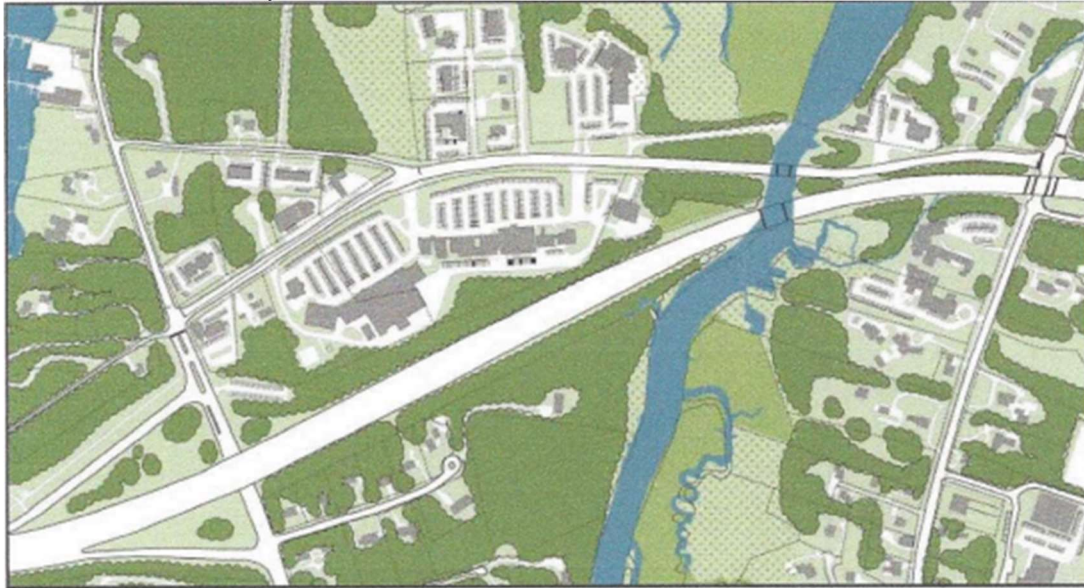


Halls Road Improvements Committee Engages BSC Group to Develop Formal Plan

November 1, 2020 by [Admin](#) [Leave a Comment](#)



Overview of Halls Road in Old Lyme in 2020. The BSC Group has recently been engaged by the Halls Road Improvements Committee to develop a formal Halls Road Plan to provide a road map for the future.

OLD LYME — The Halls Road Improvements Committee (HRIC) has announced that the Town of Old Lyme has engaged the BSC Group to create a formal *Halls Road Plan*. This plan will provide direction for both near- and long-term changes along Halls Rd., with the goal of creating a vibrant, walkable village setting in keeping with the historic character of Old Lyme.

The BSC Group will approach the project in three phases:

Phase 1: Using the best current information, BSC will create a comprehensive report of current conditions, constraints, and regulations along Halls Rd. This existing conditions report, along with the community input gathered and analyzed to date by the HRIC, will provide the foundation for BSC to lay out existing and future infrastructure strategies, a market summary, and rezoning options for the Halls Rd. district.



Public input on ideas for Halls Road was gathered at Open Houses at which community members could vote for their preferences by dropping plastic coins in appropriately-labeled bags.

Phase 2: BSC will next define achievable elements that meet the needs of the Town in improving Halls Rd. Working with the HRIC and other stakeholders, the BSC Group will develop a plan for a future streetscape with site furnishings, street lighting, signage, a pedestrian bridge over the Lieutenant River, crosswalks, and landscaping; as well as recommendations guiding future private development such as building setbacks, height limits, etc.

This plan will include a concept streetscape design focusing on specific roadway enhancements. It will also provide cost estimates for sidewalk construction and other streetscape elements. These cost estimates and other plan elements will be used in applying for grants to help offset the cost of creating sidewalks and other street enhancements. Old Lyme taxpayers will have opportunities to review plans and provide input during this process.

Phase 3: The BSC Group will draft proposed zoning revisions for the Zoning Commission to reflect the new guidance (such as mixed use) for development along Halls Rd. The BSC Group will also provide a proposed Design Guidelines Handbook for property owners to use when planning new buildings or renovations there.

The cost of this work by BSC Group is \$46,500, which is within the budget allotted to the HRIC by the Old Lyme Board of Finance. The committee selected BSC because the Town of Old Lyme has worked with the company on various projects in the past.

Edie Twining, HRIC Chairman, commented, “On behalf of the Halls Road Improvements Committee, we thank the board of selectmen and board of finance for their approvals. We expect the *Halls Road Plan* to be ready early next year [2021] for use in applying for grants supporting streetscape improvements and to finalize the rezoning of Halls Road.”

She added, “After a great deal of discussion on our committee and helpful input from the public, we’re delighted to be moving forward with this project in such a positive fashion.”

Howard Margules, HRIC Committee member and Old Lyme Economic Development Commission Co-Chairman, expressed his enthusiasm for the decision, saying, “The *Halls Road Plan* will help provide a road map to ensure that vibrant local business and our historic “small town charm” are both central parts of Old Lyme’s future.

Editor’s Note: *This article is based on a press release issued by the HRIC.*