



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Alternate Members
*Brenda Dyson
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Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

February 9, 2022 at 6:00 p.m.

Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VlI3VVV1TUNtNEZRSEs0QT09>

Meeting ID: 961 7441 7686

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,96174417686#>

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **PUBLIC HEARINGS –**

21/22-08 6 Center Road West, LLC, appeal of the Zoning Enforcement Officer's Cease & Desist Order dated August 18, 2021 for property located at 6 Center Road West, Map 26/Lot 6-9, Gateway Business B-4 District

ACTION: Open pb, continue or act. Applicant granted extension to open the pb to 2/9/22. 65 of 65 days used, pb must be opened.

21/22-13C Heidi S. Pascucci, seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required/14.3' proposed); Par 25.5.3 (other line setback/15' required/9.2' proposed); and 24.6.1 (building structure coverage/20% allowed/24.2% proposed) of the Zoning Regulations to permit the construction of a 104 s.f. dormer additions, increased building insulation and reconfigured entryway at 33 Hartlands Drive, Map 1/Lot 50, Residence A District, Coastal Area Management Zone.

ACTION: Open pb, continue or act.

21/22-14C Bridgetax Associates, LLC seeks a variance of Par 10.8.2 & 10.8.3 (non-conforming lot size/12,500 s.f. required/5,393 s.f. proposed); Par 24.5.1 (street line setback/25' required/14.7' to house and 12.5' to deck proposed); and Par 24.5.3 (other line setback/15' required/3.5' to north and 12.6' to south proposed) of the Zoning Regulations to permit the construction of a 1,530 s.f. house and 124 s.f. in decks at 10 Bliss Street, Map 12/ Lot 103, Residence A District, Coastal Area Management Zone, AE 12 Flood Zone.

ACTION: Open pb, continue or act.

21/22-15 250 Middlesex Tpk, LLC seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 34.6.3 (side yard setback/20' required/9' proposed); of the Zoning Regulations to permit the constructions of a 36 s.f enclosed entry area and 370 s.f. covered porch to an existing building for proposed conversion into an office/retail building. 250 Middlesex Turnpike, Assessor's Map 52, Lot 94, Gateway Business B-4 District.

Applicant: 250 Middlesex Turnpike, LLC. Agent: Attorney Marjorie Shansky

ACTION: Open pb, continue or act.

VI. **REGULAR MEETING**

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, March 9, 2022 at 6:00 P.M.

Town Hall, 1st Floor Conference Room

302 Main Street, Old Saybrook

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

[Zoning Board of Appeals web page](#)

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