



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

Charles Gadon, Chairman  
Jacqueline Prast, Vice Chairman  
Kevin Danby  
Alfred Wilcox  
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**Alternate Members**  
Brenda Dyson  
Matt Diamond  
Vacancy

**SPECIAL MEETING AGENDA  
HYBRID MEETING**

**May 25, 2022 at 6:00 p.m.**

Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VII3VWV1TUNtNEZRSEs0QT09>

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 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)*

**21/22-25C 201 North Cove Associates, LLC** 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/46' proposed); Par 58.7 (height Gateway Conservation Zone/35' permitted/37' 11" proposed); Par 23.4.2 (maximum number of stories/2 ½ allowed/3 proposed); and Par 23.5.1 (street line setback/35' required/7' to portico, 8' to sunroom, and 23' to roof overhang proposed) of the Zoning Regulations to permit the construction of a 525 s.f. detached garage, 934 s.f. addition, a 320 s.f. sunroom, a 450 s.f. pool and 380 s.f. detached deck at 201 North Cove Road, Map 32/Lot 011, Residence AA-2 District, Gateway Conservation Zone, Coastal Area Management Zone and VE 15/AE 11 Flood Zone.  
*Filed 3/11/2022, Rcvd 4/13/2022. Determine if incomplete/denial.*

- V. **EXECUTIVE SESSION**  
Discuss Pending Litigation
- VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, June 8, 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](http://www.oldsaybrookct.org)  
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