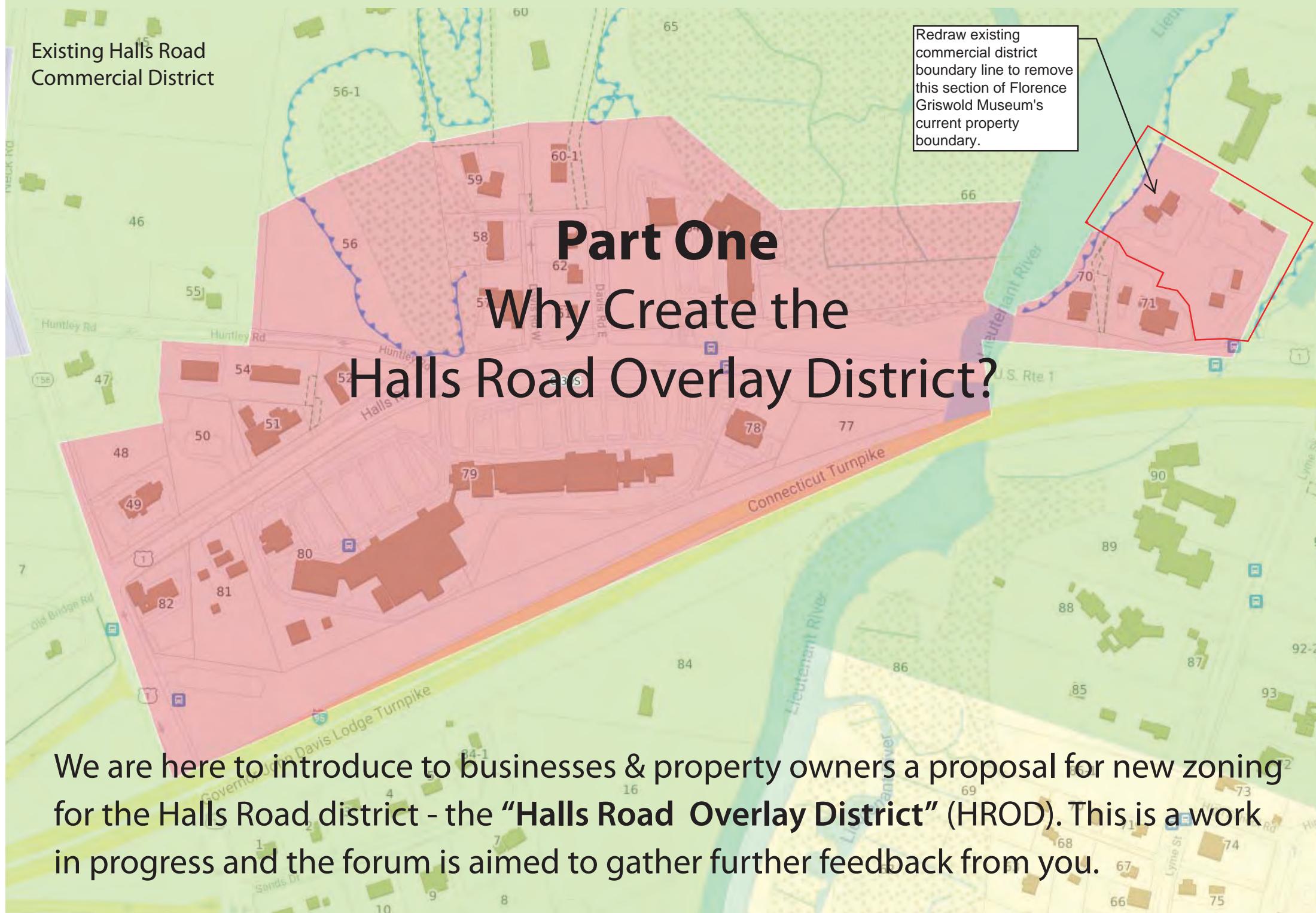


ZOOM FORUM

Halls Road Overlay District

Presentations
February 2 & 10, 2022



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

Supporting the Halls Road Masterplan Report Looking to our Future



Old Lyme Shopping Center



Old Lyme Marketplace



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

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

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!

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



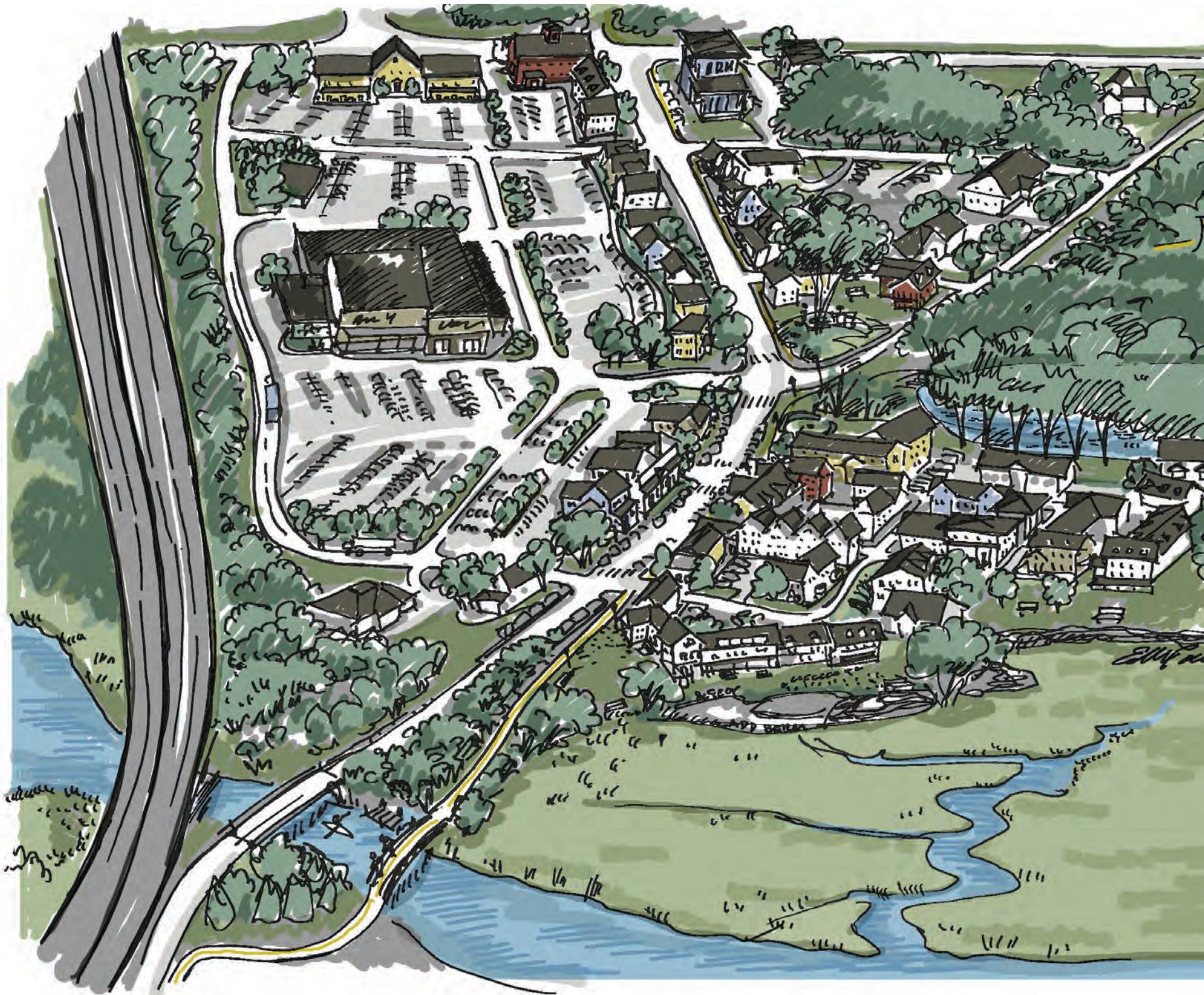
4. Halls Road looking North. Hideaway Restaurant & Lieutenant River beyond off to the right.



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

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
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

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
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
Full-Service Restaurants, 10,000 s.f. max.	Special Permit	Special Permit
Take-Out Restaurant	Special Permit	Special Permit
Veterinary Outpatient Clinic	Special Permit	Special Permit
Pet Services	Not Listed	Special Permit
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