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Mr. Charles Gadon, Chair
Old Saybrook Zoning Board of Appeals
302 Main Street
Old Saybrook, CT 06475
April 9, 2024

SUBJECT: 23/24-22C Matthew J. O’Keefe requests a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100’ required/49.2’ proposed); and Par 68.1.2.B.9 (tidal wetland setback/50’ required/49.2’ proposed) of the Zoning Regulations to permit the construction of a 48 s.f. dormer addition and 220 s.f. covered porch at 44 Willard Avenue, Map 24/Lot 92, Residence A District, Coastal Area Management Zone, CT River Gateway Conservation District.

Dear Mr. Gadon:
Old Saybrook Zoning Board of Appeals (ZBA) submitted the referenced variance application to Connecticut River Gateway Commission (CRGC) for review pursuant to Section 25-102h of the Connecticut General Statutes. These findings are provided for consideration by ZBA at the public hearing.

Findings

At its March 28, 2024 regular meeting CRGC reviewed the variance application to allow construction of a 48sf dormer addition and 220sf covered porch in the 100’ Riparian and Structural Setbacks.

CRGC found there was insufficient information to make a determination in this case. The text in the application referred to an existing wood deck but that deck was not depicted on the elevations of the existing building.

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

For the Commission,

Susan W. Beckman

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