

7 Letters of Support

Letters of Support

As of November 12, 2024

We have may past letters of support.

| Name | Address | Organization |
|-------------------------|---------------------------------|----------------------------|
| 1 Alex Twining | 13 Riverbank Ln, Old Lyme | |
| 2 Angie Falstrom | 343 Hamburg Rd, Lyme | |
| 3 Barbara Novic | 5 Sandpiper Rd, Old Lyme | |
| 4 Bennet J Berblum | 3 Cutler Rd. Old Lyme | |
| 5 Betsy Grant | 9 Lake Drive, Old Lyme | |
| 6 Bonnie Reemsnyder | 23 Four Mile River Rd, Old Lyme | |
| 7 Candace Fuchs | 21 Swanswood Ln, Old Lyme | |
| 8 Chreyl Poirier | 52 Lyme St, Old Lyme | O. L. EDC |
| 9 Christi LaGuiton | 17 Halls Rd, Old Lyme | Hair Trendz |
| 10 Christopher Fraulo | 7 Halls Rd, Old Lyme | Webster Bank |
| 11 David Kelsey | 74 Sill Lane, Old Lyme | Hamilton Point investments |
| 12 David Rubino, Atty | 7 Whippletree Lane, Old Lyme | Principal Rubino Law |
| 13 Devin Barko | 18 Hefflon Farm Rd, Old Lyme | |
| 14 Diane Linderman | 8 Lantern Ln, Old Lyme | |
| 15 Douglas Nielson | 3 Sterling Hill Rd, Lyme | |
| 16 Eddie Vautrain | 5 Parsons Farm Ln, Old Lyme | |
| 17 Elizabeth Edmonstone | 23 Browns Lane, Old Lyme | |
| 18 Elizabeth Roughy | 254 Mile Creek Rd, Old Lyme | |
| 19 Elsbeth Dowd | 90 Lyme St, Old Lyme | Director LAA |
| 20 Emily Fischer | 24 Osprey Rd, Old Lyme | |
| 21 Evan Griswold | 24 Osprey Rd, Old Lyme | |
| 22 Gail Fuller | 46 Swan Ave, Old Lyme | |
| 23 Gary Novick | 5 Sandpiper Point Rd, Old Lyme | |
| 24 George Finley | 68 Saltaire Terr, Old Lyme | |
| 25 Georgiana Goodwin | 95 Joshuatown Rd, Lyme | Goodwin Design |
| 26 Greg LaRocque | 16 Laurel Dr, Old Lyme | |
| 27 Jan Warner | 4 Ball lane, Old Lyme | |
| 28 Jeri Baker | 262 Whippoorwill Rd, Old Lyme | |
| 29 Jermain Johnson | 18 Katherine Rd, Old Lyme | |
| 30 Jessica Talerico | 54 Halls Rd, Old Lyme | Old Lyme Hardware |
| 31 John Falstrom | 343 Hamburg Rd, Lyme | |
| 32 John Higgins | 12 Johnnycake Hill, Old Lyme | |
| 33 John Pote | 43 Flat Rock Hill Rd, Old Lyme | |
| 34 Judith LaRocque | 16 Laurel Dr, Old Lyme | |
| 35 Karen D Archer | 9 Bayberry Ridge Rd, Old Lyme | |
| 36 Katherine Thuma | 1 Smith Neck Rd, Old Lyme | |
| 37 Katy Klarnet | 1 Candlewick Ln, Old Lyme | |
| 38 Kinny Kreistwirth | 16 Johnnycake Hill, Old Lyme | |
| 39 Kinny Kreistwirth | 16 Johnnycake Hill, Old Lyme | |
| 40 Leah Greer | 82 Sterling City Rd, Lyme | New to Old Lyme 2024 |
| 41 Lorianne Panzara | 1 Cord grass Ln, Old Lyme | |
| 42 Lorraine Christian | 13 MeetingHouse Ln, Old Lyme | |

| | | |
|-------------------------|---------------------------------|----------------------|
| 43 Louis Mangano | 73 Neck Rd, Old Lyme | |
| 44 Madeline Romano | 4 Thomas Waite Rd, Old Lyme | |
| 45 Margaret Kenny | 29 Smith Neck Rd, Old Lyme | |
| 46 Marissa Hartman | 5 Cord Grass Ln, Old Lyme | |
| 47 Martin Kreiswirth | 16 Johnnycake Hill, Old Lyme | |
| 48 Mary Ann Besier | 3 Tantumaheague Rd, Old Lyme | |
| 49 Mary Garcher Coppola | 6 Beckwith Ln, Old Lyme | |
| 50 Mary Guitar | 3 Sterling Hill Rd, Lyme | |
| 51 Mary Houlihan | 9 Laurel Dr, Old Lyme | |
| 52 Mary Seidner | 57 Lyme St., Old Lyme | Director LYSB |
| 53 Michaeli Reiter | 264 Mile Creek Rd, Old Lyme | |
| 54 Michaelle Pearson | PO Box 4122, Old Lyme | |
| 55 Nell Twining | 13 Riverbank Ln, Old Lyme | |
| 56 Nicolas King | 1 Candlewick Ln, Old Lyme | |
| 57 Peter Hunt | 21 Browns Ln, Old Lyme | |
| 58 Pierre Roughy | 254 Mile Creek Rd, Old Lyme | |
| 59 Rachael Coffee | 59-1 Rowland Rd, Old Lyme | |
| 60 Rebecca Pote | 43 Flat Rock Hill Rd, Old Lyme | |
| 61 Richard Sutton | 41 Brockway ferry Rd, Lyme | |
| 62 Robert Edmonstone | 23 Browns Lane, Old Lyme | |
| 63 Ross Higgins | 12 Johnnycake Hill, Old Lyme | |
| 64 Sandra Rueb | 5 Lieutenant River Ln, Old Lyme | |
| 65 Scott Shoemaker | 30 Wychwood Rd, Old Lyme | |
| 61 Sheila Riffle | 57 Could Ln, Old Lyme | |
| 62 Sherry Block | 89-1 Ferry Rd, Lyme | |
| 63 Stephanie Mickle | 58 Jericho Dr, Old Lyme | |
| 64 Steve Junkeit | 2 Ferry Rd, Old Lyme | Minister FCCOL |
| 65 Susanne Colton Carey | 79 Whippoorwill Rd, Old Lyme | |
| 66 Tom Gotowka | 25 Library lane | |
| 67 Tom Walsh | 4 Thomas Waite Rd, Old Lyme | |
| 68 Wendolyn Hill | 41 Brockway ferry Rd, Lyme | |
| 69 William Thomas | 3 Mansewood Rd, Old Lyme | New to Old Lyme 2022 |

Halls Road Improvements Committee

Support for Halls Road Master Plan

Halls Road is our town's main retail/commercial center. Going forward, it should be developed with the aim of making it look, feel, and function as a pedestrian-friendly town center. It should have safe and attractive pedestrian and bicycle connections with the historic town center and 'Arts District' on Lyme Street. Halls Road in the future should more nearly resemble the small-town, mixed-use neighborhood that Lyme Street was before 1960.

The limited build-able land along Halls Road should be developed in such a way as to serve the particular needs of Old Lyme. Under the current commercial-only zoning, Halls Road's location along I-95 means new investment is almost entirely limited to either chain stores (viewing Old Lyme as no more than *Exit 70*), or truck stops serving highway traffic. This is not what we want for Old Lyme's future.

The current housing stock in Old Lyme is overwhelmingly (over 92%) of one kind: a single-family home on its own lot. Halls Road is an appropriate location in which to add other, smaller-scale types of market-rate housing, such as an apartment above a shop, or a condominium in a town house. These options are particularly attractive to the younger and older cohorts of current (or prospective) Old Lyme residents.

Allowing this kind of mixed-use development along Halls Road has other important advantages for the town. First: a living neighborhood with foot traffic is far better for retail trade, and helps retail businesses resist the growing competition of online commerce. A mixed-use neighborhood along Halls Road improves the chances that Old Lyme will continue to have the convenience of in-person retail shops in 2050. Second, because these housing types are currently scarce in Old Lyme, pent-up demand makes such developments highly attractive to investors. We believe developers would be willing to build some new retail and office space if it were a part of a larger mixed-use (residential and commercial) area. New investment along Halls Road will also increase the town's tax base and revenues.

The Halls Road Master Plan Report, prepared by BSC, is a road map to these changes.

It proposes the Town design and build (with aid from available grants) a safe and attractive pedestrian and cyclist route from Lyme Street to the heart of the Halls Road district via a new pedestrian bridge over the Lieutenant River, and to make other significant improvements for the safety of walkers and bikers in the area along Halls Road.

It also proposes the creation of a Halls Road Overlay District that would allow mixed use to achieve the goals mentioned above. It would also allow the town to establish Design Guidelines to help ensure the "look and feel" of new development along Halls Road is more in keeping with that of historic Lyme Street.

I/We support the Town's implementation of the Master Plan, and look forward to a Halls Road that will become a new, mixed-use, pedestrian-friendly Town Center for Old Lyme in the Mid-21st Century.

Name _____ Signed _____ Date _____

Address _____

Organization _____

Please return by mail to: HRIC chair Edie Twining c/o Memorial Town Hall, 52 Lyme St. Old Lyme CT 06372

By Email to HallsRoadCommittee@oldlyme-ct.gov



TOWN OF OLD LYME

www.oldlyme-ct.gov

ECONOMIC DEVELOPMENT COMMISSION

52 Lyme Street | Old Lyme, CT 06371

edc@oldlyme-ct.gov

November 15, 2024

Good afternoon:

At its November 6th regular meeting of the Town of Old Lyme Economic Development Commission, the Commission voted unanimously* to provide the following letter of support for the Halls Road Overlay District:

The Economic Development Commission supports the proposed Halls Road Overlay District and its potential economic benefits.

The Halls Road Improvement Committee has worked diligently to incorporate public input to the process through town meetings and community presentations. The Old Lyme Economic Development Commission supports allowing existing and future property owners the opportunity to meet a changing world's expectations of how people want to live, work, and shop.

The Overlay Zoning proposition gives Old Lyme the chance to meet the changing needs of our community: The need for housing for older residents who seek to downsize and stay in town where they lived for decades, as well as housing for a younger workforce who appreciate living in a village setting.

Visitors to our local cultural venues look for ways to continue their visit in Old Lyme and support local businesses by dining and shopping within a short distance of our museum and galleries. The Halls Road Overlay District can provide residents and visitors new retail and dining options.

While we are not in a position to analyze and endorse the proposed Overlay Zoning regulations and guidelines, we support the concept of the Halls Road Overlay District.

We appreciate the ongoing work of the Halls Road Improvement Committee. Thank you.

Sincerely on behalf of the Old Lyme Economic Development Commission,

Cheryl Poirier
Chairwoman
Town of Old Lyme Economic Development Commission

**: Commissioners voting at the November 8th EDC meeting were: Cheryl Poirier, John Stratton, Joe Camean, Wendy Russell, Jean Wilczynski, Scott Smith, Jeff Hartmann, and Mona Colwell. MJ DeRisio was absent from the meeting and does not support the letter. In an email correspondence on November 12, 2024, Mona Colwell rescinded her support of the letter as written.*

74 Sill Lane
Old Lyme, CT 06371
November 18, 2024

VIA EMAIL

Edie Twining, Chair, Halls Road Improvements Committee
Martha Shoemaker, First Selectman, Board of Selectmen
Town of Old Lyme
52 Lyme St.
Old Lyme, CT 06371

Re: Halls Road Master Plan Letter of Support

Dear Edie & Martha,

I am writing to express my continued support for progress for the Halls Road Master Plan, as prepared by BSC Group in 2021. I offer this support in my capacity as a property owner at 99 Halls Road, as well as a member of the Halls Road Improvements Committee. In particular, I write to urge the Board of Selectmen to approve the re-submission of the Halls Road Overlay District ("HROD") zoning regulations to the Old Lyme Zoning Commission.

My understanding is the HROD zoning regulations are important to improving the odds of grant applications for any work being contemplated on Halls Road, especially for sidewalks and other key infrastructure necessary for improved pedestrian safety. The concept of an overlay district, as opposed to the originally conceived re-zoning of Halls Road to a new village district, gives me comfort zoning will remain in place for those who choose to abide by C-30 regulations, current and any future changes.

For those who choose the HROD zoning regulations, I appreciate the flexibility of use it offers to an owner or owners.

Best regards,



J. David Kelsey

11/25/2024

In Support of the Hall's Road Master Plan

I grew up in Old Lyme, when the A&P and the hardware store and the drugstore were still on Lyme Street. I remember the powerful feeling of being able to ride my bike to school, and walk down wide sidewalks to shops and events. I was lucky to have had this experience growing up and I hope that future generations of children can have this also — on Halls Road —because of what the Halls Road Improvement Committee is trying to create.

Because Lyme Street is no longer a town center, we need to create a new one. Parking lots and chain stores are not substitutes. We need to bring back to Old Lyme an area where there is a small town feel, where people can live and walk or bike to hardware stores and grocery stores without contending with high speed traffic and narrow or non-existent sidewalks. We need an area where apartments and condos are available for young families and others who may be long-time residents who want to down-size and long to stay in town.

After all the work and time and energy that the HRIC has put into the plans, it is now time to start work on this vision: a pedestrian route and bridge are two of the first steps. A Halls Road Overlay District to allow mixed use of the area as well as design guidelines are essential to make this part of town a lively, easily accessible, slower paced town center.

Sometimes it is easier not to make a change, but now is the time to take a small and well-planned leap of faith. We can make our town better, with vision and work. Let's do it!

Mary Guitar
3 Sterling Hill Road
Lyme, CT

Christina J. Gotowka
Thomas D. Gotowka
25 Library Lane
Old Lyme, CT 06371
860.434.4332
November 14, 2024

To the Board of Selectmen
Town of Old Lyme, CT
Re: support for Halls Road Master Plan:

We are writing to express our interest and support for the Master Plan developed by the Halls Road Improvements Committee (HRIC).

We reviewed the Plan and had attended the initial “kick-off” meetings, and several information sessions. We want to acknowledge the thoroughness of the analysis completed by the Halls Road Improvements Committee; and the clarity of both the recommendations and their thoughtful vision for the future. The HRIC should be congratulated for the “transparency of their process.

The Plan seeks to develop Halls Road into a district that would “resemble the small-town, mixed-use neighborhood that Lyme Street was before 1960”.

We applaud the HRIC in prioritizing improvements to roadways and sidewalks required for the safety of walkers and bikers. The team’s vision is to create pedestrian and bicycle-friendly connections amongst Old Lyme’s town center, the “Arts District,” and the proposed “Halls Road “Village District.”

We are walkers, and crossing Halls Road towards the Lyme Art Association can be very perilous. Creating this “safe and attractive pedestrian and bicyclist route” will be a daunting challenge. Halls’ unique position between and amongst four exits and entrances to Interstate 95 North and South will require markedly improved management of traffic.

That said, we are also excited about the reconstruction of the Bow Bridge and access to some new green space along the Lieutenant River. That could provide an historic connection to, or at least a reminder of, the American Impressionists residing and working at Miss Florence’s boarding house.

In closing, we want to congratulate the HRIC’s proposal for the creation of Design Guidelines that will help ensure that new development along Halls Road is required to go beyond the “nuts and bolts” of zoning regulations to assuring the “look and feel” is compatible with the “small town feel” of Old Lyme.

We have hope that Town government recognizes that the residential aspects of the “Village District” will not only provide options for those moving into the community, but also enable older residents’ attractive opportunities to remain here in Old Lyme.

There is real risk associated with doing nothing. — i.e. Halls Road will continue to decline and be no more than an interstate connector or service exit. It is time to put a Halls Road, whose primary function is to only serve as an interstate pit stop, in our rearview mirrors.

Sincerely,

Christina J. Gotowka Thomas D. Gotowka
cc: Ms. Edie Twining
Chair, Halls Road Improvements Committee

Martha Shoemaker

From: BENNETT BERNBLUM <bbernblum@sbcglobal.net>
Sent: Sunday, November 17, 2024 6:38 AM
To: Martha Shoemaker
Cc: Edie Twining
Subject: Halls Road Master Plan

Dear Board of Selectmen:

I write to strongly urge you to submit to the Zoning Commission for approval the revised Overlay District application prepared by the Halls Road Improvements Committee, with such revisions thereto as you may deem appropriate.

The Halls Road neighborhood has remained virtually unchanged for years, except for its decreasing commercial vitality. This is not good. The Overlay District provides an excellent template for change for the better. In addition to the sidewalks, river bridge and other infrastructure that would be installed by the town, with financial assistance from the state, the plan permits property owners expanded opportunities to develop their property in ways that will benefit them and the community, but it imposes no requirement on them to do anything. So what's not to like? Any challenges to development that may be confronted, such as wastewater disposal, will be met if, when and to the extent required at the time.

The key improvements that the Overlay District would make possible include enhanced pedestrian and bicycle traffic, additional retail and recreational activity, and much-needed lower-cost housing. Indeed, the neighborhood could become a place to go for enjoyment, rather than just groceries.

Bennett J. Bernblum

9 Cutler Road
Old Lyme, CT 06371

Letter of Support Signees

Started collecting August 2021

| | Name | Organization | Position |
|----|-------------------------|--|------------------------------|
| 1 | Alex Twining | Twining Properties | Owner |
| 2 | Alison Mitchell | Old Lyme Historical Society | Board as Individual |
| 3 | Andy | Andy's Deli Market | Owner |
| 4 | Anita Schell | St. Anne's Episcopal Church, Old Lyme | Minister |
| 5 | Anne Galliher | Old Lyme Land Trust | Board as Individual |
| 6 | Bill Rueb | Lieutenant River Lane, Old Lyme | |
| 7 | Bruce Baratz | Open Space Commission | Board as Individual |
| 8 | Candace Fuchs | Economic Development Commission | Member |
| 9 | Carleen Gerber | First Congregational Church of Old Lyme | Minister |
| 10 | Chreryl Porier | Economic Development Commission | Chair |
| 11 | Chris Robson | APC Driving School, Old Lyme | Co Owner |
| 12 | Christine Gotowka | 25 Library lane | Letter |
| 13 | Craig Taylor | Resident | |
| 14 | Cynthia Taylor | Old Lyme Historical Society | Board as Individual |
| 15 | David Graybill | Graybill Properties & All Pro Automotive | Co Owner |
| 16 | David Rubino | Economic Development Commission | Member |
| 17 | David Rubio | David Rubio Law | Owner |
| 18 | Deena Fabricant | 2 Dennis Rd, Old Lyme | |
| 19 | Diane H Arnold | Essex Savings Bank, Old Lyme | President |
| 20 | Douglas Lowell | Resident | |
| 21 | Elaine Stiles | Old Lyme Historical Society | Board as Individual |
| 22 | Elizabeth Bacon | 49-2 Sterling City Rd, Old Lyme | |
| 23 | Emily Fisher | Resident | |
| 24 | Evan Griswold | Open Space Commission | Board as Individual |
| 25 | Faye Richardson | | |
| 26 | Greg LaRocque | Resident | |
| 27 | Greg Nucci | Point One Architects, Old Lyme | Partner |
| 28 | James Graybill | Graybill Properties & All Pro Automotive | Co Owner |
| 29 | James Meehan | Old Lyme Historical Society | Board as Individual |
| 30 | Jeffrey Graybill | Graybill Properties & All Pro Automotive | Proerty Owner |
| 31 | Jeri Baker | Lyme Old Lyme Senior Center | Board Director as Individual |
| 32 | John DeMarsilis | 7 Dennis Rd, Old Lyme | |
| 33 | John P Stratton | Economic Development Commission | Member |
| 34 | John Pote | Old Lyme Historical Society | Director |
| 35 | John Walker | Resident | |
| 36 | Jonathan Lathrop | Resident | |
| 37 | Joseph F Camean | Economic Development Commission | Member |
| 38 | Julie Bartley | Resident | |
| 39 | Katy Klarnet | Resident | |
| 40 | Kinny Kreiswirth | Resident | |
| 41 | Laura Fitzpatrick Nager | First Congregational Church of Old Lyme | Minister |
| 42 | Laurie Pavlos | Lyme Arts Association | Director |
| 43 | Leoplod DeMarco | Resident | |
| 44 | Mark Robinson | , Old Lyme | |
| 45 | Mark Terwilliger | Old Lyme Historical Society | Board as Individual |
| 46 | Martin Kreiswirth | Resident | |

2023

| | | | | |
|----|------------------------|---|--------------------------|------|
| 47 | Mary Ann Besier | Florence Griswold Museum | Charter Trustee | |
| 48 | Mary Dangremond | Old Lyme Historical Society | Board as Individual | |
| 49 | Mary Devins | Old Lyme Land Trust | Board as Individual | |
| 50 | Mary Kate DeMarco | Resident | | |
| 51 | Mary O'Brien | 1 Smith Neck Rd | | |
| 52 | Mary Seidner | Lyme Youth Service Bureau | Director | |
| 53 | Matt LaConti | Old Lyme Historical Society | Board as Individual | |
| 54 | Michael Bacon | 49-2 Sterling City Rd, Old Lyme | | |
| 55 | Michaelle Pearson | Old Lyme Historical Society | Board as Individual | |
| 56 | Mike Desis | Resident | OL PGB Library | |
| 57 | Mildred Goebel | Goebel Family Dentistry, Old Lyme | Owner | |
| 58 | Miranda Getty | Randall Realators also Hair Trendz | Owner & owns Hair trendz | |
| 59 | N. Day | 5 Cutler Rd, Old Lyme | resident | |
| 60 | Nancy Mol | Old Lyme Historical Society | Board as Individual | |
| 61 | Ned Farman | Old Lyme Historical Society | Board as Individual | |
| 62 | Nell Twining | Resident | | |
| 63 | Nicolas King | Candlewick Dr, Old Lyme | | |
| 64 | Nicolas Westbrook | Old Lyme Historical Society | Board as Individual | |
| 65 | Nike Desis | OL PGN Library | | |
| 66 | Nina Day | 5 Cutler Rd | | |
| 67 | Olaf Bertram-Nothnagel | , Old Lyme | | 2023 |
| 68 | Paul Fuchs | Resident | | |
| 69 | Rebekah Beaulieu | Florence Griswold Museum | Director | |
| 70 | Richard Fabricant | 2 Dennis Rd, Old Lyme | | |
| 71 | Richard O'Brien | 2 Smith Neck Rd, Old Lyme | | |
| 72 | Sabine O'Donnel | Wychwood Rd East, Old Lyme | OLLT | |
| 73 | Sallie DeMarsilis | 7 Dennis Rd, Old Lyme | | |
| 74 | Sandra joncus | Old Lyme Historical Society | Board as Individual | |
| 75 | Sandra Rueb | Resident | Letter | |
| 76 | Sarah Noyes Seene | 110 Lyme St, Old Lyme | | |
| 77 | Scott Semel | Edgelea Rd, Old Lyme | | |
| 78 | Sherry Block | Ferry Rd, Lyme | | |
| 79 | Steve Jungkeit | First Congregational Church of Old Lyme | Senior Minister | |
| 80 | Steve Ross | , Old Lyme | | 2020 |
| 81 | Susanne Colton Carey | | | |
| 82 | Steve MacCauland | Old Lyme Historical Society | Board as Individual | |
| 83 | Tom Gotowka | 26 Library lane | | |

Letter signed by those listed on following pages

Support for Halls Road Master Plan

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The limited build-able land along Halls Road should be developed in such a way as to serve the particular needs of Old Lyme. Under the current commercial-only zoning, Halls Road's location along I-95 means new investment is almost entirely limited to either chain stores (viewing Old Lyme as no more than *Exit 70*), or truck stops serving highway traffic. This is not what we want for Old Lyme's future.

The current housing stock in Old Lyme is overwhelmingly (over 92%) of one kind: a single-family home on its own lot. Halls Road is an appropriate location in which to add other, smaller-scale types of market-rate housing, such as an apartment above a shop, or a condominium in a town house. These options are particularly attractive to the younger and older cohorts of current (or prospective) Old Lyme residents.

Allowing this kind of mixed-use development along Halls Road has other important advantages for the town. First: a living neighborhood with foot traffic is far better for retail trade, and helps retail businesses resist the growing competition of online commerce. A mixed-use neighborhood along Halls Road improves the chances that Old Lyme will continue to have the convenience of in-person retail shops in 2050. Second, because these housing types are currently scarce in Old Lyme, pent-up demand makes such developments highly attractive to investors. We believe developers would be willing to build some new retail and office space if it were a part of a larger mixed-use (residential and commercial) area. New investment along Halls Road will also increase the town's tax base and revenues.

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It proposes the Town design and build (with aid from available grants) a safe and attractive pedestrian and cyclist route from Lyme Street to the heart of the Halls Road district, and to make other significant improvements for the safety of walkers and bikers in the area along Halls Road.

It also proposes the creation of a Halls Road Village District that would allow mixed use to achieve the goals mentioned above. It would also allow the town to establish Design Guidelines to help ensure the "look and feel" of new development along Halls Road is more in keeping with that of historic Lyme Street.

I/We support the Town's initiative in creating the Master Plan, and look forward to a Halls Road that will become a new, mixed-use, pedestrian-friendly Town Center for Old Lyme in the Mid-21st Century.

Name _____ Signed _____ Date _____

Organization _____

Please return by mail to: HRIC chair Edie Twining c/o Memorial Town Hall, 52 Lyme St. Old Lyme CT 06372

Planning Commission, Town of Old Lyme
52 Lyme St.
Old Lyme, CT 06371

June 7, 2023

RE: Halls Road Overlay District (“HROD”) Support

Dear Chairman Thompson & Members,

I am writing to express my support for the adoption of a Halls Road Overlay District, discussion of which has taken place over the last two years at numerous Town boards and commissions. Most recently, the Zoning Commission voted 3 to 2 to find the plan consistent with the Old Lyme Plan of Conservation and Development, which though a majority, was not the required super majority to effect the finding. The Halls Road Improvement Committee is therefor in the processing of re-applying, of which a discussion with the Planning Commission is an integral part.

I write as an owner of two properties in the proposed affected area, one an undeveloped lot on Halls Road and the other an existing office property on Huntley Road. I am also a member of the Halls Road Improvements Committee.

I start with what the majority of the Zoning Commission agreed in terms of consistency with the Old Lyme Plan of Conservation and Development:

1. The Plan of Conservation and Development entitled “Maintaining Housing Options” calls for “multi-family, mixed use and accessory apartments” to address the housing needs of the community. These regulations touch on two of those three. (POCD, p. 18).
2. The POCD also indicates that “Community Appearance” is a critical component of the Town’s character (p. 21), and these regulations create a tool for addressing that.
3. The POCD states that “(t)here is room for additional commercial growth along Halls Road” (p. 21). This regulation promotes additional commercial growth in that location.
4. The section of the POCD on “Economic Development Regulations gives a goal to “(c)reate experience-centered dining, entertainment and retail spaces” (p. 22) This goal fulfilled by this regulation.

I urge the support of the Planning Commission for the HROD application. The general concept, that an owner can either use the current C-30s zoning regulations OR opt for adherence to a new set of regulations under HROD means that the property owners are not facing a change of rules imposed upon them – this is right and imminently fair.

I feel some of the hesitancy may stem from the details of the HROD regulations, which have been discussed and modified extensively since first drafted, with input from a large number of legally-interested and otherwise parties. There may remain some additional concerns about specific regulations in the minds of some, but on balance, I feel the HROD offer an owner a prudent additional amount of flexibility to build much more aesthetically desirable structures compared to C30s, if an owner would like. If people have issue with a specific regulation **but not the overall concept of an overlay district**, it would be most constructive to hear specific concerns and even language changes from the folks on Planning and on Zoning, rather than kill an entire good idea.

Respectfully yours,

J. David Kelsey
74 Sill Lane
Old Lyme, CT 06371
June 7, 2023

Let's give the Halls Road Overlay District the full consideration it requires. 05.04.23

I have been living in Old Lyme since 2015 and am grateful for the thoughtful work of fellow residents stepping up to serve on our town's commissions and boards. For the Zoning and Planning Commissions, among others, the pressures facing our town are escalating, and meeting those challenges will require an agile and forward thinking approach to their important roles if the town is to prosper without losing all that makes it such a special place.

I understand why the proposed Halls Road Overlay District has yet to win sufficient approval from these commissions, but am convinced that at its heart, and in its careful construction, the modified HROD would be a wise step for our town to take.

Despite its proximity and its containing a number of excellent retail businesses that I enjoy shopping in, I rarely go to Halls Road. When friends passing through suggest getting together for a coffee or a bite, I never propose Halls Road, despite its convenience, because I want my friends' impression of town to be more pleasant than the drive down Halls Road. To put it bluntly, it is an ugly commercial strip dominated by underused parking lots.

My point is that it is entirely unclear to me what we are being precious about in the footprint of the proposed overlay district. Certainly requiring sufficient infrastructure and ensuring the ground and surface water quality in the area are not negatively impacted will be important considerations in granting individual permits under the proposed overlay. Building permits will also require town approval to make sure they are aesthetically in keeping with the overlay district's purpose. It is, however, difficult for me to understand what if anything anyone would be concerned with preserving in the current purely commercial strip. It is (with competition from some of the development around Exit 71) currently the most unappealing part of Old Lyme, and entirely out of character with the rest of town. It appears under current zoning to only be likely to either get worse, or stagnate.

I hope the members of the Zoning and Planning Commissions can envision the vibrant mixed-use district that the HROD advances: walkable, bikeable, shoppable, livable; providing housing for younger and older folks without gobbling up our irreplaceable open space. These commissions' attention to the overlay district's details has made it stronger and will ultimately determine how successful its implementation is.

I thank the commissions again for their service, and urge them to help Old Lyme into a creative, vibrant, and sustainable future by studying, vetting, and ultimately approving something along the lines of the improved Halls Road Overlay District. I believe the affected businesses, landowners, and the whole town will be better off for it.

Sincerely,
Olaf Bertram-Nothnagel
Old Lyme

Steve Ross Sun, Jul 19, 2020 at 10:26 AM

To Mary Jo Nosal

I read the article in the CTExaminer regarding moving forward with the Halls Rd Improvement concept. If Zoning will be flexible and make appropriate changes some aspects of the proposals might be feasible.

The emphasis on sidewalks baffles me. Who will use them? Since the Lyme Academy closed as a fine arts college with a student body residing in the Halls Rd area, there are very few pedestrians. There is not enough density of residences nearby to justify spending town funds for sidewalks that will get so little use. It would simply be an expensive token that something was accomplished regardless of the questionable benefit.

I rather see efforts made to improve the conditions and zoning to attract businesses and allow signage near the road as in most shopping plazas to identify what business are in it. The signs on the building are set back so far many are difficult to read from the road.

On the north side we have the unfinished foundation just sitting there for decades. That is an indication that the area is not desirable for business given the current zoning restrictions.

It all circles back to Zoning before anything can be accomplished.

Steven

HallsRoad Committee Wed, Aug 26, 11:00 PM (15 hours ago)

Let's be honest: Halls Road is a blight in its current state. I moved to town ten years ago, but I can still remember being completely underwhelmed the first time I got off exit 70 going north on 95. "This is Old Lyme? This ugly blue building? With a broken down car in the parking lot?" And then it didn't get any better...until I turned onto Lyme Street.

We still moved here, and love it here, but I've always thought that this town really deserves a functional Halls Road setup that contributes more fully to the community. Right now, it's completely dysfunctional. It's set up for cars - but what about walkers? Bicyclists? Families who want to stroll around? Dangerous for all of them. Nothing is tied together. The road is just a thoroughfare with hard to identify buildings set way back from the road.

Have you ever tried to cross Halls Road? In a car? On foot? Let's make it more friendly for all: businesses, citizens, visitors, The Halls Road Committee has worked hard to come up with a plan that involves all stakeholders and works for everyone! For those who worry that it's too much change, well, change happens no matter what. So we might as well be in control of it. And for those who worry that it will attract too many people to town, well, diversity is healthy. Improve Halls Road!

Sincerely,
Eddie Vautrain

From:

👤 Georgiana Goodwin

Wed, Sep 2, 2020 03:32 PM

To:

👤 HallsRoad Committee

I have seen the thoughtful vision proposal and find it very exciting and beautiful. Halls Road as it is now is not a good use of the town's space. The idea of mixed use buildings that will create a real village again would be great for all. As a long time resident of Lyme, I watched Old Lyme change since the early 1960s and the sense of a village center that worked for everyone has eroded over the years to what is an ugly sprawl now. I remember the butcher, the grocery, the Alice Rogers shop, etc all giving way to what is a much less integrated town center.

With the climate emergency we all face, having areas that will not depend on car traffic only will be so necessary. Allowing people to walk to stores, restaurants, the library, and schools will make Old Lyme so much more in step with the changing times.

I hope to see this happen.

Georgiana Goodwin

From: 🧑 John Higgins
Thu, Sep 17, 2020 10:17 AM
To:

- 🧑 HallsRoad Committee

Dear Members of this Committee:

I want to add my voice in strong support of the Hall Road Improvement Project and learn more about how we can help move this important initiative move forward.

As a relative newcomer and homeowner (2016), I was initially struck by how tired and underutilized the lands adjoining either side of Hall Road are. And as an almost daily visitor for shopping and trips to USPS, I am reminded constantly of my first impression.

The development concepts that have been put forward thus far make great sense to me, and I am at a loss to understand why they might be opposed.

My wife and I moved to Old Lyme because we love the character and history of the town, and we believe a redevelopment of Halls Road along the lines suggested would only enhance the attractiveness of this wonderful place.

Respectfully,

John A. Higgins

Fwd: Halls Road Improvement Project

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HallsRoad Committee 1:51 PM (23 minutes ago)

I wish to express my support for this project and the forward thinking it represents.. I have been impressed so far with the committee's efforts to engage the entire community and to consider all possibilities.

While change can often be difficult, I believe the proposed plan for mixed use development and an improved aesthetic will benefit us all.

Good luck.
Ross W. Higgins
09/22/2020

William and Sandra Rueb

August 26, 2020

Dear Members of The Halls Road Committee,

My husband and I are excited by plans for development of Halls Road. Yesterday morning, my daughter and I walked along a path at the Florence Griswold Museum and ended up arriving on Halls road and returning home on Lyme Street. It would have been ideal to access a walking path to cross the Lieutenant River and stop for a coffee and a chat in the Halls Road district.

This new Village space would give us a place to shop, eat, and possibly to live. We have several “senior” friends who would like to downsize in Old Lyme and find a place where they could enjoy views of the Lieutenant River close to shopping especially when they no longer enjoy driving. Many of these healthy friends cannot afford the astronomical fees of assisted living facilities and want to remain in Old Lyme. Young people are another group of potential residents. They are leaving big cities because they can work from home and would like to live nearby.

By creating design guidelines for a new village district, we insure that Old Lyme’s charm is followed on Halls Road. A village district will allow for mixed uses of shops, offices, and homes to create a real neighborhood. With the town’s initial work providing landscaped streets which are safe for walking and cycling a good foundation will be set for future investments by property owners.

In addition, new residential units and shops would offer increased tax revenues for Old Lyme. Instead of ad hoc expansion, we achieve a holistic vision for expansion. This mixture of residential and commercial buildings better reflects how we live today with less need to drive everywhere. We support these changes to our zoning regulations.

Making a green open space near the river would be ideal for summer band concerts and gatherings to celebrate summer events. We would be able to host ice cream socials and hear music. Old Lyme has talented children and adults who would like to showcase their abilities.

In short, we are excited that our town will help promote a village center that feels like Old Lyme and offers practical and attractive choices for living, eating, shopping, and socializing. Please support this project which will bring so many benefits to Old Lymers and nearby residents.

Sincerely,
Bill and Sandra Rueb