



# TOWN OF OLD LYME



ZONING COMMISSION

52 Lyme Street  
Old Lyme, CT 06371  
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Tel. (860) 434-1605  
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**AGENDA**  
**OLD LYME ZONING COMMISSION**  
**REGULAR MEETING**  
**MONDAY February 13, 2023, 6:30 P.M.**  
**MEETING HALL, MEMORIAL TOWN HALL**  
**52 Lyme Street, Old Lyme, CT**

**CONTINUED PUBLIC HEARING:**

Special Permit Application to allow applicants to replace existing non-conforming Accessory Structure with a new Accessory Structure which will be built in a conforming location and will also be built to FEMA standards on property located at 47 Seaside Lane, Frank and Jessica Antonacci, applicants – **Email dated February 6th from Attorney Fran Sablone requesting a continuance to the March 13, 2023 Zoning Meeting.**

**REGULAR MEETING:**

1. Petition by the Lyme Academy, College of Fine Arts, Inc., to amend the Zoning Regulations to include a new overlay zone, Section 5.14, for the purposes of creating a more flexible arts and social district or districts.
2. Petition for Application to create the Halls Road Overlay District Proposal (HROC), Town of Old Lyme applicant.
3. Rezoning of 23 parcels running the length of Halls Road from C-30S to the Halls Road Overlay District.
4. Special Permit Application – 26 Town Woods Road, (Senior Center) Town of Lyme and Old Lyme, applicants.
5. Special Permit Application to allow applicants to replace existing non-conforming Accessory Structure with a new Accessory Structure which will be built in a conforming location and will also be built to FEMA standards on property located at 47 Seaside Lane, Frank and Jessica Antonacci, applicants – Email from Fran Sablone dated February 6<sup>th</sup> requesting a continuance to the March 13<sup>th</sup> Regular meeting.
6. Receipt of new applications – **\*\*Receive and Set a Public Hearing:** Special Permit Application – 58 Hartford Avenue, Old Lyme Properties LLC applicants.

7. Special Permit Application – 250 Shore Road, Kids Realty LLC & Pond Road LLC (TIC), applicants- **Public Hearing scheduled for March 13, 2023**
8. Zoning Enforcement
9. New Business – Petition for amendment of Zoning Regulations to include updated outdoor lighting standards, Petitioner, Connecticut River Gateway Commission Receipt and setting of Public Hearing discussion regarding waiving the fee.
10. Approval of Minutes – Minutes of the December 12, 2022 and – Minutes of the January 9, 2023 Public Hearing and Regular Meeting
11. Correspondence –
12. Miscellaneous/Adjournment

Paul Orzel, Chairman

**THE NEXT REGULAR MEETING OF THE ZONING COMMISSION IS  
MONDAY, MARCH 13, 2023  
AT 6:30 P.M. IN THE MEETING HALL, 52 LYME STREET, OLD LYME, CT**