



ZONING BOARD
OF APPEALS

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME ZONING BOARD OF APPEALS
June 18, 2026

The Lyme Zoning Board of Appeals held a Public Hearing/Regular meeting on Thursday, June 18, 2026, 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), Ross Byrne (ZEO), Lannie Mossberg (secretary)

Absent Members: Dave Gage, Anna James, Steve Mossberg (alternate)

CALL TO ORDER 7:38 p.m.

SEAT ALTERNATE MEMBERS Alternate member Brevoort was seated.

APPROVAL OF MINUTES FROM May 21, 2026 Minutes approved.

PUBLIC HEARING

2026-02 Landry 98 Blood St. Map 33, Lot 24 – A variance to add an accessory apartment on a non-conforming lot per section 315-23.3 Existing Non-conforming Lots and 315-8.2 Accessory Apartments. Present and speaking were Gregg & Lori Landry.

Harger started by reading both regulations into the record. Landry spoke and explained the history of the property, which is in the family and will continue to be. He explained he meets all the accessory apartment regulations, except 315-8.2c-1, because it contradicts 315-23.3b of non-conforming lots. Byrne spoke and explained to the board that the applicant would not have to come for a variance if the regulations did not conflict.

Hearing Closed

REGULAR MEETING

2026-02

Motion to grant approval from 315-8.2(c)1 based on applicant conforming to 23.3(b)

Lahm: In favor, the town needs as much housing as possible, and the applicant has abided by as much as possible.

Phillips- In favor, feels the same as Lahm.

Brevoort- In favor, they are not changing the look of the home; they are improving an older home and giving new people the opportunity to live in town.

Harger- In favor, makes the most sense after everything taken into consideration, it's staying within the family, and there's the conflict of the regulations.

NEW BUSINESS n/a

ADJOURNMENT 8:10 p.m.

Respectfully submitted

Lannie Mossberg- secretary