

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

Charles Gadon, Chairman Jacqueline Prast, Vice Chairman Kevin Danby Alfred Wilcox Erin Colwell

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

Alternate Members Brenda Dyson Matt Diamond Vacancy

## REGULAR MEETING AGENDA HYBRID MEETING

May 11, 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: <u>tel://9294362866,96174417686#</u>

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

TO BE HEARD WEDNESDAY, MAY 11, 2022, 6 p.m. Town Hall, 1st Floor Conference Room 302 Main Street, Old Saybrook

ELAHI, 560 Main Street WALLACH, 14 Whitney Avenue VAUGHN, 9 Willard Avenue Extension GADE, 20 Fenwick Street

### IV. CONTINUED 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. *Public hearing opened 4/13/22, must close by 5/17/22 (35 days)* 

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 Public hearing opened 4/13/22, must close by 5/17/22 (35 days)

### NO NEW PLANS RECEIVED

### V. **PUBLIC HEARINGS**

21/22-26 Steven Vaughn seeks a variance of Par 24.6.2 (structure coverage Gateway Conservation Zone/15% allowed/17% proposed) of the Zoning Regulations to permit construction of a 336 s.f. detached garage at 9 Willard Avenue Extension, Map 24/Lot 14, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone. Filed 4/14/2022, Revd 5/11/2022, Open public hearing by 7/14/2022 (65 days)

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. Filed 3/9/2022, Revd 3/9/22, Open public hearing by 5/12/2022 (65 days)

# TO BE HEARD AT SPECIAL MEETING, WEDNESDAY, MAY 25, 2O22, 6 p.m. Town Hall, 2<sup>nd</sup> Floor Conference Room 302 Main Street, Old Saybrook

### FEDELE, 36 Beach Road East

### VI. **PUBLIC HEARING**

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. Filed 3/10/2022, Rcvd 4/13/22, Open public hearing by 6/16/2022 (65 days)

POSTPONE OPENING OF PUBLIC HEARING TO SPECIAL MEETING, WEDNESDAY, MAY 25, 2022

#### VII. REGULAR MEETING

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

### VIII. ADJOURNMENT

NEXT SPECIAL MEETING HYBRID MEETING

Wednesday, May 25, 2022 at 6:00 P.M.

Town Hall, 2<sup>nd</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 <u>www.oldsaybrook.ct.org</u> for electronic delivery of land use agendas.

NEXT REGULARLY SCHEDULED HYBRID MEETING

Wednesday, June 8, 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

Subscribe to <u>nnm.oldsaybrooket.org</u> for electronic delivery of land use agendas.