



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
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Alternate Members
*Brenda Dyson
Matt Diamond
Vacancy*

**REGULAR MEETING AGENDA
HYBRID MEETING**

March 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=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

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 –

21/22-16 Samuel & Mary Olive Stone seek a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); 24.6.2 (building structure coverage/20% allowed/33.1% proposed); Par 25.5.3 (other line setback/15' required/2.9' proposed); and Par 24.5.2 (rear line setback/15' required/3.5' proposed) of the Zoning Regulations to construct a 380 s.f. detached garage at 38 Bellaire Drive, Map 3/Lot 62, Residence A District, Coastal Area Management Zone.

21/22-17C Maryam Elahi seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change): Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/all activity within 100' proposed) and 68.1.2B9 (tidal wetland setback/50' required/ 2.3' proposed) of the Zoning Regulations to permit the construction of a 160 s.f. sunroom on existing deck and expand the deck by 90 s.f. at 560 Main Street, Map 23/Lot 9-3, Residence A District, Coastal Area Management Zone, CT River Gateway Conservation Zone, VE-15 Flood Zone.

21/22-18 Frank Glowski seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 21.1.5 (street line setback/50' required/28.2' proposed to house and 18.4' proposed to deck/ramp) and Par 21.5.3 (other line setback/20' required/7.4' proposed) of the Zoning Regulations to allow the construction of a 1418 s.f. addition, a 68 s.f. covered porch/walkway and 214 s.f. deck with ramp at 42 Bokum Road, Map 57/Lot 26, Residence AAA District.

21/22-19C Robert & Virginia Olson seek a variance of Par 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/53.4' to eave/51.6' to stairs/50.4' to grading(fill) proposed) of the Zoning Regulations to permit the construction of a 6,394 s.f. house at 39 North Cove Road, Map 31/Lot 17, Residence AA-2 District, Coastal Area Management Zone, Gateway Conservation Zone, AE10 Flood Zone.

IV. **REGULAR MEETING**

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

V. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Wednesday, April 13, 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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