MINUTES
SPECIAL MEETING
Wednesday, May 25, 2022 at 6:00 p.m.
Hybrid Meeting

I. CALL TO ORDER

Chairman Gadon called the meeting to order at 6pm.

II. ROLL CALL

Members
Charles Gadon, Alfred Wilcox, Jacqueline Prast, Erin Colwell, Matt Diamond, Brenda Dyson-
Virtual

Absent
Kevin Danby

Attendant Staff
Sarah Makowicki, Recording Clerk

Chairman seated Brenda Dyson for Kevin Danby.

III PUBLIC HEARINGS

A. 21/22-23C Michael & Carol Ann Fedele seek a variance of Par 10.7.1/10.7.2 (non-
conformity enlargement/change) and Par 24.5.3 (other line setback/15’ required/9.2’ to
west and 4.3’ to east proposed) of the Zoning Regulations to permit construction of a
299 s.f. addition at 36 Beach Road East, Map 12/Lot 129, Residence A District, Coastal
Area Management Zone, VE-14 Flood Zone.

Attorney David Royston with Board members Alfred Wilcox, Charles Gadon, and Brenda Dyson
that they could make their decision on this application without bias from the 2020 variance decision
on the same property. Board members responded that they would be able to make a decision
without prejudice.

Attorney Royston went on to present the application to the Board stating that in lieu of a hardship
that the variance should be granted on the grounds that the proposed work is comprehensive with
the plan of zoning.
DEEP letter is read into the record, they stated that the agency does not typically approve of expansions of buildings in this flood zone. They also recommended that a cost analysis be redone at the time of construction.

Two letters were read into the record.
  Sebastian Gallo – 2 Bellaire Manor – Does not oppose
  Terry and Steve Gelbstein 30/32 Beach Rd East – Do not oppose

C. Gadon opened the public comment.
No Comments.
C. Gadon closed the public comment.

A. Wilcox stated that he would refrain from making his decision based on the definition of an attic. Mr. Wilcox does not see a hardship or a reduction in non-conformities.

A. Wilcox and C. Gadon agreed that the benefits had already been confined by the 2020 variance approval and that approval should not be used to enlarge the non-conformity on lot 36.

**MOTION to Deny. 21/22-23C Michael & Carol Ann Fedele** seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other line setback/15’ required/9.2’ to west and 4.3’ to east proposed) of the Zoning Regulations to permit construction of a 299 s.f. addition at 36 Beach Road East, Map 12/Lot 129, Residence A District, Coastal Area Management Zone, VE-14 Flood Zone. On the grounds that there is no hardship, and any ostensible benefits were affected by the variance given in 2020. **MADE:** A. Wilcox; **SECONDED:** J. Prast; **VOTING IN FAVOR:** A. Wilcox, C. Gadon, J. Prast, B. Dyson, Erin Colwell; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes:** 5-0-0. **The Application is Denied.**

Chairman Gadon moved to have the Board go into executive session.

Chairman Gadon moved to have the Board end the executive session.

**IV. ADJOURMENT**

**MOTION to Adjourn** until NEXT REGULARLY SCHEDULED HYBRID MEETING Wednesday, June 8, 2022 at 6:00 P.M. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook. **MADE:** C. Gadon; **SECONDED:** A. Wilcox **VOTING IN FAVOR:** C. Gadon, B. Dyson, J. Prast, A. Wilcox, E. Colwell; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes:** 5-0-0.

Respectfully submitted, Sarah Makowicki, Recording Clerk

**NEXT REGULAR MEETING**
June 8, 2022 at 6:00 P.M.
Town Hall, 1st Floor Conference Room, 302 Main Street, Old Saybrook, CT
Check our website one week in advance for dial in information at Town of Old Saybrook Zoning Board of Appeals or Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.