



October 26, 2020

The Halls Road Improvements Committee (HRIC) is pleased to announce 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 Road, 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 Road. 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 Road district.

Phase 2: BSC will next define achievable elements that meet the needs of the Town in improving Halls Road. 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 Road. 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. The BSC Group has worked with the Town of Old Lyme on various projects in the past, and we look forward to working with them on this project.

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.

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.