



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

Charles Gadon, Chairman
Kevin Danby, Vice Chairman
Alfred Wilcox
C. Marston Ladd
Erin Colwell

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Alternate Members
Andrew Morosky
Jonathan Miles
Vacancy

REGULAR MEETING AGENDA
HYBRID MEETING

March 13, 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**

23/24-12 Stanislaw Szewczyk requests a variance of Par 34.6.1 (front setback/50' required/25' proposed); Par 63.3.1.B (front landscape area/25' required/4' from Boston Post Road and 7' from Orchard Lane proposed); Par 63.4.1.C (perimeter buffer/10' required/5' proposed); and Par 68.1.2.B.2 (parking/pedestrian node/10' behind bldg. required/parking as 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: Close public hearing (NLT 3/13/2024) (57 of 65 day extension granted)

- V. **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: Open public hearing, continue or close by 4/10/2024 (NLT 4/16/2024)

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: Open public hearing, continue or close by 4/10/2024 (NLT 4/16/2024)

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.

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.

VI. **REGULAR MEETING**

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

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, April 10, 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](#)