

**AGENDA**  
**OLD LYME ZONING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, APRIL 10, 2023, 6:30 P.M.**  
**MEETING HALL, MEMORIAL TOWN HALL**  
**52 Lyme Street, Old Lyme, CT**

**PUBLIC HEARINGS:**

1. Special Permit for 58 Hartford Avenue to place a structure on site for sale of merchandise. Determination of suitability for possible off-site parking exclusive to 88 Hartford Avenue.
2. A Petition to Amend the text of the Old Lyme Zoning Regulations to update Section 4.10, the Gateway Conservation Zone, incorporating new language proposed by applicant.

**REGULAR MEETING:**

1. 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.
2. Special Permit Application with associated Coastal Area Management Application to allow applicants to develop a 3.77 acre parcel for the purpose of constructing three buildings to be used for the renting of units on property located at 250 Shore Road, Kids Realty LLC & Pond Road LLC applicant.
3. Special Permit for 58 Hartford Avenue to place a structure on site for sale of merchandise. Determination of suitability for possible off-site parking exclusive to 88 Hartford Avenue.
4. A Petition to Amend the text of the Old Lyme Zoning Regulations to update Section 4.10, the Gateway Conservation Zone, incorporating new language proposed by applicant.

5. Continued Matters: Old Lyme Country Club, Inc. Pickle Ball Court 35 McCurdy Court  
- Public Hearing scheduled for May 8<sup>th</sup>, 2023
6. Receipt of new applications – \*\*Receive and Set a Public Hearing:
7. Zoning Enforcement - Update on 146 Neck Road
8. Approval of Minutes – Minutes of the March 13, 2023 Public Hearing and Regular Meeting and March 27, 2023 Special Meeting Minutes.
9. Correspondence –
10. Informal discussion- proposal from Monica Santos to provide special education outpatient services on property located at 4 Davis Road West
11. Miscellaneous/Adjournment

Paul Orzel, Chairman

**THE NEXT REGULAR MEETING OF THE ZONING COMMISSION IS  
MONDAY, MAY 8, 2023  
AT 6:30 P.M. IN THE MEETING HALL, 52 LYME STREET, OLD LYME, CT**