



# TOWN OF OLD LYME

[www.oldlyme-ct.gov](http://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](mailto:cbonatti@oldlyme-ct.gov)*