



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

May 8, 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**
- IV. **CONTINUED PUBLIC HEARINGS**

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: Close public hearing (NLT 5/14/2024), Consider & Act

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/7.9' to southeast addition proposed/7.0' to front portico); Par 23.5.3 (other yard setback/15' required/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 623 s.f. addition on north east side, a 322 s.f. addition on the south east side 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: Close public hearing (NLT 5/14/2024), Consider & Act

V. PUBLIC HEARINGS

23/24-27 Justin & Jeff Bagnati request a variance of Par. 7.2.1 (minimum area of buildable land/minimum area of 15,000 s.f. not including easements required/allow for a minimum area of buildable land to include easements proposed) of the Zoning Regulations to permit the subdivision of one lot into two building lots at 186 Bokum Road, Map 61/Lot 23-1, Residence AAA District.

Action: Open public hearing, continue or close by 6/11/2024.

23/24-28 White Eagle Enterprise, LLC requests a variance of Par 10.8 (minimum area non-conforming lot/20,000 s.f. required/18,474 s.f. proposed); Par 34.6.1 (streetline setback/50' required/20' proposed) and Par 68.1.2.B.2 (setback in pedestrian node/10' required/20' proposed) of the Zoning Regulations to permit a garden center development with two seasonal greenhouses, shed/outdoor display area and parking on the property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

Action: Open public hearing, continue or close by 6/11/2024.

23/24-29 Redline Enterprises, LLC requests a variance of 10.8.3 (non-conforming lot/no change allowed/changes proposed); Par 24.5.3 (other property line setback/15' required/9.1' to house & deck (north), 5.9' to house (south), and 2.5' to steps proposed) and Par 24.6.2 (lot coverage/20% allowed/26.1% proposed) of the Zoning Regulations to permit the construction of a 1,176 s.f. house a 63 s.f. deck with stairs at 102 Middletown Avenue, Map 13/Lot 144, Residence A District.

Action: Open public hearing, continue or close by 6/11/2024.

VI. REGULAR MEETING

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

VII. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, June 12, 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](#)