

## TOWN OF OLD LYME

### HALLS ROAD IMPROVEMENTS COMMITTEE

#### MINUTES

**Meeting Date:** Thursday, August 10th, 2023 @ 7:00 p.m.

**Location:** Town Hall meeting room 52 Lyme St, Old Lyme CT 06371

**Attending:** Howard Margules, Ray Thompson, Jane Ungemack, Dave Kelsey, Edie Twining, Tim Griswold, Martha Shoemaker. Public: Cate Hewitt CT Examiner, Sloan Danenhauer

**Absent:** Mike Reiter, Debra Czarnecki

1. Call to Order 7:00pm
2. Motion to Approve Minutes from June 8, 2023 by RT 2nded HM
3. Planning Commission meeting for informal conversation report. RT & ET attended. Good meeting; questions about Qualifying Project, DOT review, Optional HROD, Design Guideline pre-application review, Setbacks... Full presentation to Planning Commission after reapplication is received by ZC.
4. Zoning Commission meeting for informal conversation for HROD reapplication plans scheduled for June 12, 2023. Atty. Sweeney and ET attended meeting. Rather than review expected revisions conversation started with request by affordable housing and then zoning to include affordable housing with in HROD revisions. Questions also asked about DOT approvals and septic issues restricting development.

In our reapplication the HROD will include affordable housing requirement per zonings request. On July 27, Atty. Sweeney and Twining met with several CT DOT people including Joe Oulette, CEO of the Office of State Affairs, Traffic Management. We reviewed the many parts of the master plan including sidewalks, cross walks, public spaces, lighting, parallel parking, and landscaping. Mr. Oulette gave specific answers as to how these are allowed based on conforming to DOT standards. He said overall he sees nothing problematic. He also suggested any new development should require a traffic study.

5. Discussion of and possible action on FOI request from CT Examiner dated, July 18, 2023. ET explained that until the design phase is past preliminary concepts it is not advisable to show unfinished designs to the public.
6. Executive Session for AIE preliminary plans presentation to HRIC & Board of Selectman. CGS §§ 1-210 (b)(1) and 1-210 (b)(7) and (24)).
7. Adjournment, Motion by HM, 2nded JU Public Left the hall for executive session.