

**SPECIAL TOWN MEETING MINUTES**  
**OF DECEMBER 9, 2025**

Approximately thirty-five (35) townspeople attended the Town of Old Lyme Special Town Meeting on Tuesday, December 9, 2025, at 7:00 p.m. at the Memorial Town Hall Meeting Room, 52 Lyme Street, Old Lyme, Connecticut.

First Selectwoman, Martha Shoemaker, called the meeting to order at 7:00 p.m., and she called for nominations for a moderator for the meeting.

A motion was made by Andy Russell and seconded by Tim Griswold, to nominate Attorney Jack Collins to serve as moderator. There being no other nominations for moderator, First Selectwoman Shoemaker called for a vote on the motion, and it passed unanimously.

Attorney Collins asked Town Clerk Vicki Urbowicz to read the call of the meeting.

Attorney Collins explained the functionary purpose of tonight's meeting in that it was an adjourned meeting and that any comments made tonight would not affect the vote to move the question to referendum.

1. **To consider and discuss (but not vote on) the following resolution:**

**AMENDMENT RESOLUTION RELATED TO THE SOUND  
VIEW BEACH AND MISCELLANEOUS TOWN AREA B  
SEWER PROJECT**

Further notification is hereby provided that at its special meeting on November 24, 2025, the Board of Selectmen, pursuant to Conn. Gen. Stat. § 7-7, voted to remove the vote on said amendment resolution to a vote of the electors and persons eligible to vote at town meetings of the Town by voting machine to be held on December 16, 2025 between the hours of 12:00 p.m. and 8:00 p.m. in the Memorial Town Hall Meeting Room, 52 Lyme Street, Old Lyme, Connecticut, at which the following question shall be submitted to the voters:

**“Shall the resolution entitled ‘AMENDMENT RESOLUTION  
RELATED TO THE SOUND VIEW BEACH AND  
MISCELLANEOUS TOWN AREA B SEWER PROJECT,’ be  
approved?**

**Yes \_\_\_\_\_ No \_\_\_\_\_”**

**The ballot label for said question shall read as follows:**

**“Shall the Town of Old Lyme authorize an increase in its  
existing appropriation for the Sound View Beach and  
Miscellaneous Town Area B Sewer Project by \$11,028,486?**

**Yes \_\_\_\_\_ No \_\_\_\_\_”**

**Voters approving the question will vote “Yes” and voters opposing the question will vote “No”.**

Selectman Jim Lampos started by explaining his calculations on the project that were being questioned. Selectman Lampos stated that his calculations are as accurate as possible and were based on an unbiased, third-party analysis. He further stated that the Department of Energy and Environmental Protection (DEEP) raised the contingency from 5% to 6%, which was included in his calculations as well as the interest to be paid on the length of the loan to show the full price of the project.

Selectman Lampos also mentioned that the “Betterment Assessment” provided for in Section 7-249 of the Connecticut General Statutes will come into play when the costs are greater than the betterment [assessment] of the property. If that is the case, the costs incurred by the Town taxpayers may be even higher.

Tom Grant from 9 Lake Drive wondered how the 9-million-dollar project got to 20 million dollars. Mr. Grant stated that it was unacceptable.

Selectman Lampos stated that the original bids had expired and DEEP went out for new bids. Tom inquired about the 2-million-dollar engineering fee. Selectman Lampos stated that the latest cost came straight from DEEP, and we have no control over DEEP conducting the bids.

Steve Cinami, Chair of the Old Lyme Water Pollution Control Authority, stated that the costs should be on base-value and interest should not be allowed. Steve estimated the cost per EDU should not be over \$38,107 which included a contingency and one-time hookup fee of \$6,000. Mr. Cinami proposed that this connection fee should not count towards the assessment, thus lowering his number to around \$32,000.

Chris Hillburn from 11 Biscayne Boulevard inquired as to the betterment assessment and who would be responsible for paying it. First Selectwoman Martha Shoemaker stated that there are four different beach associations, and each have different costs that may look different from ours. Selectman Lampos added that each beach association is quasi municipality and that they would be responsible for their own betterment assessments. Selectwoman Shoemaker stated that the Town only bonded for the Sound View area.

Jack Gibson from Point O’Woods Beach wondered if he what he would be charged for the betterment assessment fee. First Selectwoman Shoemaker stated we do not know and will not know until 4 or 5 years down the road.

**Resolution Approved to go to Referendum.**

2. To consider and vote upon a resolution to adjourn the Special Town Meeting.

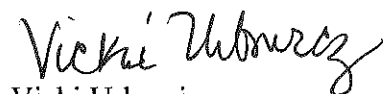
**Moved to Referendum.**

Dated at Old Lyme, Connecticut this 2<sup>nd</sup> day of December 2025

Meeting adjourned at 7:44 p.m.

Dated at Old Lyme, Connecticut this 22<sup>nd</sup> day of December 2025.

Respectfully submitted.



Vicki Urbowicz  
Old Lyme Town Clerk