



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Robert J. McIntyre, Chairman
Kevin Danby, Vice Chairman
Jacqueline Prast, Secretary
Dorothy T. Alexander
Alfred Wilcox*

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Alternate Members
*Vacant
Charles Gadon
Brenda Dyson*

**MINUTES
REGULAR MEETING
February 10, 2021 at 6:00 p.m.**
Virtual Zoom Meeting

I. CALL TO ORDER

Chairman McIntyre called the meeting to order at 6:00 p.m.

II. ROLL CALL

Members

Robert McIntyre
Kevin Danby
Alfred Wilcox
Charles Gadon (seated for J. Prast)
Brenda Dyson (seated for D. Alexander)

Attendant Staff

Sarah Makowicki, Recording Clerk

III. PUBLIC HEARING

- A. 20/21-19 Jacquelyn Mitchell** seeks a variance of Par 22.5.2 (rear property line/20' required/15' proposed) of the Zoning Regulations to permit the construction of a 176 s.f. above ground swimming pool at 124 Springbrook Road, Map 58/Lot 15, Residence AA-1 Zone.

Board felt that this application was very straight forward and moved to a motion.

MOTION to APPROVE. **20/21-19 Jacquelyn Mitchell** seeks a variance of Par 22.5.2 (rear property line/20' required/15' proposed) of the Zoning Regulations to permit the construction of a 176 s.f. above ground swimming pool at 124 Springbrook Road, Map 58/Lot 15, Residence AA-1 Zone. On the grounds of a hardship that the property abuts I-95 and therefore there is no need for the required 20ft setback. **MADE:** A. Wilcox; **SECONDED:** R. McIntyre ; **VOTING IN FAVOR:** R. McIntyre, K. Danby, A. Wilcox, C. Gadon, B. Dyson; **OPPOSED:** NONE **ABSTAINING:** NONE; **Motion Passed: 5-0-0. Application was APPROVED.**

- B. 20/21-20 Cove Rebuilt, LLC** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2A (structure coverage Gateway Conservation Zone/15% allowed/16.7% proposed) of the Zoning Regulations to permit the construction of a 144 s.f. carport at 15 Cove Street, Map 24/Lot 63, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone.

Mike Riccio presented the application to the board stating that the hardship was because the property was within the Gateway Zone with a 15% allowance on coverage. Board members confirmed that the property and addition would not be visible from the water and therefore in conjunction with the mission of the Gateway District guidelines.

R. McIntyre opened the public hearing.

Patricia Jones a neighbor at 13 Cove Street expressed her opposition to the application. A letter was previously received by the board expressing her concerns. Ms. Jones opposes the application on the grounds that the carport will block her views, a carport is not attractive and will not be in harmony with the neighborhood, and will over burden the lot.

The applicant Mike Riccio responded by stating that he has taken great care not to impede the view by choosing an open carport over a garage and not planting trees.

R. McIntyre closed the public hearing.

MOTION to APPROVE. **20/21-20 Cove Rebuilt, LLC** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) and Par 24.6.2A (structure coverage Gateway Conservation Zone/15% allowed/16.7% proposed) of the Zoning Regulations to permit the construction of a 144 s.f. carport at 15 Cove Street, Map 24/Lot 63, Residence A District, Gateway Conservation Zone, Coastal Area Management Zone. On the grounds of a hardship that the only reason to need a variance is because the property is in the Gateway Zone and has a 15% allowance. Otherwise, project complies with zoning regulations. **MADE:** A. Wilcox; **SECONDED:** K. Danby; **VOTING IN FAVOR:** R. McIntyre, K. Danby, C. Gadon, B. Dyson, A. Wilcox; **OPPOSED:** NONE; **ABSTAINING:** NONE; **Motion Passes: 5-0-0. Application was APPROVED.**

V. REGULAR BUSINESS

- A. New Business – None.
- B. Minutes

MOTION to AMEND the special meeting minutes to include Bill Webb as a presenter for the Gateway District **the January 26, 2021 Special Meeting Minutes as presented.** **MADE BY:** A. Wilcox; **SECONDED:** R. McIntyre; **VOTING IN FAVOR:** R. McIntyre, K. Danby, C. Gadon, A. Wilcox, B. Dyson; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED 5-0-0.**

- C. Correspondence & Announcements – None
- D. Committee, Representative & Staff Reports – None

VI. **ADJOURMENT**

Respectfully submitted,

Sarah Makowicki, Recording Clerk

NEXT REGULAR MEETING

Wednesday, March 10, 2021 at 6:00 P.M.

Town Hall, 1stFloor 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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