the significant negative impacts this project poses to Gateway Conservation Zone. Removing impervious materials, using pervious materials and replacing grass for native plants are not so extraordinary as to offset the impact of new structure in this critical interface with the river.

3. CRGC does not agree that the proposal leads to a reduction in non-conformity, as claimed in the proposal. Adding a new pool structure increases significantly the property's nonconformity.

Removing impervious surface does not reduce non-conformity. Increasing planting coverage does not reduce the negative impact of a new pool structure.

4. CRGC reviewed and determined that the proposal for new pool and terrace construction is detrimental to the protection of the Gateway Conservation Zone. These improvements are inconsistent with Gateway Standards.

These improvements do not comply with Gateway Standards adopted by Old Saybrook Zoning Regulations 58.2 and 58.6, because the structures are within the 100-foot Riparian Buffer Setback and the 100-foot Structural Setback. These *minimum* CRGC Standards do not support construction of new structures within the 100-foot Structural or 100-foot Riparian Buffer setbacks.

5. CRGC sees our mission as one of partnership with member Towns and has enjoyed such a relationship with the Town of Old Saybrook. As you are aware, C.G.S. Section 25-102h deems CRGC an aggrieved party with the right to appeal a decision of a member ZBA if, in CRGC's judgment, that ZBA makes a decision that is inconsistent with the Gateway Standards set forth under C.G.S. Section 25-102d.

We thank Old Saybrook Zoning Board of Appeals for its continued assistance and partnership in the protection and preservation of the natural and traditional riverway scene and the ecology of the river within the beautiful lower Connecticut River Valley.

For the Commission,



Suzanne Thompson, Chair  
Connecticut River Gateway Commission



William Webb, Vice Chair  
Connecticut River Gateway Commission