



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

Alternate Members
Charles Gadon
Brenda Dyson
Vacancy

REGULAR MEETING AGENDA
VIRTUAL MEETING
November 12, 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. CONTINUED PUBLIC HEARINGS (Voting Session after each Public Hearing)

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.

IV. PUBLIC HEARINGS

20/21-10C Bonnie J. Sherwood seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2 (structure coverage/20% allowed/24.7% proposed) of the Zoning Regulations to permit the construction of a 1,366 s.f. addition to connect garage to house which includes a second story living space above the garage as well as two decks at 35 Sea Crest Road, Map 4/Lot 242, Residence A Zoning District, Coastal Area Management Zone.

20/21-11C Michael Mendoza seeks a variance of Par. 10.8.2 (non-conformity-lots/use, building, structure must comply with all other regulation requirements/non-conforming lot width and area proposed) and Par 68.1.2.B9 (tidal wetland setback/50' required/22.7' proposed) of the zoning regulations to permit the demolition of existing house and construction of a new 2,339 s.f. house with attached garage, portico with stairs, landscaped wall, rear porch and deck at 9 South View Circle, Map 15/Lot 13, Residence A Zoning District, Coastal Area Management Zone.

20/21-12C John Notar-Francesco seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.6.2A (Gateway Conservation Zone structure coverage/15% allowed/18.6% proposed); Par 58.2.1 (riparian buffer setback Gateway Conservation Zone/100' required/48.9' from tidal

wetlands to proposed); Par 58.6 (setback Gateway Conservation Zone/100' required/48.9' from tidal wetlands to addition proposed) of the Zoning Regulations to permit the construction of a 379 s.f. addition at 56 Willard Avenue, Map 24/Lot 94, Residence A Zoning District, Gateway Conservation Zone, Coastal Area Management Zone.

20/21-13 Jeffrey Canavan seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 23.6.1A (Gateway Conservation Zone structure coverage/15% allowed/19.3% proposed) of the Zoning Regulations to permit the construction of a 766 s.f. inground pool including coping, 29 s.f. deck addition and 165 s.f. cabana at 40 North Cove Road, Map 31/Lot 16-2, Residence AA-2 Zoning District, Gateway Conservation Zone, Coastal Area Management Zone.

20/21-14 Duncan & Christine Downie seek a variance of Par. 10.8.2 (non-conformity-lots/use, building, structure must comply with all other regulation requirements/non-conforming lot width and area proposed) and Par 24.6.2A (Gateway Conservation Zone structure coverage/15% allowed/19.9% proposed) of the Zoning Regulations to permit the demolition of existing house and construction of a 2,183 s.f. house including attached garage and porch, 288 s.f. inground pool including coping, 38 s.f. a/c unit and pool equipment pad and 21 s.f. landing at 12 Old South Cove Road, FKA South Cove Rd. # 2, Map 23/Lot 58, Residence A Zoning District, Coastal Area Management Zone, Gateway Conservation Zone.

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING

Wednesday, December 9, 2020 at 6:00 P.M.

**Check our website for dial in information and additional meeting
documents**

[Zoning Board of Appeals web page](#)

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