



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

*Robert J. McIntyre, Chairman*  
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**Alternate Members**  
*Charles Gadon*  
*Brenda Dyson*  
*Vacancy*

**REGULAR MEETING AGENDA**  
**VIRTUAL MEETING**  
**December 9, 2020 at 6:00 p.m.**

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndlRm1IenJPS0JBcDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,95698333313#>

**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 (Voting Session after each Public Hearing)**

**20/21-15 Meegan & Rodney J. Bunch, III** seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback/40' required/16.2' proposed) of the Zoning Regulations to allow the construction of 168 s.f. second story dormer addition at 360 Maple Avenue, Map 3/Lot 347, Residence A Zoning District, Coastal Area Management Zone.

**20/21-16 Hartford County Home Improvement, LLC** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by Par 68.1.2B4 (narrow street setback/30' required/8.6' proposed); Par 24.5.3 (side yard setback/15' required/4' proposed) and Par 24.6.2 (structure coverage/20% allowed/22.3% proposed) of the Zoning Regulations to permit the construction of a front porch overhang at 12 Belleaire Drive, Map 3/Lot 91, Residence A Zoning District, Coastal Area Management Zone.

**V. NEW BUSINESS**

A. 2021 Meeting Calendar

VI. **REGULAR MEETING**

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
VIRTUAL MEETING

Wednesday, January 13, 2021 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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