

ZOOM FORUM

Halls Road Overlay District

Presentations
February 2 & 10, 2022

Existing Halls Road
Commercial District

Redraw existing
commercial district
boundary line to remove
this section of Florence
Griswold Museum's
current property
boundary.

Part One

Why Create the Halls Road Overlay District?

Halls Road
Improvements
Committee

Current Members

Edie Twining (Chair)
Mike Reiter (Secty.)
Matt Merritt (Grants)
Bud Canaday
Ray Thompson (Zoning)
Howard Margules
David Kelsey - (Signage)
Deb Czarnecki

We are here to introduce to businesses & property owners a proposal for new zoning for the Halls Road district - the **"Halls Road Overlay District"** (HROD). This is a work in progress and the forum is aimed to gather further feedback from you.

Supporting the Halls Road Masterplan Report

Looking to our Future



Historic Lyme Street



Old Lyme Shopping Center



Old Lyme Marketplace



Vision for future Halls Road streetscape based on style of historic Lyme Street

Master Plan presentations to boards, commissions, and individuals have met with positive responses and support:

Board of Selectmen
CT River COG
First Congregational Church of Old Lyme
Florence Griswold Museum
Businesses at 19 Halls Rd. LLC
Historic District Commission
Lyme Art Association
Lyme Youth Service Bureau
Old Lyme Academy of Art
Old Lyme Historical Society
Old Lyme Land Trust
Old Lyme Senior Center
Provident Holding Inc. - O.L. Marketplace
Saint Anne's Episcopal Church
School Superintendant, District 18
Zoning Enforcement Officer

Upcoming plans to meet:
Planning Commission
Board of Finance
Additional property owners
More!

What Halls Road District's new Overlay Zoning will allow and promote:

- New development to reflect the look and feel found on Lyme Street through Design Guideline reviews
- A mix of uses including shops, cafes, apartments, town houses, condos, and offices
- Revised setbacks to encourage building close to Halls Road with parking along side or behind
- Specific height and density regulations appropriate for the district based on building placement along Halls Road
- More control over development types and uses

Economic Development Commission Town Study



Strategic Opportunities for Economic Development In Old Lyme, 2019 Report:

- Market and Economic Study
- Resident & Business Survey
- Workshops & SWOT Analysis

Major findings:

- Without new effort, business stagnant
- Majority (80%) want change on Halls Road
- New development must look like Old Lyme (rural, small town New England, e.g. Lyme Street)

Other findings:

- Arts heritage, beautiful setting are attractions
- New housing types needed (92% currently single-family houses)
- Foot traffic, browsing, good for retail
- Connect Halls Road with Arts Dist./Lyme St.
- Change the experience of visiting Halls Road

Planning Commission Plan of Conservation & Development



Every 10 years the Old Lyme Planning Commission publishes their recommendations for the town in the **Plan of Conservation & Development** (POCD).

In 2010 & 2020 the POCD continues to recommend smaller apartments for younger and elderly residents.

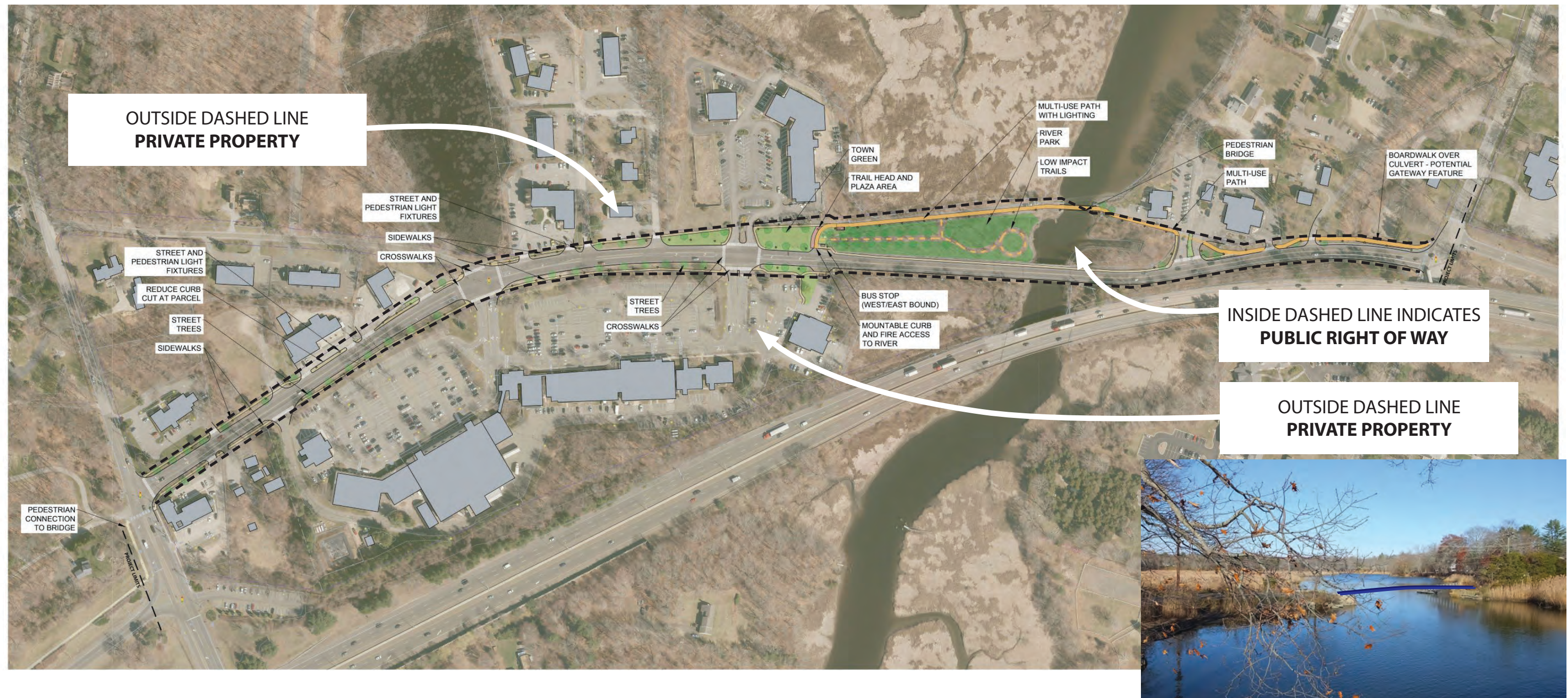
The 2020 publication also points out the need for design regulations beyond the Sound View Village District.

Looking to the Future 2020 POCD
Residential and Development Recommendations
2. The Zoning Commission should assure that zoning regulations make adequate provision for a diversity of housing types, including smaller apartments for young and old residents, singles and elderly; consider expansion of provisions for accessory apartments; develop regulations to allow life care and independent living facilities for the elderly or disabled, within residential districts by special permit; and create Zoning Regulations for Accessory Housing that are less restrictive to encourage and allow for multi generational living. (Action: Zoning Commission) p. 21

Although the Zoning Commission makes an attempt to gain cooperation of developers to achieve a level of design compatible with the town’s character, there are no regulations in place mandating such action except in the Sound View Village District. (Action: Zoning Commission, Historic District Commission) p. 23

Halls Road Masterplan Report - Town Initiated Public Improvements

Community Goals



- Safe streets with pedestrian and bike pathways
- Pedestrian lighting
- Green space for town gatherings

- Connect old town center to renewed Halls Road commercial center.
- Pedestrian bridge at old bridge abutment to allow greater access to the Lieutenant River.

Halls Road Masterplan Report - Private Investment Opportunities

Community Goals



- Commercial-only zoning encourages highway-centric development. Residents want their town center to respond to *their* needs, not highway needs.
- Halls Road Master Plan encourages new development along Halls Road with the look and feel of historic Old Lyme.
- A mix of retail and residential development will increase the town's tax base and concentrate any additional services in one district.
- New housing types (apartments over shops, town houses, condos, ...) respond to the demand from older and younger residents.
- A majority of residents want more shops and restaurants as well as a place to gather and mix with neighbors. The Halls Road Village District provides that.
- Chance meetings with friends and neighbors is something you can't get on the internet.



Rendered Views



1. Halls Road looking North from intersection of Huntley Road & Halls



2. Halls Road looking South towards Post Office & The Bowerbird



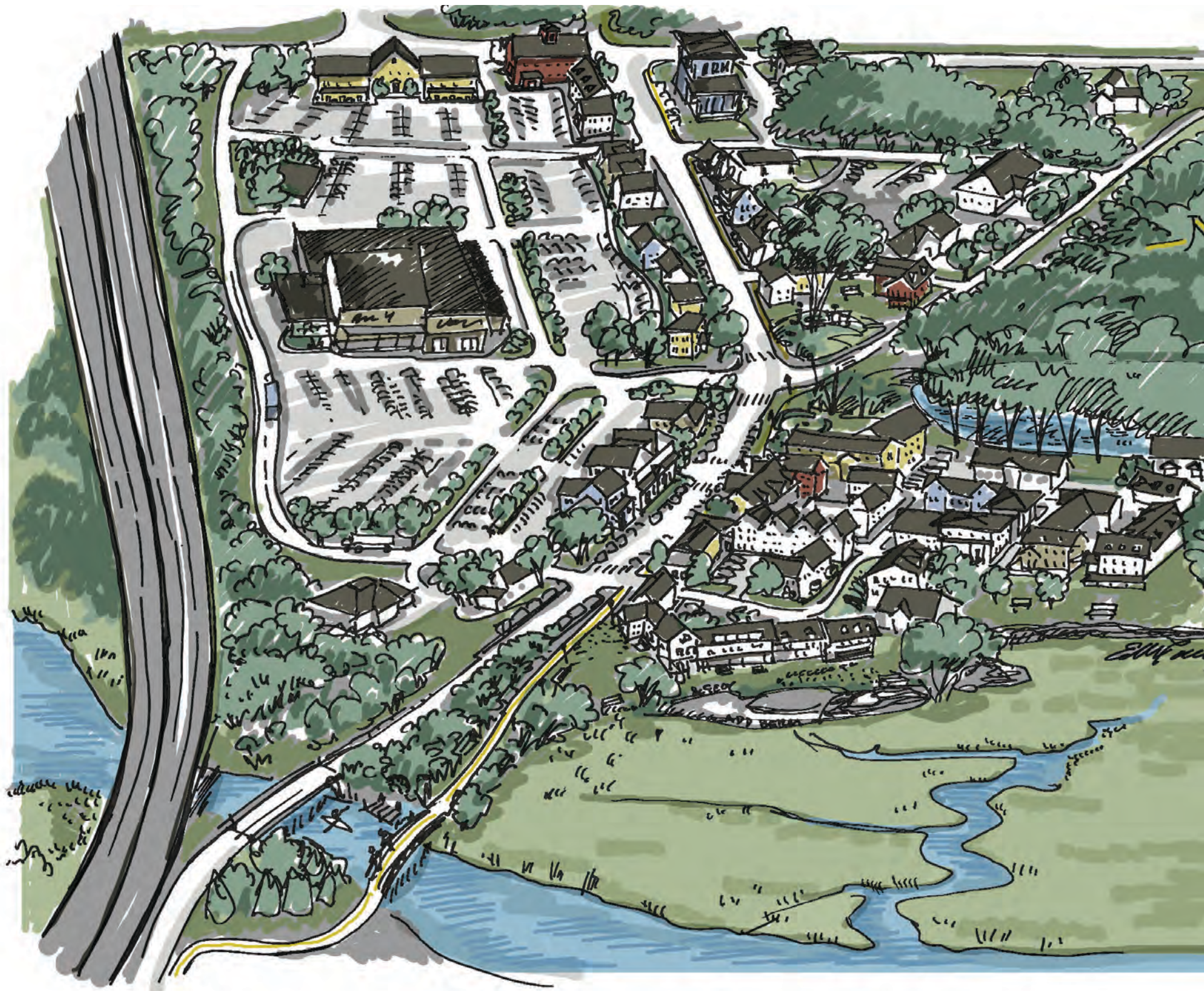
4. Halls Road looking North. Hideaway Restaurant & Lieutenant River beyond off to the right.



3. Halls Road looking North from Lieutenant River

Summary

Why is this important to the town?



- The town must choose between planning its own future versus allowing its future to be decided by outsiders. These changes will both enable and guide a better future for Halls Road.
- Amid growing challenges to bricks-and-mortar retail, a village setting promotes a vibrant, mixed-use town center in Old Lyme -- the most attractive and resilient setting for 21st century retail.
- The plan is in line with recommendations of both outside professionals (e.g. Advance CT, BSC, etc.) and our town's own Planning Commission. Zoning changes are crucial to meet changing demand and market conditions, and to prepare Halls Road for a changing future.
- Sidewalks and road improvements will be empty gestures if there is no "there" there on Halls Road. These changes support the creation of a vibrant town center, attractive on many levels.
- The plan both encourages and contains new development of much-needed housing types, which will increase town tax revenues.

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Part Two
What is added to the existing Halls
Road C30-S Zone with the
introduction of the
Halls Road Overlay District

Regulation Comparison Chart 1

Existing C-30s Vs.. Halls Road Overlay District

RESIDENTIAL	ITEM	C-30S	HROZ
	Single Family, Construction Storage/Office Trailer	Allowed	Not Allowed
	Eligibility for Planned Residential Cluster Development	Not Allowed	Special Permit
	Multi-Family Housing	Not Allowed	Special Permit
	Multi-Use Building	Not Allowed	Special Permit
	Dedicated Affordable Housing	Not Allowed	See Incentives
BUSINESSES	In-home Professional or Business Office	Special Permit	Special Permit
	Business and Professional Offices	Special Permit	Special Permit
	Retail Business or Retail Service Operation	Special Permit, 5.000 s.f. max	Special Permit, 10,000 s.f. max
	Package Store	Special Permit	Special Permit
	Banks, Financial Institutes	Site Dev. Plan Review	Special Permit w/Site Plan Dev. Review
	Pharmacy or Out-patient Clinic with drive thru		Special Permit w/Site Plan Dev. Review
	Adult Entertainment	Site Dev. Plan Review	Not Allowed
	Business Service Establishment	Special Permit	Special Permit, except landscaping not allowed
	Cemetery	Special Permit	Not Allowed
	Mortuary	Special Permit	Not Allowed
	Commercial Livery, Stables, Riding Academies	Special Permit	Not Allowed
	Marine Facility	Special Permit	Not Allowed
	Boat Livery	Special Permit	Special Permit
	Sail Loft, etc.	Special Permit	Special Permit
	Marine Research	Special Permit	Special Permit
	Public Laundry Establishment, washing, drying of dry-cleaning on-site for rental to public	Special Permit	Special Permit
	Inn/Motel/Hotel	Special Permit	Not allowed
	Bed and Breakfast	Not Listed	Special Permit
	Artist Studio and Sales	Not Listed	Special Permit
	Brew Pub	Not Listed	Special Permit
	Artesian Food	Not Listed	Special Permit
	Bakery	Not Listed	Special Permit
	Day Spa	Not Listed	Special Permit
	Day Care Center	Not Listed	Special Permit

AUTOMOTIVE	ITEM	C-30S	HROZ
	Retail dealer's station for sale of motor vehicle fuels;	Special Permit	Not Allowed
	Motor vehicle service facility or repairers' garage	Special Permit	Not Allowed
	Rental or leasing of automobiles, including trucks, trailers, buses	Special Permit	Not Allowed
ENTERTAINMENT	Electrical Vehicle Charging Stations as an Accessory Use	Not Allowed	Special Permit
	Theaters for indoor motion pictures	Special Permit	Special Permit
	Assembly halls, dance halls, bowling alleys, and indoor and outdoor recreational facilities (including tennis, handball, paddleball, squash, swimming, skating and similar such activities).	Special Permit	Special Permit, except dance halls removed
	Tennis courts, swimming pools and similar facilities for outdoor recreation	Special Permit	Special Permit
	Club	Special Permit	Special Permit
	Yacht Club	Special Permit	Special Permit
DINING	Full-Service Restaurants, 10,000 s.f. max.	Special Permit	Special Permit
	Take-Out Restaurant	Special Permit	Special Permit
PET	Veterinary Outpatient Clinic	Special Permit	Special Permit
	Pet Services	Not Listed	Special Permit
PUBLIC	Governmental Service	Special Permit	Special Permit
	Park	Special Permit	Special Permit
	Public Utility Substation, Transformer, other	Special Permit	Special Permit
	Philanthropic, education, recreational or religious non-residential use	Special Permit	Special Permit
	Telecommunications Tower, Antenna, or Building	Special Permit	Special Permit

Regulation Comparison Chart 2

Existing C-30s Vs... Halls Road Overlay Dis-

	<u>ITEM</u>	<u>C-30S</u>	<u>HROD</u>
1	Minimum lot area (in square feet)	30,000 s.f.	30,000 s.f.
2	Minimum lot area for each dwelling (in square feet)	30,000 s.f.	NA
3	Minimum dimension of a square on the lot	150'	150'
4	Wetlands/watercourse restriction (7.2.1)	20%	20%
5	Maximum number of stories (entire site)	2 1/2	
5a.	Maximum number of stories of building or structure which fronts on Halls Road (see 7b)		2 1/2
6	Maximum height of building or structure (entire site)	35'	
6a	Maximum height of building or structure which fronts on Hall Road (see 7b)		35'
6b	Maximum number of stories of building or structure which is set back 60 feet or more from the Halls Road Right-of-Way	2 1/2	3 1/2
6c	Maximum height of building or structure which is set back 60 feet or more from the Hall Road Right-of-Way	35'	45'
7	Minimum setback from street line	60'	0
7a	Maximum setback from the street line (untill frontage is built-out to the satistaction of the Zoning Commsission)		15'
7b	First floor commercial use is required within a building with frontage along Halls Road to a minimum building depth of 40'	N/A	Yes
7c	Parcels having frontage along Halls Road must maximize façade oriented to Halls Road within the front yard setback after subtracting: the side yard setbacks; vehicular access drive; pedestrian circulation routes; and outdoor customer sitting/gathering spaces.	N/A	Yes
8	Minimum setback from rear property line	40'	15'
9	Minimum setback from other property lines	20'	7.5'
10	Minimum setback from Residence and Rural Districts	40'	N/A
11	Maximum floor area as a percentage of lot area	20%	N/A
12	Maximum lot coverage by buildings and structures as a percent of lot area	20%	50%
13	Maximum total lot coverage as percent of lot area (Section 8.8)	55%	75%



Questions & Comments