



TOWN OF OLD LYME

AGENDA
OLD LYME ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 8, 2023, 6:30 P.M.
MEETING HALL, MEMORIAL TOWN HALL
52 Lyme Street, Old Lyme, CT

ZONING COMMISSION
52 Lyme Street
Old Lyme, CT 06371
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Tel. (860) 434-1605
Fax (860) 434-4135

A. CONTINUED PUBLIC HEARINGS:

1. Property: 58 Hartford Avenue. Applicant: Frank Noe. Special permit to place a structure on site for sale of merchandise. Determination of suitability for possible off-site parking exclusive to 88 Hartford Avenue. Applicant has proposed in the alternative that the site be used exclusively as accessory parking area for 88 Hartford Avenue. SVVD Zone.
2. Property: 250 Shore Road. Applicants: Kids Realty LLC & Pond Road LLC. 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 self-storage units. C-30 Zone.
3. Petition by the Connecticut River Gateway Commission 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.

B. NEW PUBLIC HEARINGS

1. Property: 100 Lyme Street; Applicant: Connecticut Audubon Society, Inc. Modification of existing Special Permit to allow guest accommodations for visiting scientists, including a total of five bedrooms, four to be located on the third floor of the main building and one in an accessory building. R-40 Zone.
2. Property: 35 McCurdy Road; Property Owner: Old Lyme Country Club, Inc. application to modify existing Special Permit to alter the existing parking area by removing spaces and replacing them with pickleball courts and associated fencing and drainage. R-40 Zone.

C. REGULAR MEETING

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be used exclusively as an accessory parking area for 88 Hartford Avenue. SVVD Zone. *Possible vote on application.*

2. Petition by the Connecticut River Gateway Commission 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. *Possible vote on application.*

3. Property: 250 Shore Road. Applicants: Kids Realty LLC & Pond Road LLC. 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 self-storage units. C-30 Zone. *Possible vote on application.*

4. Property: 100 Lyme Street; Applicant: Connecticut Audubon Society, Inc. Modification of existing Special Permit to allow guest accommodations for visiting scientists, including a total of five bedrooms, four to be located on the third floor of the main building and one in an accessory building. R-40 Zone. *Possible vote on application.*

5. Property: 35 McCurdy Road; Property Owner: Old Lyme Country Club, Inc. application to modify existing Special Permit to alter the existing parking area by removing spaces and replacing them with pickleball courts and associated fencing and drainage. R-40 Zone. *Possible vote on application.*

D. RECEIPT OF NEW APPLICATIONS AND SETTING OF PUBLIC HEARINGS.

1. Property: 389 Shore Road (South Lyme Station), South Lyme, CT. Applicant: Salty Dog Grooming, Special Permit Application to allow use of site for dog grooming operation.
2. Property: 16 Avenue A, lot 67- Applicant: James L and Laura J Parent, Special Permit for creation of a "club" as defined in Section 3.2 (33) of the Regulations. Club would allow for parking of golf carts across from Association beach.
3. Property: 75 Columbus Avenue, lot 68 - Applicant: James and Laura Parent Special Permit for creation of a "club" as defined in Section 3.2 (33) of the Regulations. Club would allow for parking of golf carts across from Association beach.

E. ZONING ENFORCEMENT

1. Update on 146 Neck Road

F. APPROVAL OF MINUTES

1. Minutes of the April 10, 2023 Public Hearing and Regular Meeting
2. Minutes of March 27, 2023 Special Meeting.

G. COMMISSION PROCEDURAL ISSUE

1. Review of proposal by Mary Jo Nosal for revision to monthly agenda
2. Continued discussion regarding proper staff review and support of Commission on pending applications.

H. REQUEST FOR PRE-APPLICATION MEETING

1. Property: 4 Davis Road West. Review of request by Monica Santos to provide special education outpatient services. C-30S Zone.
2. Halls Road Improvement Committee. Request to discuss proposal to re-submit updated zoning text amendment application for Halls Road.

I. MISCELLANEOUS/ADJOURNMENT

Paul Orzel, Chairman

**THE NEXT REGULAR MEETING OF THE ZONING COMMISSION IS
MONDAY, JUNE 12, 2023
AT 6:30 P.M. IN THE MEETING HALL, 52 LYME STREET, OLD LYME, CT**