ZONING BOARD
OF APPEALS

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

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AGENDA
June 19, 2025

The Lyme Zoning Board of Appeals held a Public Hearing/Regular meeting on Thursday, June 19, 2025, at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Fred Harger (chair), Toni Phillips, Henry Lahm, Adam Brevoort (alternate), Steve Mossberg (alternate), Ross Byrne (ZEO), Lannie Mossberg (secretary)

Absent members: Anna James and Dave Gage.

CALL TO ORDER 7:43 p.m.
SEAT ALTERNATE MEMBERS Alternate members Brevoort and Mossberg were seated.
APPROVAL OF MINUTES FROM March 20, 2025 minutes accepted.

PUBLIC HEARING
2025-03 Magnus; 7 Oakland Ave. Map 27, Lot 5: An application for a variance to construct a garage and office on the easterly side of the property, within the Conservation district; Per section 315-45. Attorney Beatty was present, representing the homeowners. He presented a history letter of the property. Beatty started by saying how the prior denied application had a 3-2 vote (in favor). The applicant listened to the board's suggestions and made changes to the new application accordingly. Beatty explained the history of the property and how the lot is pre-zoning and hasn't changed. The garage will not diminish the property value, and the hardship was not self-created. Marcus Hamilton, Camp Claire Chair, said they do not have a problem with the application. He requests that construction doesn't commence from mid-June to mid-August while camp is in session. Brevoort questioned the septic system. H. Block said there's no design or information yet, but there's plenty of room. Phillips questioned the driveway percentage change. The driveway is permeable gravel.
Hearing closed.

REGULAR HEARING
2025-03 A motion by Phillips was made to accept and approve the variance with stipulations from Camp Claire that construction will not take place from mid-June to mid-August.
-Mossberg, Not in favor, can't grasp the hardship proven for the lot.
-Lahm, In favor. Good faith Effort has been made, abided by the board's suggestions, and no changes to the lot size since the zoning regulations were introduced to the town.

-Phillips, In favor. Wish somehow there was more pervious surface.
-Brevoort, In favor. Based on the changes that you've made, based on Byrne's comment on the lot size and at capacity, based on the timeframe that the laws were passed, or if you have made an adjustment from when you were here the very 1st time. Obviously, the septic system needs an approval.
-Harger, In favor, Looking at the other properties in this area, it looks like all of them are within the side yard setback, which the property is the same.

NEW BUSINESS Byrne said there will be two applications next month.

ADJOURNMENT 8:24 p.m.

Respectfully Submitted,
Lannie Mosberg, Secretary