



TOWN OF OLD LYME

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