



Sound View Investment in our Community

"Sound View Proposed Improvements 2012-2013"

Public Information Meeting



Sound View Improvements

Proposed Investment in 2012-2013

- Installation of Permanent Restroom Facilities
- Picnic Areas
- Improved Site grading and Park Landscaping
- Reconfiguration of Parking
- On-street and Lot Kiosk Parking Payment
- Reduced operating expense
- Alternative transportation opportunity
- Total Cost \$659,000 - Cost to Town \$132,000
- Forecast Increased Annual Income of \$24,000
- Forecast Payback of Town Investment 5.5 years

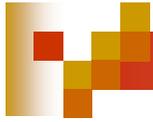




History

Sound View was developed in 1892 by Harry Hilliard, who firmly believed in the public's right to use the beach.

It is now considered a public beach, owned and operated by the Town of Old Lyme.



***Often referred to as a
“Diamond in the rough”
and
“Connecticut's
finest swimming beach”***

Display Ad 44 -- No Title
Jul 16, 1914;

≡≡≡ SOUND VIEW BEACH ≡≡≡

The Fastest Growing Summer Resort on the Sound!

*Pre-eminently the Most Valuable Seashore Property
Offered Today for a Summer Home or Investment*

**Dollar for Dollar it is the
Biggest Value Ever Offered in
Shore Property**

YOU GET BETTER IMPROVEMENTS AND MORE GROUND
THAN ELSEWHERE FOR YOUR MONEY.

EXTRA LARGE PLOTS, 50, 55,
60 AND 75 FEET WIDE.

NOTE THE LOW PRICES:—

\$125, \$200, \$250 and up to \$500

RESTRICTIONS THAT PROTECT YOU.

EASY TERMS, 10% FIRST PAYMENT, BALANCE 2% A
MONTH. TITLE PERFECT.

100 Extra Large and Well Located Plots

BEING THE 3RD AND LAST ADDITION NOW OFFERED FOR SALE
AT PRICES THAT ARE POSITIVELY THE LOWEST
EVER ASKED FOR SIMILAR PROPERTY

SOUND VIEW BEACH

IS LOGICALLY THE SUMMER PLAYGROUND OF HARTFORD BECAUSE
IT IS THE NEAREST BEACH TO HARTFORD AND THE EARLIEST
REACHED. MORE PEOPLE VISIT THIS IDEAL RESORT DUR-
ING THE SUMMER MONTHS THAN ANY OTHER BEACH
ON THE SOUND.

SOUND VIEW BEACH LEADS EVERY OTHER BEACH THIS YEAR IN
BUILDING OPERATIONS.

SOUND VIEW BEACH HAS JUST COMMENCED TO GROW AND THOSE
WHO ARE SHREWD ENOUGH TO SEE THE FUTURE OF THIS
COMING PLACE WILL BUY NOW AT FIRST PRICES

**Thousands of Dollars Have
Been Spent in Improvements**

NEW RUNNING WATER SYSTEM JUST FINISHED. NEW
ELECTRIC LIGHT PLANT NOW BUILDING.
PROPERTY GRADED. FINE NEW GRADED
STREETS, STREET LIGHTS, STRICT
SANITARY REGULATIONS

POST OFFICE, MAIL AND EXPRESS SERVICE, STORES,
ALL CITY CONVENIENCES

ALL THE ATTRACTIONS OF A SUMMER RESORT:
TENNIS COURT, SAILING, FISHING, DANCING,
PAVILION, TEA ROOM, NEW CASINO.

The Bathing Beach is Positively the Finest in Connecticut

YOU WILL NEVER HAVE AN OPPORTUNITY LIKE THIS AGAIN. IF YOU HAVE ANY
IDEA OF SECURING A FINE SHORE LOT ON EASY TERMS, AND AT FIRST PRICES, YOU
MUST ACT QUICKLY. THERE ARE ONLY 100 LOTS AND THEY WILL NOT LAST LONG.
ARRANGE TO VISIT THE PROPERTY JUST AS SOON AS YOU CAN. PHONE, WRITE OR
CALL AT OUR OFFICE IN HARTFORD OR SOUND VIEW FOR FURTHER PARTICULARS, MAP,
AND HANDSOMELY ILLUSTRATED BOOKLET.

**Now is
the Time
to Buy**

IF YOU ARE WIDE AWAKE YOU WILL NOT ALLOW THIS OPPORTUNITY TO GET AWAY
FROM YOU. YOU MIGHT HAVE BOUGHT A LOT AT OCEAN BEACH SOME TEN YEARS AGO.
FOR ABOUT \$300, BUT DID YOU DO IT? YOU HAD THE OPPORTUNITY BUT DID YOU TAKE
ADVANTAGE OF IT? THOSE WHO DID BUY MADE ENORMOUS PROFITS.

BETTER TALK OF THE PROFITS YOU MADE THAN THOSE YOU MISSED.

The Sound View Land Company,

739 MAIN STREET, HARTFORD, CONN.

Telephone Charter 6532-2.

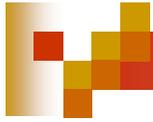
L. A. COSULICH CO., SELLING AGENTS.

Agents at the Property

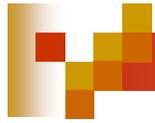
SOUND VIEW, CONN.

Telephone Saybrook 145-32.





Home to a mix of seasonal & year-round Sound View residents, a small commercial district and a section of public beach, Sound View and the Town of Old Lyme draw thousands of day-trippers during the summer months.



For over 100 years there has been need to address issues of parking, sanitation, policing and the general “quality of life” in Sound View.

SOUND VIEW SEEKS DIVORCE FROM LYME

Aug 6, 1920;

SOUND VIEW SEEKS DIVORCE FROM LYME

(Special to The Courant.)

Sound View, Aug. 5.

That Sound View and a number of other summer resorts from Howard's beach to Crescent beach petition the state legislature at its next session to be given permission to withdraw from the township of Old Lyme in order to form a separate borough, was proposed at a meeting of property owners here Tuesday afternoon. Because of the fact, however, that a number of taxpayers were unable to be present, a second meeting has been called for Sunday afternoon at O'Connor's Hall when the matter will be thoroughly discussed, and action taken. The property owners feel that the money they are now forced to pay to the town of Lyme could be used to better advantage if all the beaches constituted a borough.

LAND OWNERS SEEK BETTER CONDITIONS

Hartford Men On Committee to Consider Sound View Plans.

(Special to The Courant.)

Sound View, Sept. 2.

As an outgrowth of agitation begun early in the summer by Sound View land owners for better living conditions, a committee of land-owners has been named to take the matter up with the selectmen of Old Lyme, the state government and such other authorities as may be necessary. This action was decided upon after the idea of forming a borough was dropped by a number of land owners who at first strongly recommended it. Subsequent opinion was that such a step would be too costly. The committee to take up the matter of improvements with the proper authorities includes three Hartford men, Daniel P. Doyle, Nathan Katz and Patrick J. Finlay. Most of the land-owners in Sound View live here only during the summer. Many of them are from Hartford.

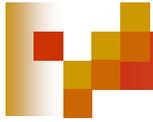
The improvements desired are concerned with sanitary conditions, the beach, roads and electric lights, and early in the present summer, the land owners retained Abraham Katz as counsel in their efforts to secure these improvements. Mr. Katz says he thinks the improvements will be secured by next summer.

Local land owners are dissatisfied with the condition of the highway between Blackhall and Niantic, with the fact that they have electric lights only a few months of the year, and then only between the hours of 8 a. m. and 1 a. m.; with the prevalence of mosquitoes and with the poor facilities for garbage disposal. They point out that garbage is removed only when the collectors feel like doing so. A better beach patrol is also wanted.

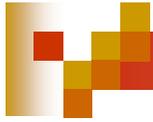
Advocates of forming a borough maintained that under such a condition the desired improvements could be made by the Sound View land owners independent of other agencies and authorities.

LAND OWNERS SEEK BETTER CONDITIONS

Sep 9, 1920 pg. 11



- These issues not only affect beach area residents, they also affect everyone in town, as town resources must be allocated to address these problems every year.



Throughout the years numerous studies and plans have been proposed to improve conditions at Sound View.

1944 Committee

R e p o r t o f t h e
S O U N D V I E W I N V E S T I G A T I N G C O M M I T T E E

P A R T 1.

Section 1, Authorization and Scope.

At the annual Town meeting held on October 2nd, 1944 a Resolution was introduced by a Committee consisting of the following members:

L. Horatio Biglow,
Norris L. Bull,
Emeline Krupp.

This Committee had been elected and charged by the Republican Town Caucus held September 6th, 1944, to prepare and submit to the Town meeting of above date a Resolution purposing to get at the causes of conditions seasonally existing in Sound View and occasionally erupting in apparent lawlessness, recently capped by a crime that shocked the community.* Subjoined is the

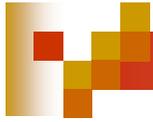
R E S O L U T I O N

WHEREAS: The Town of Old Lyme recognizes its responsibility for the conditions existing in every part of the Town and in all places within its jurisdiction, and

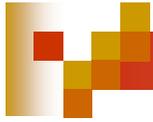
WHEREAS: The conditions existing at Sound View Beach, in connection with its conduct as a resort, have not measured up to the standards of law, order and public behavior maintained in other sections of the Town, and

WHEREAS: These conditions conflict with the best interests of the Town, react unfavorably on its reputation and point to a lack of proper concern for the community welfare; therefore be it

RESOLVED: That the Town appoint a Committee of Three to in-



- Some have been rejected, such as the 1960's redevelopment which would have demolished numerous cottages and businesses.
- Some have worked in incremental ways, such as tearing down the notorious Branmor, and replacing it with a bocce court, providing sidewalks on Hartford Avenue, and the implementation of the Sound View Village Design District



- It is time for a more comprehensive, long-term plan to address these issues on a permanent basis.
- A plan which will generate the revenue to pay for itself through grants and parking fees, thereby saving Old Lyme residents valuable tax dollars.



Sound View Commission

- In 2008, the Town tasked the Sound View Commission Formation Committee (SVCFC) with developing a branch of Town Government that would directly address the challenges of Sound View
- In 2011, the Sound View Commission became a reality



Both the Committee and newly-formed Commission provided a forum for the community to voice their opinions.

Topics included the attractions and positive features of Sound View as well as areas for improvement.



Some of what they said

Good

- Excellent swimming Beach
 - Safe for children, gentle waves and large sandbar
- Commercial district
 - Has potential
- Stable residential community
 - Many houses have remained in the same families for multiple generations

Not so Good

- Traffic
- Parking
- Overcrowding
- Lack of public facilities
- Commercial district
- No central location for community events
- Dangerous/Inconvenient for bicyclists and pedestrians.
- Quality of life issues



The Commission must:

- Develop a balanced community approach
- Consider the costs of Town services to the area and revenue sources
- Make recommendations directly to the Selectmen with focus on public safety, health, environment, quality of life, and Sound View as an asset to the Town.



Challenges ahead

- Permanent Public restrooms
- Destination location for community events
- Balance revenue and services
- Attractive to residents and tourists
- Consider both local business and entire town residential community

Restrooms



- By far, the greatest challenge is establishment of permanent public restrooms





Why has this been such a challenge?

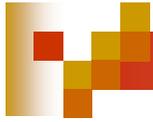
- There is a high water table and non-native soils, because the Town Parking Lot was originally Swan Lake.



Looking across Swan Lake, Sound View, Conn.



Postcard from early 1900's



- Over the years fill was brought in, and buildings were constructed with makeshift septic systems/cesspools.
- The Parking lot experiences dramatic flooding when storms hit
- The soils in the Parking lot will not support a conventional septic system





- The DEEP will only approve a “Zero” discharge system.
- A composting system similar to Harkness Park and Gillette Castle.
- There is no Public Grant funding available for such a “stand-alone” endeavor

NSF Certification

The Clivus Model M35 is certified by the National Sanitation Foundation under Standard 41 (day-use, park).

Capacity

M35 Volume

Solids storage capacity: 234 cubic feet; 1,747 US gallons

Daily capacity at average temp. >65°F: 180 visits

Annual capacity at average temp. >65°F: 65,000 visits

Specifications and Materials

Dimensions

Installed: Length: 103"; Width: 70.5"; Height: 89"

Weight: 800 lbs

Working Area on Top of Composter: 53"x53" Waste Access Door: 10"x30" (com poster front)

Compost Access Lid: 34.5"x70.5" (composter front)

Polyethylene Wall Thickness: 0.375" nominal

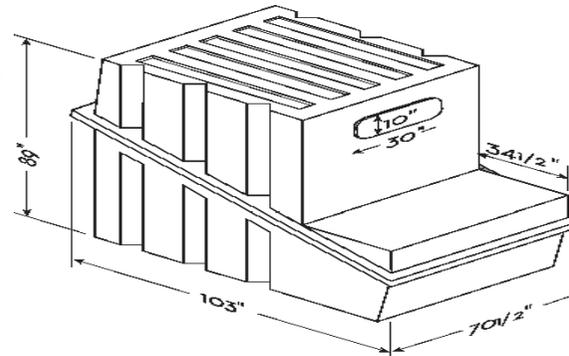
Materials

The M35 Composter and its internal Liquid Separation Tank are rotationally molded high-density polyethylene resin that conforms with the following specifications:

- Density (ASTM D1505): 0.943 g/cm³
- Tensile Strength at Yield (ASTM D638): 3,000 psi
- Impact Brittleness Temperature (ARM Impact): -103°F
- Dart Impact (-40°C, 6.53 mils thickness): 180 ft-lbs
- Envt. Stress Crack Resistance (D1693): 700 hrs

Ventilation

AC: 115V, 71w, 60 Hz, .72 amp fan with 243 cfm at free air. Fan made of GE Noryl plastic, totally enclosed, ball-bearing motor, in-line, direct drive. UL & CSA approved. Energy Star rated. Diameter: 11.75"; Inlet/Outlet Diameter: 5.87"; Length: 7.75". The fan is mounted in-line near the composter, with 4" PVC or ABS ducting (not included).



Automatic Moistening System

An automatic control device monitors daily compost mass moistening. Timer is housed in water-resistant NEMA box. Spray time is pre-set at factory.

Tank Alarm

Automatic tank alarm responds to liquid level and air flow sensors.

AC: 120 VAC, 50/60 Hz, 7 watts max. Alarm Horn: 82 decibels at 10 feet; meets Type 3R water-tight standard as installed by factory. Alarm Beacon: meets Type 3R water-tight standard as installed by factory. CSA certified.

Liquid Removal Pump

AC: Submersible, 115V, 5 amp, with 18', 3-conductor, oil-resistant cord. UL & CSA approved. 1" NPT liquid discharge outlet. Capacity is 20.4 gallons per minute at 1' with a maximum pump-ing height of 26.3'.

Liquid End-Product Separation Tank Internal tank (45 US gallons) stores the liquid separately from the compost to enhance decomposition and to facilitate the removal of the liquid end-product by the automatic pump to a secondary storage tank.

Components

Solenoid: 120V AC, 50/60 Hz, UL & CSA listed.

Timer: Synchronous motor, 48 max. on-off cycles, 120V AC, 0.1 watts. 12V DC available.

Rear of Composter

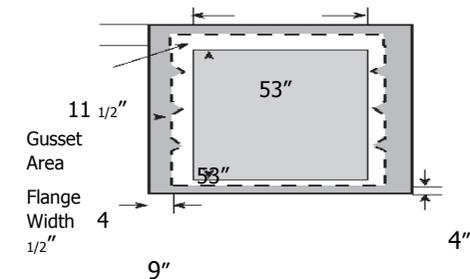


Figure 2. M35 Com poster, Top View

Toilet Options

Waterless Toilet

Constructed of impact resistant fiberglass with sanitary white finish. Seat and lid are made of plastic; the liner is rotationally molded polyethylene. The toilet must be located directly over the composter, which is situated in a space or room below. The toilet is connected with a 14" diameter straight chute.

Toilet Height: Standard: 14"; ADA Compliant: 18"

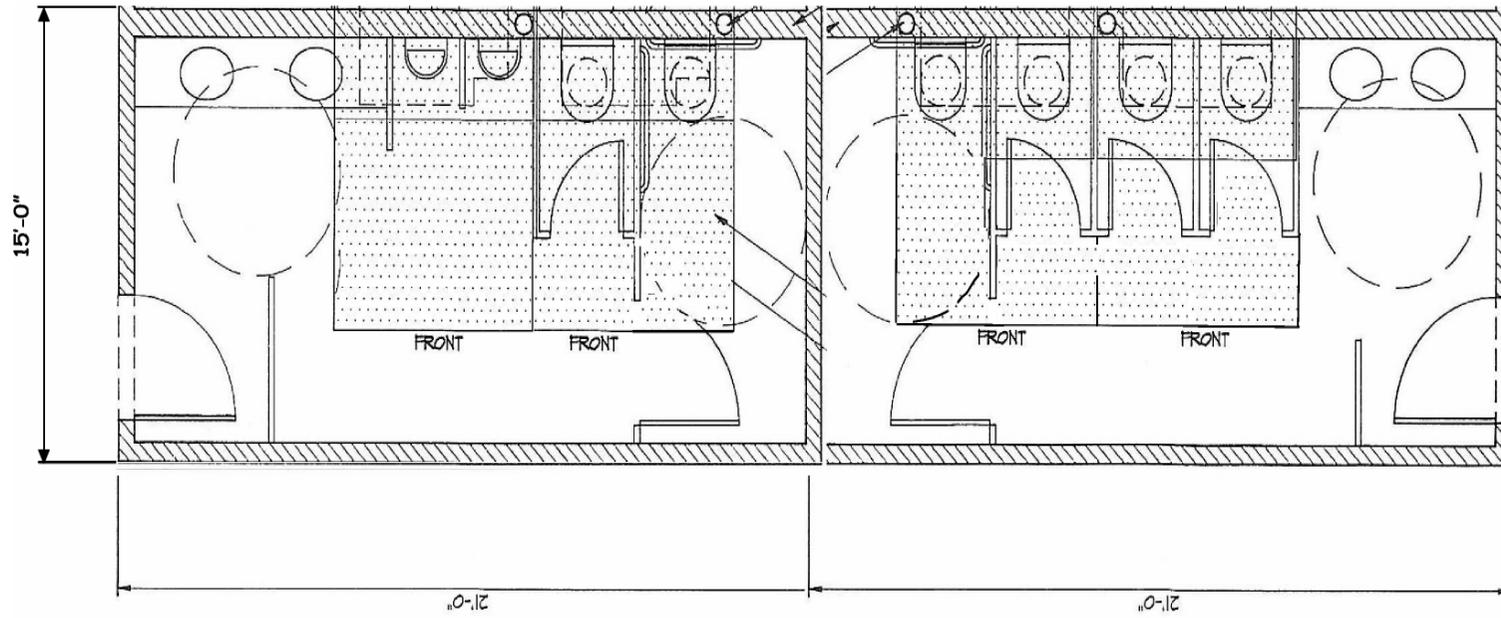
Width: 18.5"; Length: 24.25"

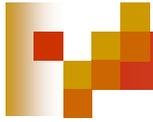
Foam-flush Toilet

The Foam-flush toilet is constructed of vitreous ceramic. The seat and lid are made of plastic. The toilet connects to the composting unit with a 4" plastic pipe. The drain may slope up to 45 degrees from vertical. A water connection and a power connection (AC) are required.

Toilet height: Standard: 16"; ADA compliant: 17.5"

Width: 15"; Length: 29"





Where?

- The Town owns 2 properties in Sound View
 - Parking lot - south end of Hartford Ave.
 - Bocce Courts – northern end of Hartford Ave.



Other locations ?

- Can the Town obtain another location?
 - It has been suggested that the town consider purchasing old Dance Hall building to convert into restrooms. This is not practical as the cost to purchase, demolish the building and construct public facilities is prohibitive.
 - There are no Public Grant funds available for this category of improvement.
 - The total cost would be entirely up to taxpayers.

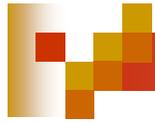


- The Dance Hall and Bocce Courts are also further from the beach. Restrooms should be located where they are most needed: as close to the beach as possible. The Town Lot provides the best opportunity for convenient location and use of land already owned by the Town



Sound View Park Concept

- For a number of years the idea of converting a portion of the Town parking lot to a park has been suggested.
- In 2011 funding was provided by the Selectmen for a Park / Parking design concept



Concept Design

- In September of 2011, BSC Group Engineering was retained to develop concept designs.
- At a regularly scheduled November 28, 2011 meeting of the Sound View Commission, 3 design options were presented to the Commission and Public.



The chosen concept contains key elements to meet several of our objectives:

- Permanent flush toilet restroom facilities with ADA
- Retain the greatest amount of parking possible
- Create a destination location for public events to become a multi-season asset to the Town
- Reconfigure street parking with safer access
- Establish Kiosk parking meters with flexible and easy rate adjustments while eliminating the need for parking attendants



SOUND VIEW PARK MASTER PLAN - PARK ENLARGEMENT

91 HARTFORD AVENUE
OLD LYME, CT



 BSC GROUP
SCALE: 1" = 20'
0 10 20 40 feet
DATE: NOVEMBER 28, 2011



What is the Cost?

\$659,000

Nearly 50% of this total is the cost to provide Restrooms and parking Kiosks

Once again: There is NO public grant funding available for a project that only encompasses restrooms and kiosks



How can we make this happen?

There is grant funding available from CT-DOT through the Federal Government for Alternative Transportation.

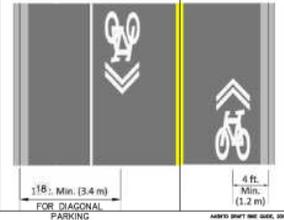
The Park with Alternative Transportation link are not only desirable, they are essential components to obtain grant funding.



The answer

- The concept plan was modified to add alternative transportation options including a bike route and link to the 9 Town Transit district . This creates the Park as point of origin / destination hub.

***We now qualify for a funding
Grant!***



MUTCD "SHARE THE ROAD" SIGNAGE



**BIKE ROUTE CONNECTION BETWEEN CT
RIVERWAY TRAIL AND SOUND VIEW PARK
HARTFORD AVENUE SHARED ROADWAY DETAILS
OLD LYME, CONNECTICUT**

NOT TO SCALE

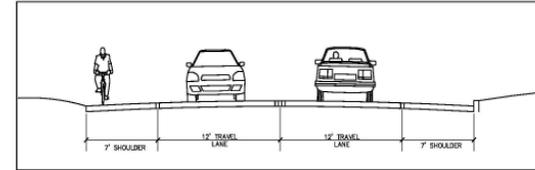




ROUTE 156 SIGNAGE,
WESTBOUND



ROUTE 156 SIGNAGE,
EASTBOUND



ROUTE 156 CROSS-SECTION



LEGEND

WIDE SHOULDER BIKE ROUTE	
SHARED ROADWAY	
CONNECTION DESTINATION	

BIKE ROUTE CONNECTION BETWEEN CT RIVERWAY TRAIL AND SOUND VIEW PARK
CONNECTION PLAN
OLD LYME, CONNECTICUT

NOT TO SCALE



DATE: JANUARY 2018



What do we get?

***Permanent flush toilet restroom facilities
with outdoor showers***

Constructed on a portion of the existing parking lot, including topography elevation while maintaining the greatest possible number of parking spaces



What do we get?

Destination Location

Create a setting for public events such as a Craft fair, Art exhibit, Chowder fest, Jazz fest, Farmers Market, other community events

A multi-season asset to the Town



What do we get?

Safer Environment

- Reconfigures street parking for safer access
- Encourages Pedestrian / Bike use through safer and easier access
 - ADA accessible
- Eliminates hazardous U-turns



What do we get?

Kiosk parking meters

- Flexible rate adjustments
- Street and Lot parking meter time adjustable
 - Eliminates the need for parking attendants
thereby saving operating costs
 - Accepts Cash or Credit/Debit cards





What do we get?

Bike Path / Lane

- Encourage alternative transportation
 - Minimize traffic congestion
- Promote local use: will link to other bike paths



What do we get?

Features

- ✓ Permanent restrooms
- ✓ ADA accessible
- ✓ Landscaping
- ✓ Site Grading (flooding)
- ✓ Paved drive lane
- ✓ New fencing
- ✓ Outdoor shower pad
- ✓ Green vegetation buffer
- ✓ Picnic tables
- ✓ Bike racks
- ✓ Paved walkways
- ✓ Dark-sky lighting
- ✓ Kiosk parking meters
- ✓ Bike lane



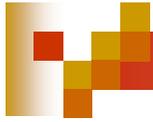
The details

- In January of 2012 a Grant application was submitted to our State Regional Planning Agency (RPA)
- The application was unanimously approved by the 9 Towns that comprise the RPA for a Grant of 80% of the proposed cost



The details

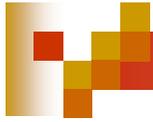
- The RPA forwarded the application and their approval to the State
- The State reviewed the application for appropriateness, cost, need, and preliminary engineering and no deficiencies found
- We anticipate State approval will be forthcoming



The details

■ Project cost	\$659,000.00
■ Grant	\$527,000.00
■ Town Portion	\$132,000.00

**The Town portion is less than half of the
restroom construction alone !**



The numbers

How do we pay for our portion?

The reconfigured parking will provide a total of 96 Town-owned parking spaces

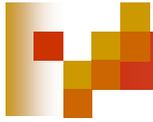


In previous years, only the Town lot charged for parking.

With the Kiosk parking both street and Lot will be pay-to-park

Hartford Ave businesses will be allocated special 15 minute free spaces in front of their business

As always, Town residents with beach parking stickers, park free



The numbers

New total of 96 Town-owned parking spaces

Less approx. 10 free business spaces

Leaves 86 Town paid parking spaces

An increase of 15 paid spaces

That's a 21 % increase in paid parking!



The numbers

2011 actual

Revenue per space 71 spaces @ \$1,235.00 =	\$ 87,685.00
Operating expenses	<u>\$ (23,395.00)</u>
Net income	\$ 64,290.00

Projected

Revenue per space 86 spaces @\$1,235.00 =	\$106,210.00
Operating expenses	<u>\$ (17,364.00)</u>
Net income	\$ 88,846.00

Projected

***Increase in revenue of \$24,556.00 per year
Or 38 % revenue increase***



And the best part

We get State Funds for 80% of the project cost and the balance is paid with increased revenue from parking.

With the parking revenue this project is self sustaining with no additional costs to the taxpayers



More parking

Is there still enough parking at Sound View?

There are also 7 permitted private parking lots that service Sound View with a total of 177 available parking spaces.



Is there enough parking?

Add the 177 private lot spaces and the new 96 spaces for a total of 273 spaces.

And you have a reduction of only 14.5% in total parking for the area.



Is there enough parking?

YES !

The town owned public beach at Sound View is approximately 90 feet by 90 feet.

The average carload is 3.5 persons equaling 620 persons.

Plus the 200 residences and cottages at 4 persons per unit equaling approx. 800 more persons.

That's a whopping potential 1,420 people trying to occupy a very small patch of sand.



Review

We get a Park for:

- ✓ Community events
- ✓ Picnic area
- ✓ Bike racks
- ✓ Public restroom facilities
- ✓ Kiosk parking meters
- ✓ Options for alternative transportation
- ✓ Encourage local use
- ✓ Safer parking access
- ✓ Reduced operating costs



Review

The *entire* town portion of the project cost will be paid through increased revenue from parking fees.

No additional Tax burden

These improvements are also financially self-sustaining with no additional costs to the taxpayers for operating expenses.



What's next

- When the State Grant is issued a Town Meeting will be held.
- You, the taxpayer, will be asked to vote for these improvements and funding



Why

- Sound View is **your** beach and an integral part of our Town. It is a Town asset
- Your taxes are used to maintain Sound View, however is seldom used by Old Lyme residents, citing lack of facilities, safety, and accessibility.
- In recent years progress has been made through unprecedented actions by the Town and local residents.



Why

- This proposal presents a rare opportunity for all Town residents to come together and make a huge impact: creating adequate restroom facilities, a nice, family friendly picnic area, a place for events and gatherings.

The Town investment is paid back in 5 ½ years without any additional tax dollars expended and looking forward will produce additional revenue to the town.



Why

- Your approval will allow us to make the most of this undervalued asset and to transform the beach into a recreational area for everyone to use and enjoy.

Let's work together to realize its full potential.



IMAGE BOARD

SOUND VIEW PARK MASTER PLAN
OLD LYME, CT





Thank you !
Sound View Commission

- Frank Pappalardo - Chairman
- Michaelle Pearson - Secretary
- Joann Lishing - member
- David Kelsey - member
- Harry S. Plaut - member
- Russell Carlo - alternate
- Joe Camean- alternate
- Frank Maratta - alternate