



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

*Robert J. McIntyre, Chairman  
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**Alternate Members**  
*Charles Gadon  
Brenda Dyson  
Vacancy*

**AGENDA**  
**REGULAR MEETING**  
**June 10, 2020 at 6:00 p.m.**  
**Audio Meeting Available For Public Dial In**

Join Zoom Meeting: <https://zoom.us/j/96783580073>  
Teleconference: +1 929 436 2866 Meeting ID: 967 8358 0073  
One Tap Mobile: +19294362866,,96783580073#

Please call or e-mail the ZEO at [Chris.Costa@OldSaybrookCT.gov](mailto:Chris.Costa@OldSaybrookCT.gov) if you need special accommodations.

**NOTE: To submit written comment into the record please e-mail documents to [Chris.Costa@OldSaybrookCT.gov](mailto:Chris.Costa@OldSaybrookCT.gov), send via regular mail or call for an appointment to drop off at the Town Hall prior to the meeting so that the documents can be uploaded to the website for public viewing.**

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **CONTINUED PUBLIC HEARINGS**

**19/20-27C 215 Elm LLC**, seeks a variance of Par 68.1.2.B.9 (tidal wetland setback/50' required/25' proposed) of the Zoning Regulations to establish a parking area at 215 Elm Street, Map 38/Lot 2, I-1 Industrial District, Coastal Management Zone.  
[215 Elm Street ZBA Application](#)

IV. **PUBLIC HEARINGS (Voting Session after each Public Hearing)**

**19/20-29 John & Lynn O'Bara** seek a variance of Par.10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (streetline setback/35' from Clubhouse Ln and 30' from Sea Crest Rd. required/13.8' from Clubhouse Ln and 24.8' from Sea Crest Rd. proposed); Par 24.5.3 (other line setback/15' required/9.5' to south and 22.9' to east proposed); and Par 24.6 (structure coverage/20% allowed/26.5% proposed) of the Zoning Regulations to permit construction of a 532 s.f. partial second story addition, replacement of exterior first floor walls, 18 s.f. covered entry, and new foundation and enclosure of existing carport at 28 Sea Crest Road, Map 4/Lot 250, Residence A District, Coastal Area Management Zone. [Application Materials](#)

**19/20-30 Ronald & Susan Freeman** seek a variance of Par 10.8.3 (non-conforming lot size/12,500 s.f. required/8,000 s.f. proposed) of the Zoning Regulations to construct a 3,106 s.f. house with attached garage at 7 Indianola Drive, Map 3/Lot 188, Residence A District, Coastal Area Management Zone. [Application Materials](#)

V. **REGULAR MEETING**

- A. **New Business**
- B. **Minutes** [5.13.2020 Minutes](#)
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

VI. **ADJOURNMENT**

NEXT REGULAR MEETING

**Wednesday, July 8, 2020 at 6:00 P.M.**

Town Hall, 1<sup>st</sup> Floor Conference Room, 302 Main Street, Old Saybrook, CT

**If the COVID19/Corona Virus State of CT Public Health Emergency remains effective, a dial in public meeting may be held. Check our website one week in advance for dial in information at**

[Town of Old Saybrook Zoning Board of Appeals](#) or

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