



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

*Charles Gadon, Chairman  
Jacqueline Prast, Vice Chairman  
Kevin Danby  
Alfred Wilcox  
Vacancy*

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**  
*Brenda Dyson  
Matt Diamond  
Vacancy*

**REGULAR MEETING AGENDA  
HYBRID MEETING**

**April 13, 2022 at 6:00 p.m.**

Town Hall, 1<sup>st</sup> 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. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **PUBLIC HEARINGS**

**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.

**21/22-20C Owen & Jeanne Gade** seek a variance of Par 10.8.3 (non-conforming lot size/12,500 s.f. required/ 12,129 s.f. proposed); Par 24.6.2A (structure coverage within Gateway Conservation Zone/15% allowed/19.7% proposed), Par 53.1. accessory apartment B (minimum lot area accessory apartment/at least 12,500 s.f. required/12,129 s.f. proposed); and 51.3.detached accessory apartments B (bulk standard requirements/must meet all standards/does not meet lot size or 15% Gateway coverage) of the Zoning Regulations to permit the construction of a 1,439 s.f detached accessory dwelling unit with a two car garage at 20 Fenwick Street, Map 24/Lot 61, Residence A District, Coastal Area Management Zone, Gateway Conservation Zone.

**21/22-21 Cary Wallach** seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.5.3 (other line setback/15' required/ 11.2' proposed to east and 10.5' to the west); and Par 24.5.1 (street line setback/25' required/21.2' proposed) of the Zoning Regulations to permit the construction of two dormer additions totaling 94.5 s.f. at 14 Whitney Avenue, Map 20/Lot 63, Residence A District, Coastal Area Management Zone.

**21/22-22C Peter J. Connerton**, seeks a variance of Par 10.8.3 (non-conforming lot size/12,500 s.f. required/ 5,122 s.f. proposed) and Par 68.1.2.9b (tidal wetlands setback/50' required/25.5' proposed) of the Zoning Regulations to permit the construction of a 1,609 s.f. house with a deck at 54 Vincent Avenue, Map 14/Lot 1, Residence A District, Coastal Area Management Zone.

**21/22-23C Michael & Carol Ann Fedele** 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' to west and 4.3' to east proposed) of the Zoning Regulations to permit construction of a 299 s.f. addition at 36 Beach Road East, Map 12/Lot 129, Residence A District, Coastal Area Management Zone, VE-14 Flood Zone.

**21/22-24 Guilford Savings Bank** seeks a variance of Par 64.5.5.4 (setback from street line/10' required/ 2' proposed) of the Zoning Regulations to permit the placement of a 50 s.f. freestanding sign at 840 Boston Post Road, Map 36/Lot 164, Shopping Center Business B-2 District.

V. **REGULAR MEETING**

- A. **New Business**
  - 1) **Election of Secretary**
- B. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

V. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Wednesday, May 11, 2022 at 6:00 P.M.**

Town Hall, 1<sup>st</sup> 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](#)

*Subscribe to [www.oldsaybrookct.org](http://www.oldsaybrookct.org) for electronic delivery of  
land use agendas.*