



TOWN OF OLD SAYBROOK  
**Zoning Board of Appeals**

*Robert J. McIntyre, Chairman  
Kevin Danby, Vice Chairman  
Dorothy T. Alexander, Secretary  
Jacqueline Prast  
Alfred Wilcox*

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
[www.oldsaybrookct.org](http://www.oldsaybrookct.org)

**Alternate Members**  
*Charles Gadon  
Brenda Dyson  
Vacancy*

**REGULAR MEETING AGENDA  
VIRTUAL MEETING  
October 14, 2020 at 6:00 p.m.**

Join Zoom Meeting: <https://zoom.us/j/96117311912?pwd=ODNJaFh1SUdmYjBia1FyWjJYTzZqZz09>

PASSCODE: 302302

One tap Mobile Teleconference: <tel://19294362866,96117311912#>

Manual Dial Teleconference: Dial: (929) 436-2866 Meeting ID: 961 1731 1912

**I. CALL TO ORDER**

**II. ROLL CALL**

**III PUBLIC HEARINGS (Voting Session after each Public Hearing)**

**20/21-06 Cynthia & Jamie Downie, Sr.** seek a variance of Par 23.5.5 (side yard setback/10' required/2' proposed) of the Zoning Regulations to permit the construction of a 180 s.f. storage shed at 5 Briarwood Drive, Map 7/Lot 7, Residence AA-2 District, Coastal Area Management Zone.

**20/21-07C Michael & Carol Ann Fedele** seek a variance of Par 9.1 (requirement for accessory building/same or contiguous lot as principal use/allow as accessory to 36 Beach Rd. E); Par 24.5.1 as amended by Par 68.1.2B4 (narrow street setback/35' required/35' proposed); Par 68.1.2.B.9 (tidal wetlands setback/50' required/35' proposed) of the Zoning Regulations to permit the construction of a 1,346 s.f. two story garage at 35 Beach Road East, Map 12/Lot 105, Residence A Zoning District, Coastal Area Management Zone, AE-12 Flood Zone. The applicants additionally 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' proposed to west and 4.3' proposed to east) to permit the construction of a 283 s.f. addition at 36 Beach Road East, Map 12/Lot 129, Residence A Zoning District, Coastal Area Management Zone, VE-14 Flood Zone.

**20/21-8 John T. & Donna C. Dunn** seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 10.6.1 & 10.6.2 (expansion of a nonconforming use/expanding deck proposed); Par 34.6.1 (front yard setback/50' required/19.2' proposed) of the Zoning Regulations to permit the construction of a 160 s.f. deck at 14 Boston Post Road Place, Map 42/Lot 29, Gateway Business B-4 District, Coastal Area Management Zone.

**20/21-9 James G. Breen III & Joanne T. Breen** seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.3 (other yard setback/15' required/4.4' to house and 3.4' to eave proposed); Par 24.5.1 as amended by Par 68.1.2B4 (narrow street setback/35' required/26' to house, 25' to eave, and 23.3' to entry proposed) and Par 24.5.5a (accessory structure street line setback/35' required/21.2' proposed) of the Zoning Regulations to permit the elevation and relocation of existing 780 s.f. 1-story house, construction of 780 s.f. 2nd story addition above existing house footprint, construction of 96 s.f. 2-story addition and 228 s.f. deck/utility platform and relocation of existing 49 s.f. shed at 4 Pelton Avenue, Map 19/Lot 216, Residence A District, Coastal Area Management Zone, AE-11 Flood Zone.

**IV. REGULAR MEETING**

- A. **New Business**
- B. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

**V. ADJOURNMENT**