



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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

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Alternate Members
*Vacant
Charles Gadon
Brenda Dyson*

**MINUTES
REGULAR MEETING
July 08, 2020 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

Attendant Members

Robert McIntyre
Dorothy Alexander
Jacqueline Prast
Alfred Wilcox
Brenda Dyson
Kevin Danby

Absent Members

Charles Gadon

Attendant Staff

Erica Cosenza, Recording Clerk

R. McIntyre began by reading through the agenda.

III. PUBLIC HEARINGS (Voting Session after each Public Hearing)

20/21-01 Peter & Fay Bisson, seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by Par 68.1.2B4 (narrow street setback/40.5' required/6.8' proposed to garage and 28.5' proposed to connector) of the Zoning Regulations to permit a 39 s.f. expansion and enclosure of an existing connector between the garage and house to create a mudroom at 141 North Cove Road, Map 32/Lot 4, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Zone.

Denise Von Dassel, architect, representing Peter and Fay Bisson reviewed the existing property and dwelling discussing the original home which was built in 1790 and reconstructed in 1915 prior to zoning regulations. Its placement is historically close to the street which is considered to be a narrow street. (North Cove Road) and the setback changes which imposes further restrictions. She explained the request of an additional 39' sf is needed for a safe, functional connection between the garage and house. The expansion will not be visible from the street. The non-conformity of the street setback will not increase.

Joe Wren spoke on the CAM application explaining that there is no adverse impact with this application. He went on to explain that the owners intend on adding a drywell and a couple of downspouts in the front, south-western side to improve the drainage from the slightly increased roof runoff.

R. McIntyre asked if there was any questions from the Board, there were none.

He then asked if there was any questions or comments from the public. Denise Von Dassel did mention that the Historic District approved the renovations to the breezeway.

No other comments from the public.

MOTION to APPROVE 20/21-01 Peter & Fay Bisson, seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by Par 68.1.2B4 (narrow street setback/40.5' required/6.8' proposed to garage and 28.5' proposed to connector) of the Zoning Regulations to permit a 39 s.f. expansion and enclosure of an existing connector between the garage and house to create a mudroom at 141 North Cove Road, Map 32/Lot 4, Residence AA-2 District, Coastal Area Management Zone, CT River Gateway Zone.

MADE: K. Danby **SECONDED:** A. Wilcox **VOTING IN FAVOR:** R. McIntyre, D. Alexander, I. Prast **OPPOSED:** None **ABSTAINING:** None. **GRANTED: 5-0-0**

Application and CAM approved in the single motion above.

IV. REGULAR MEETING

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

MOTION to APPROVE the June 10, 2020 Regular Meeting Minutes. MADE BY: R. McIntyre **SECONDED:** A. Wilcox **VOTING IN FAVOR:** K. Danby, D. Alexander, J. Prast **OPPOSED:** None **ABSTAINING:** None. **APPROVED 5-0-0**

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

V. ADJOURMENT

MOTION to ADJOURN the July 08, 2020 Regular Meeting of the Zoning Board of Appeals
MADE: A. Wilcox **SECONDED:** K. Danby **VOTING IN FAVOR:** R. McIntyre, J. Prast, D. Alexander. **OPPOSED:** None. **ABSTAINING:** None. **GRANTED 5-0-0**
Meeting adjourned at 6:17 p.m.

Respectfully submitted,
Erica Cosenza, Recording Clerk

NEXT REGULAR MEETING

Wednesday, August 12, 2020 at 6:00 P.M.

Town Hall, 1st 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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