



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Charles Gadon, Chairman
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Alternate Members
*Andrew Morosky
Jonathan Miles
Laurie Deneen*

**REGULAR MEETING AGENDA
HYBRID MEETING**

April 10, 2024 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. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**

TO BE HEARD APRIL 10, 2024, 6:00 PM
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

23/24-17 Jeffrey Roy, 105 Middletown Avenue
23/24-18 Jeffrey Roy, 105 Middletown Avenue
23/24-19 South Cove Rental, LLC
23/24-22C Matthew J. O'Keefe, 44 Willard Avenue

IV. **PUBLIC HEARINGS**

23/24-17 Jeffrey Roy requests a variance of Par 10.8.2/10.8.3 (non-conforming lot/no changes allowed/changes propose): Par 24.5.1 (streetline setback/25' required/15.1 proposed); Par 24.5.3 (other yard setback/15' required/5' proposed to North and 11' proposed to South); and Par 24.6.2 (structure coverage/20% allowed/20.9% proposed) of the Zoning Regulations to permit a modification to a previously approved variance to reduce the size of the roof line at 105 Middletown Avenue, Map 13/Lot 117, Residence A District, Coastal Area Management Zone.

ACTION: Application rcd 2/14/2024, open pb by 4/10/2024 (nlt 4/18/2024)

23/24-18 Jeffrey Roy, appeal of the Zoning Enforcement Officers decision of December 15, 2023 related to Application for Certificate of Zoning Compliance 25-193 for property located at 105 Middletown Avenue, Map 13/Lot 117, Residence A District.

ACTION: Application rcd 2/14/2024, open pb by 4/10/2024 (nlt 4/18/2024)

23/24-19 South Cove Rental, LLC appeal of the **Zoning Enforcement Officer Certificate of Zoning Compliance** dated April 28, 2023 for property located at 6 South Street, Map 22/Lot 76, Residence A District, Coastal Area Management Zone.

ACTION: Application rcvd 2/14/2024, open ph by 4/10/2024 (nlt 4/18/2024)

23/24-22C Matthew J. O'Keefe requests 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/49.2' proposed); and Par 68.1.2.B.9 (tidal wetland setback/50' required/49.2' proposed) of the Zoning Regulations to permit the construction of a 48 s.f. dormer addition and 220 s.f. covered porch at 44 Willard Avenue, Map 24/Lot 92, Residence A District, Coastal Area Management Zone, CT River Gateway Conservation District.

ACTION: Application rcvd 3/13/2024, open ph by 5/8/2024 (nlt 5/16/2024)

TO BE HEARD AT SPECIAL MEETING, THURSDAY, APRIL 11, 2024, 6:00 PM
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

23/24-20C North Cove Associates, LLC, 201 North Cove Rd.
23/24-19 Charles E. & Jacqueline Appleby, 99 Middletown Avenue
23/24-23C Lyndsey & Richard Paradis, 1 West Shore Drive
23/24-24 Mary Tokar, 500 Main Street
23/24-25C Kristin & Klarn DePalma, 9 Club House Lane
23/24-26C Jeffrey D. & Lynn P. Shimelman, 41 Clearwater Road

23/24-20C North Cove Associates, LLC request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 23.4.2 (structure height/35' maximum/37.9' proposed); Par 23.5.1 (streetline setback/35' required/34.2' to entry/29.5' to west addition/34.5' to east addition proposed); Par 23.5.3 (other yard setback/15' required/6.9' to addition and 7.3' to utility platform proposed); and Par. 58.2 & Par 58.6 (Gateway riparian buffer & structure setback/100' required/93' to deck/86' to pool/78' to terrace and 99' to retaining wall proposed) of the Zoning Regulations to permit the construction of a 161 s.f. addition on west side, a 623 s.f. addition on north east side, a 562 s.f. deck and a new pool with pervious paver terrace at 201 North Cove Road, Map 32/Lot 11, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Conservation Zone, AE-10 and VE-15 Flood Zones.

ACTION: Application rcvd 3/13/2024, open ph by 5/8/2024 (nlt 5/16/2024)

23/24-19 Charles E. & Jacqueline Appleby request a variance of Par 10.8.3 (non-conforming lot/no changes allowed/changes proposed); Par 24.6.2 (structure coverage/20% allowed/21.9% proposed); Par 24.5.1 (streetline setback/25' required/12' proposed to porch and 16' proposed to house); and Par 24.5.3 (other yard setback/15' required/4.4' proposed to house and 7.8' proposed to AC) of the Zoning Regulations to permit the construction a 2,314 s.f. house with front porch and deck and 435 s.f. garage at 99 Middletown Avenue, Map 13/Lot 119, Residence A District.

ACTION: Application rcvd 3/13/2024, open ph by 5/8/2024 (nlt 5/16/2024)

23/24-23C Lyndsey & Richard Paradis request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other yard setback/15' required/3.1' proposed) of the Zoning Regulations to permit the construction of a 51 s.f. addition at 1 West Shore Drive, Map 1/Lot 150, Residence A District, Coastal Area Management Zone, AE-13 & VE-18 Flood Zone

ACTION: Application Rcvd. 4/10/2024, open ph by 6/12/2024 (nlt 6/13/2024)

23/24-24 Mary Tokar requests a variance of the Flood Plain Management Ordinance Chapter 128, Section 7.5.1 for houses exceeding the 50% substantial improvement threshold but on the National Register of Historic Places provided the proposed changes will not result in the structure losing its historical designation.

500 Main Street, Map 23/Lot 3, Residence A District, Coastal Area Management Zone, CT River Gateway Conservation Zone, AE-11 Flood Zones.

ACTION: Application Rcvd. 4/10/2024, open pb by 6/12/2024 (nlt 6/13/2024)

23/24-25C Kristin & Klarn DePalma request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.3 (other yard setback/15' required/9.7' proposed) of the Zoning Regulations to permit the construction of a 1,259 s.f. two story garage including breezeway expansion, new 164 s.f. covered entry and 64 s.f. mudroom expansion at 9 Club House Lane, Map 4/Lot 151, Residence A District, Coastal Area Management Zone.

ACTION: Application Rcvd. 4/10/2024, open pb by 6/12/2024 (nlt 6/13/2024)

24/24-26C Jeffrey D. & Lynn P. Shimelman request a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.5.1 (front yard setback/25' required/12.4' proposed to porch and 19.9' proposed to dormer) of the Zoning Regulations to permit the construction of a screened porch, front covered porch, dormer and other additions at 41 Clearwater Road, Map 3/Lot 53, Residence A Zoning District, Coastal Area Management Zone.

ACTION: Application Rcvd. 4/10/2024, open pb by 6/12/2024 (nlt 6/13/2024)

V. **REGULAR MEETING**

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

VI. **ADJOURNMENT**

NEXT SPECIAL HYBRID MEETING

Thursday, April 11, 2024 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](#)

NEXT REGULARLY SCHEDULED HYBRID MEETING

Wednesday, May 8, 2024 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](#)