



TOWN OF OLD LYME

www.oldlyme-ct.gov

Zoning Commission

52 Lyme Street • Old Lyme, CT 06371

Tel. (860)-434-1605 ext 236

Town of Old Lyme Zoning Commission Regular Meeting Agenda, amended 1/9/2026

**Monday, January 12, 2026 – 6:30 P.M.
Meeting Room, 52 Lyme Street, Old Lyme, CT**

- I. Call to Order**
- II. Public Comments**
- III. Executive Session**

Discussion of Pending Litigation

- 1. 250 Shore Road special permit appeal.
- 2. 43 Smiths Neck special permit appeal.

IV. Public Hearing*

- 1. **Case 25-11-** Proposed adoption of comprehensive revised Zoning Regulations. The purpose of the proposed revisions is to modernize, clarify, and update the Town's zoning framework in accordance with current planning objectives and applicable state statutes. Old Lyme Zoning Commission, Applicant. NOTE: The proposed revision will include a complete reformatting of the Regulations. An Appendix has been included with the proposed revision to allow users to see where in the new Regulations sections of the prior version have been included. Town of Old Lyme, applicant. Note: this public hearing will be left open until the February 9th meeting.

Note: to read more about the regulations rewrite, please click here: <https://www.oldlyme-ct.gov/753/Old-Lyme-Zoning-Regulations-Rewrite>

- 2. **Case 25-10:** Special Permit Application and Coastal Site Plan, 80-1 Lyme St. Application to extend educational institutional use to adjacent property. Applicant: Lyme Academy College of Fine Arts, Inc.

V. Old Business (and possible decision)

- 1. 43 Smith's Neck Road, RU-40 Zone. Special Permit application to replace and construct a new 5-bedroom residence with an attached 2 car garage. Jeffrey and Emily Merriam, applicants.
- 2. 250 Shore Road, C-30 Zone. Special Permit application for development of a self-storage facility, applicant Kids Reality, LLC and Pond Road, LLC.
- 3. **Case 25-10:** Special Permit Application and Coastal Site Plan, 80-1 Lyme St. Application to extend educational institutional use to adjacent property. Applicant: Lyme Academy College of Fine Arts, Inc.

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4. **Case 25-13-** Coastal Site Plan- 11 Seaside Lane. Application to remove and replace pavilion all within the existing footprint. Applicant: Town of Old Lyme.

VI. Receipt and Setting of Public Hearings for New Cases

1. **Case 26-1-**Special Permit Application, 29 Smith Neck Rd. Application to add 425 square feet addition to existing caretaker dwelling, RU-40 Zone and within the Gateway Conservation Zone. John Kenny, applicant.
2. **Case 26-2-**Special Permit Application and Coastal Site Plan, 100 Mile Creek Rd. Application to construct a new single-family dwelling with a total floor area of 6, 113 s.f. within the Gateway Conservation Zone, RU-40 Zone. Alan Todd, applicant.
3. **Case 26-3-**Special Permit Application and Coastal Site Plan, 77-1 and 77-2 Lyme St. Application s to construct two buildings containing a total of eight (8) residential dwelling units, MFR-80 Zone. Lyme Academy Apartments, LLC applicant.

VII. Approval of Minutes

1. December 8, 2025

VIII. Additional Meetings

1. Next Regular Meeting: Monday, February 9, 2026 – 6:30 P.M., Meeting 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 Commission website under Meeting Materials: [Zoning Commission 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