



# TOWN OF OLD LYME

[www.oldlyme-ct.gov](http://www.oldlyme-ct.gov)

## ZONING BOARD OF APPEALS

52 Lyme Street | Old Lyme, CT 06371

Tel. (860) 434-1605 ext. 236

### AGENDA

ZONING BOARD OF APPEALS – REGULAR MEETING

**THURSDAY, JANUARY 15, 2026 at 6:30 PM in the MEETING HALL**  
MEMORIAL TOWN HALL, 52 LYME STREET, OLD LYME, CT

**I. CALL TO ORDER**

**II. ATTENDANCE**

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

- i. Case 25-13C: 125 Shore Road - Requesting variances for demolition of existing structures and construction of new FEMA compliant dwelling, inground pool, and detached garage within Connecticut River and Tidal Water Area on a RU-40 lot in the AE-12 flood zone. Thunder Mountain, LLC. applicant.

**IV. REGULAR MEETING**

i. Old Business

ii. New Business

a. Election of Officers

b. Receipt and setting of Public Hearings for new cases

iii. Information Items, Correspondence and Announcements

a. Chair Update

b. Referral From Zoning Commission: Proposed adoption of comprehensive revised Zoning Regulations. Update of the Town's zoning framework in accordance with current planning objectives and applicable state statutes. Town of Old Lyme, Applicant.

iv. Approval of Minutes - November 20, 2025, ZBA Regular Meeting Minutes

**V. ADJOURN**

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF APPEALS IS

**THURSDAY, FEBRUARY 19, 2026, at 6:30 PM in the MEETING HALL**

MEMORIAL TOWN HALL, 52 LYME STREET, OLD LYME, CT

*\*Additional information on each case is available for review in the Old Lyme Land Use office and on the Zoning Board of Appeals website under Meeting Materials: [Zoning Board of Appeals Meeting-Materials](#)*

*Members of the public who would like to submit written comments on one of the above cases are encouraged to email a copy of the comments to Old Lyme Land Use Technician, Craig Bonatti, at least 1 day prior to the Public Hearing: [cbonatti@oldlyme-ct.gov](mailto:cbonatti@oldlyme-ct.gov)*