



145 Dennison Road
Essex, CT 06426
Phone: 860-581-8554
contact@ctrivergateway.org
www.ctrivergateway.org

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

Mr. Charles Gadon, Chairman
Old Saybrook ZBA
302 Main Street
Old Saybrook, CT 06475

February 22, 2024

RE: 23/24-20C North Cove Associates, LLC request a variance of Par10.7.1/10.7.2 (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:

Old Saybrook ZBA submitted the subject Application for variances to the Connecticut River Gateway Commission (CRGC) for review.

The CRGC requests a continuance of ZBA's hearing scheduled to open on Wednesday, March 13, 2024 to provide CRGC the opportunity to review this application at its Regular Meeting on March 28th.

Respectfully,

Susan W. Beckman

Susan W. Beckman
Regional Planner, RiverCOG
Staff to the Gateway Commission