ZONING BOARD
OF APPEALS

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME ZONING BOARD OF APPEALS
May 21, 2026

The Lyme Zoning Board of Appeals held a Public Hearing/Regular meeting on Thursday, May 21, 2026, at 7:30 p.m. at the Lyme Public Library, 482 Hamburg Road, Lyme, CT 06371.

Members Present: Henry Lahm (acting chair), Dave Gage, Toni Phillips, Steve Mossberg (alternate), Ross Byrne (ZEO), Lannie Mossberg (secretary).
Absent Members: Fred Harger (chair), Anna James, Adam Brevoort (alternate).

CALL TO ORDER 7:33 p.m.
SEAT ALTERNATE MEMBERS Alternate member Mossberg was seated.
APPROVAL OF MINUTES FROM November 20, 2025 Accepted.

Lahm explained that there are only 4 members, not 5, if the applicant would like to move to next month to have more of a chance.

PUBLIC HEARING

2026-01 135 Blood Street LLC; 135 Blood St. Map; 33, Lot; 35 - An application for a variance per section 315-4.5 for side and rear yard setbacks, maximum building coverage, and maximum impervious coverage.

Presenting and speaking were Caroline O'Hagan and Joe Wren from Indigo Land Design.
Caroline explained they will demo and rebuild the home. It will be 33ft high and remain in the current foundation. They have approval from Ledge Light and the Inland Wetlands Commission. She reviewed the construction sequence and photos she had of the current and proposed home. Byrne reiterated that they are requesting a variance not only for 315-4.5 but also for 315-23.2. Wren agreed.

REGULAR MEETING

2026-01

Mossberg- Pass, because the total square footage used on the lot hurts the land less.
Phillips- Pass, because even though it's non-conforming, nothing's changing; it's just getting better.
Gage- Pass, because the land was established before the regulations, which makes it unique to the land.
Lahm- Pass, he agrees with Mossberg and Phillips, and the home will be left the same as much as possible.
Application approved.

NEW BUSINESS n/a
ADJOURNMENT 8:25 p.m.

Respectfully Submitted,
Lannie Mossberg (secretary)