



TOWN OF OLD LYME

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ZONING COMMISSION Record of Votes – Regular Meeting January 12, 2026 Old Lyme Town Hall

Seated: Paul Orzel (Chair), Mary Jo Nosal, Denise Savageau, Michael Fogliano, Michael Barnes

Present: Attorney Matt Willis, ZEO/LUC Eric Knapp

Absent: Mary-Gardner Coppola and Jane Marsh (Secretary).

Chair Orzel opened the meeting at 6:30 PM.

1. Executive Session:

MOTION: To go into Executive Session. Attorney Matthew Willis and ZEO/LUC Eric Knapp are invited to join.
Motion made by D. Savageau, Seconded by M. Nosal. 5-0-0.
Passed.

MOTION: To exit Executive Session. No decisions were made and no votes were taken.
Motion passed 5-0-0.
Passed.

2. Public Hearing:

MOTION: To approve the settlement dated January 12, 2026, with the 9 conditions as presented in the Executive Session, for the Special Permit Application for 250 Shore Road for development of a self-storage facility, applicant Kids Reality, LLC and Pond Road, LLC.

Motion made by M. Nosal, Seconded by M. Barnes. 5-0-0.
Passed.

MOTION: To approve the Special Permit application for 43 Smith's Neck Road to replace and construct a new 5-bedroom residence with an attached two car garage. Jeffrey and Emily Merriam, applicants.

Motion made by D. Savageau, Seconded by M. Nosal. 5-0-0.
Passed.

MOTION: To add the election of Zoning Commission officers to agenda item 6.

Motion made by M. Nosal, seconded by M. Fogliano. 5-0-0.
Passed.

MOTION: To continue the public hearing for Case 25-11- Proposed adoption of comprehensive revised Zoning Regulations to the February 9, 2026 Zoning Commission Regular Meeting.

Motion made by M. Fogliano, Seconded by M. Barnes. 5-0-0.
Passed.

3. Old Business

MOTION: To continue the public hearing for Case 25-10: Special Permit Application and Coastal Site Plan, 80-1 Lyme St. Application to extend educational institutional use to adjacent property to the February 9, 2026 Zoning Commission Regular Meeting.

Motion made by M. Fogliano, Seconded by D. Savageau. 5-0-0.
Passed.

MOTION: To approve the application for 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.

Motion made by D. Savageau, Seconded by M. Nosal. 5-0-0.
Passed.

4. Receipt and Setting of Public Hearings for New Cases

MOTION: to receive and set the public hearing for 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 for the February 9, 2026 Zoning Commission Regular Meeting.

Motion made by M. Nosal, Seconded by M. Barnes. 5-0-0.
Passed.

MOTION: to receive and set the public hearing for 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 square feet within the Gateway Conservation Zone, RU-40 Zone for the February 9, 2026 Zoning Commission Regular Meeting.

Motion made by M. Fogliano, Seconded by M. Nosal. 5-0-0.
Passed.

MOTION: to receive and set the public hearing for 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 for the March 9, 2026 Zoning Commission Regular Meeting.

Motion made by M. Nosal, Seconded by M. Fogliano. 5-0-0.
Passed.

5. Election of Officers

MOTION: To elect Jane Marsh as Secretary of the Zoning Commission for 2026.
Motion made by P. Orzel, Seconded by M. Nosal.

MOTION: To elect Denise Savageau as Vice Chair of the Zoning Commission for 2026.
Motion made by P. Orzel, Seconded by M. Nosal.

MOTION: To elect Paul Orzel as Chair of the Zoning Commission for 2026.
Motion made by M. Nosal, Seconded by D. Savageau.

All three motions were voted at the same time: 4-0-0.
Passed.

6. Approval of Minutes

MOTION: to approve minutes of the December 8, 2025 Zoning Commission Regular Meeting Minutes

Motion made by M. Nosal, Seconded by D. Savageau. 5-0-0.
Passed.

7. Adjournment

MOTION: Motions were made to adjourn the meeting.

Meeting adjourned at 9:31 PM.

Respectfully submitted,

Amy Huot, Zoning Commission Clerk