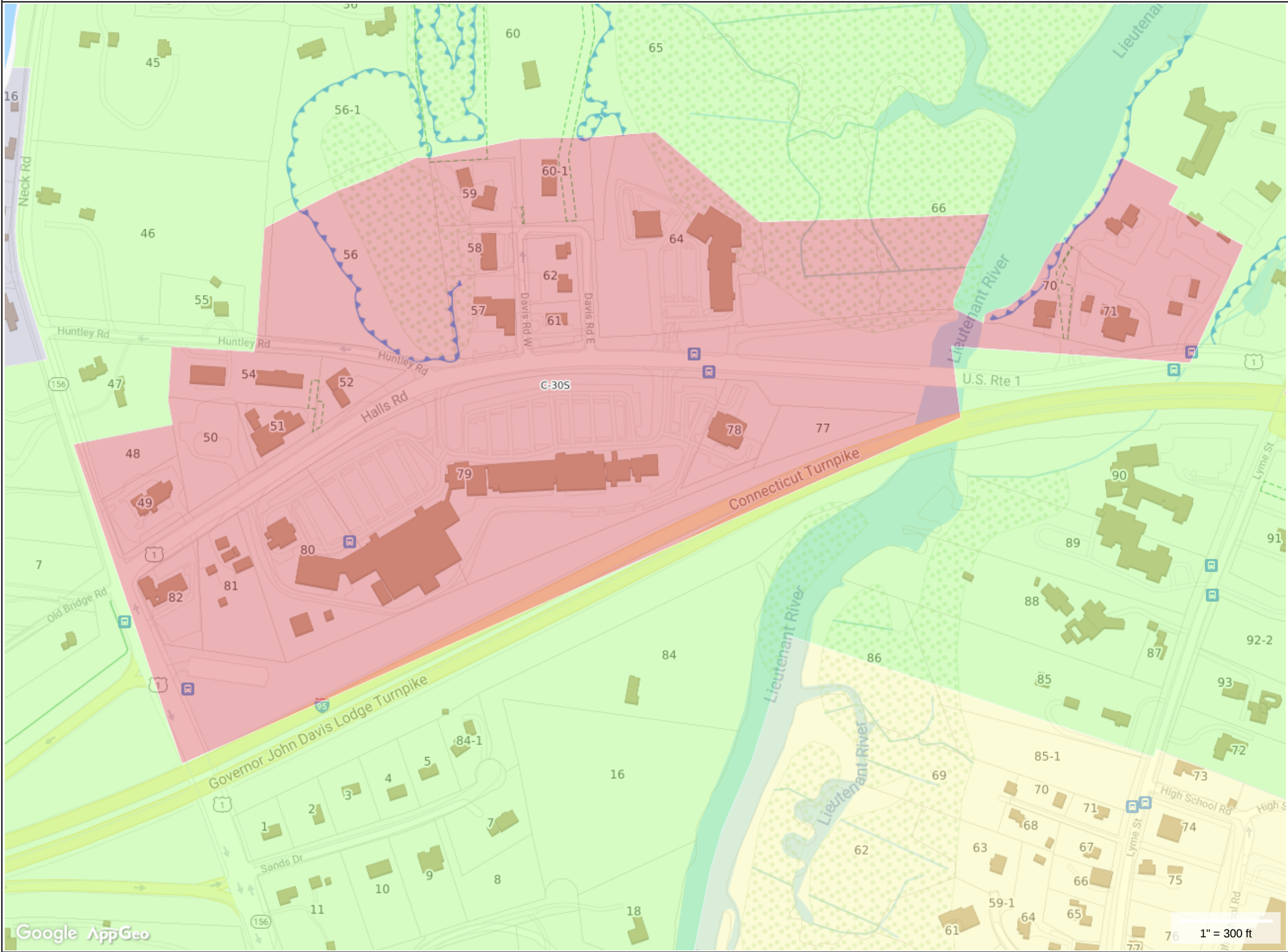


Rezoning Application
Halls Road Village District
Presentation
October 12 2021

We are here to propose the adoption of a new zoning district for the Halls Road area - the “Halls Road Village District” (HRVD) and to propose the acceptance of **Design Guidelines** for this new HRVD

- Halls Road Improvements Committee (HRIC)
Current Members
- | | |
|--------------------------|----------------------|
| Edie Twining (Chair) | Mike Reiter (Secty.) |
| Matt Merritt (Grants) | Bud Canaday |
| Ray Thompson (Zoning) | Howard Margules |
| David Kelsey - (Signage) | Deb Czarnecki |





Rezoning Application
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MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Old Lyme, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/30/2020
Data updated 11/19/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



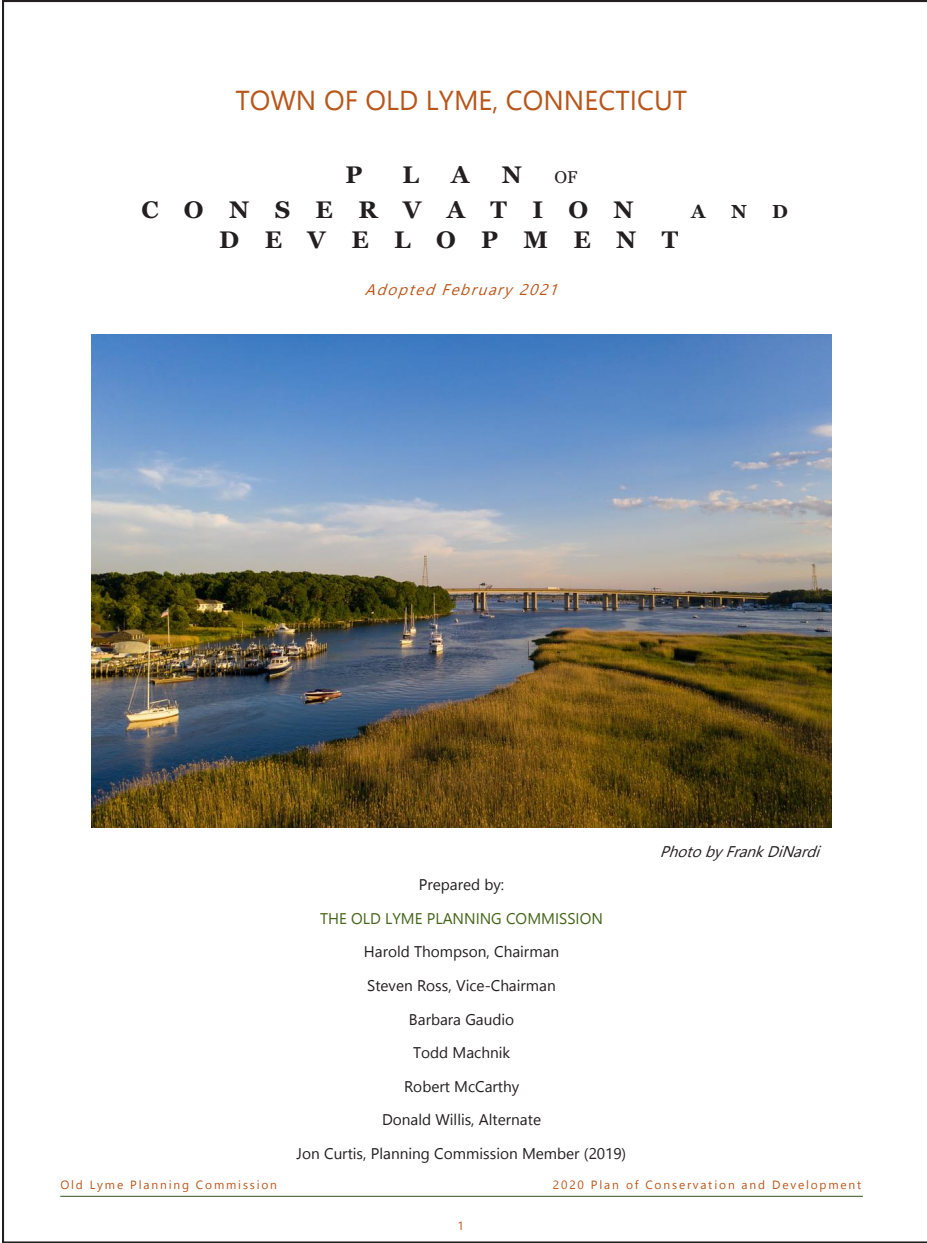
A report for the 2019 O. L. Economic Development
Commission, based on:

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



- 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)

- 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



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

Rather than the uncoordinated results on Halls Road today....
...the *Halls Road Master Plan* and rezoning to a *Village District* lets the town's residents decide how we want our town center to be. Where we can gather, browse, enjoy the river, walk and bike.



Why rezone Halls Road?

- 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 that follows design guidelines set out for the new zoning district.
- 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.



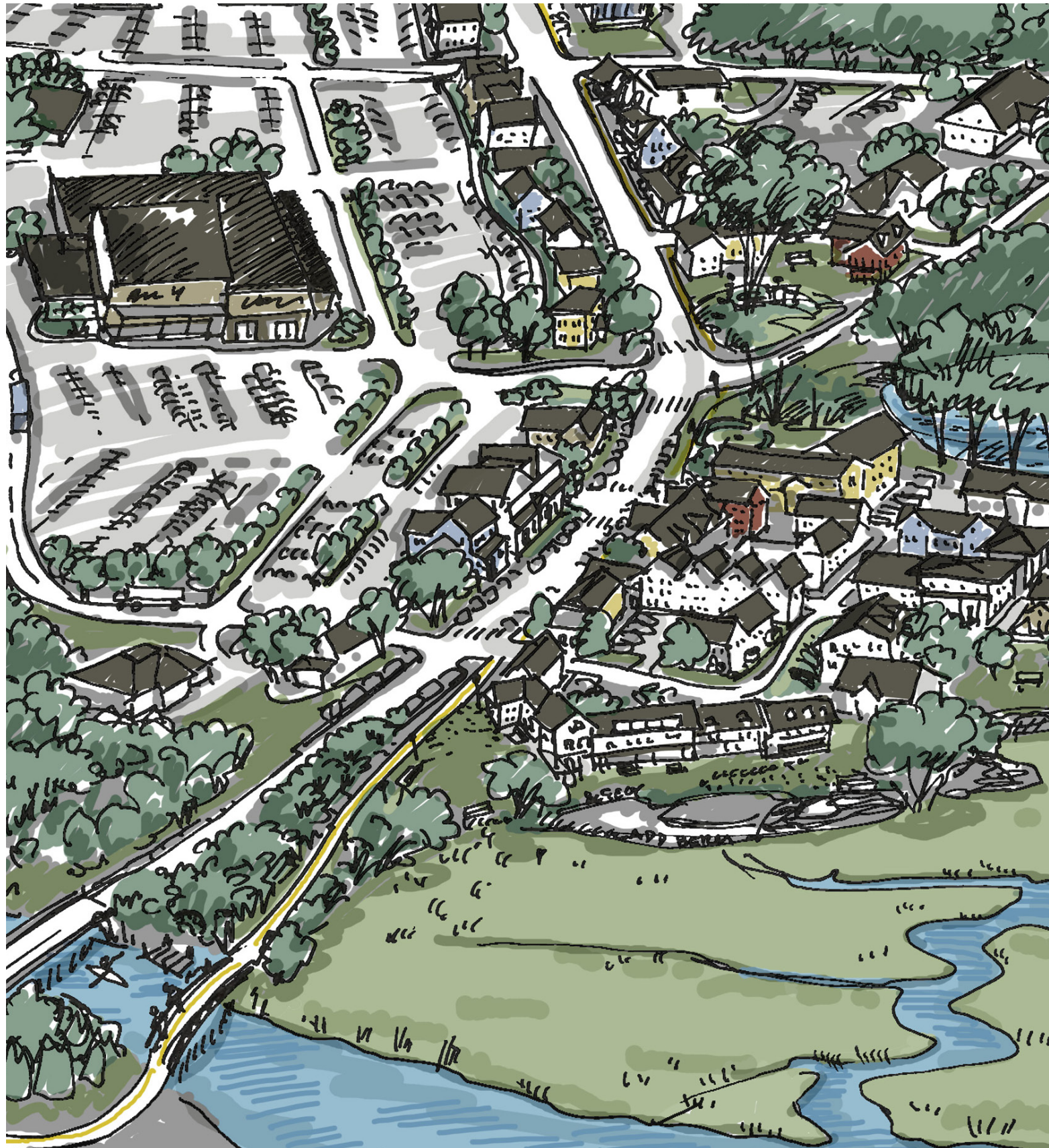
EXISTING UNGUIDED DEVELOPMENT

WESTERN GATEWAY INTO OLD LYME First Impressions of Old Lyme: Likely development with commercial-only regulations



COMMERCIAL-ONLY RESTRICTION FAVORS HIGHWAY SERVICES₇





What a Halls Road Village District 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

Summary – Why is this important for 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 district 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.

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
- 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!



Halls Road Village District - Possible Private Developments -



Comments & Questions

Zoning Changes overview:

Require all new construction fronting Halls Road to be 80% retail on the first floor with residential or offices allowed above or behind this.

Minimum facade placement on any parcel fronting Halls Road after subtracting driveways, setbacks and sidewalks, to be 80% of remaining frontage.

Listing of special permit usages: see details on commercial, residential and office uses.

Maximum number of stories fronting Halls Road 2-1/2 with max height of 30'.

Maximum number of stories setback 60' or more from Halls Road 3-1/2 with max height of 40'.

Maximum setback from streetline 10'.

Allow parking for full use of street rather than per business.

Encourage shared septic systems.

Recommend interconnected private roadways.

Zoning to create a Design Review Committee to review all new or substantial renovations in the Village district.

Design Guidelines are based on look & feel of buildings found along Lyme Street.

