

Perceptions	Reality
<b>DEVELOPMENT SCALE:</b> HROD allows 1,600 new apartments and is out of scale to the town.	<p><b>False</b></p> <ul style="list-style-type: none"> <li>This is not possible using the HROD regulations. Development is limited by multiple factors not just a maximum units per acre figure taken out of context.</li> <li>3-story (max), 35' tall (same as C30-s existing regulations), 200' length (max) 20,000 SF footprint (max).</li> <li>Limits on lot coverage by buildings (40%) and by bldgs. + pkg. (75%) combine with required parking (per use) to limit density on any given site. <u>A major constraint</u>.</li> <li>Other factors (septic, environmental, lot size and shape, etc.) limit scale.</li> </ul>
<b>SAFETY:</b> Halls Road is not pedestrian or cyclist friendly.	<p><b>True</b></p> <ul style="list-style-type: none"> <li>Safe streets are a top priority of Halls Road Master Plan.</li> <li>Plan calls for sidewalks, bike paths, pedestrian bridge, lighting and landscaping; opening up river views and connecting Halls Road to the Arts, Historic and Civic center on Lyme St.</li> <li>Town pays \$\$\$ for these improvements, with help from grants.</li> <li>HROD zoning costs nothing, and helps get grant \$\$\$ for sidewalks</li> <li>HROD allows Halls Road to become a place worth walking to: a shopping street, not huge parking lots.</li> </ul>
<b>TOWN CHARACTER:</b> Most widely-shared wish in town is that any new development "look like Old Lyme."	<p><b>True</b></p> <ul style="list-style-type: none"> <li>All agree: "Should look like Old Lyme."</li> <li>Halls Road today DOES NOT!</li> <li>HROD Design Guidelines: <ul style="list-style-type: none"> <li>Makes this goal an explicit part of Permitting.</li> <li>Helps developers know what works <i>here</i> in Old Lyme.</li> </ul> </li> <li>A workable approach to a complex issue.</li> </ul>
<b>TAXES:</b> HROD will increase our taxes!	<p><b>False</b></p> <ul style="list-style-type: none"> <li>New development brings new town REVENUE.</li> <li>Same # of rural units would cost town <i>more</i> to serve.</li> <li>Net effect: HROD <u>lowers</u> tax burden on OL residents.</li> </ul>
<b>HOUSING:</b> We need multifamily and affordable housing.	<p><b>True</b></p> <ul style="list-style-type: none"> <li>Development on Halls Road uses <i>no</i> scarce open land.</li> <li>Location more convenient for older, younger folk.</li> <li>New neighborhood foot traffic supports businesses that serve town.</li> <li>Multi-family elsewhere costs town more to service.</li> </ul>
<b>BIG BUILDINGS:</b> We should make all the new buildings small.	<p><b>False</b></p> <ul style="list-style-type: none"> <li>HROD limits size, shape, looks.</li> <li>Design Guidelines forbid long, unvaried facades. Larger buildings must look like multiple smaller ones. This, too, costs developers more.</li> <li>New housing depends on property owners' ability to build a profitable project.</li> <li>Bigger buildings are more profitable, smaller buildings less so (or not at all).</li> </ul>
<b>INFRASTRUCTURE:</b> Septic and water cannot handle additional residential development.	<p><b>False</b></p> <ul style="list-style-type: none"> <li>Septic and groundwater are regulated by Ledge Light Health District, not OL Zoning.</li> <li>Sub-soils in the district are generally of the best types for water and septic.</li> <li>Capacity varies somewhat by location, requiring detailed tests for each project.</li> <li>Developers responsible for testing and showing their project can meet regulations.</li> <li>There is available capacity, but septic and water are a strong constraint on development <i>not</i> imposed by HROD regulations.</li> </ul>
<b>ENVIRONMENT:</b> New development will harm the environment	<p><b>False</b></p> <ul style="list-style-type: none"> <li>Halls Road is fully developed with outdated environmental standards</li> <li>New development must comply with all modern standards: septic, rainwater runoff, dark-sky lighting, etc.</li> <li>Using already developed land in this district will avoid developing the last scarce open land left in town.</li> </ul>

<b>TRAFFIC:</b> Shopping street and residential will create traffic jams.	False	<ul style="list-style-type: none"> <li>Traffic jams are caused by I-95 issues, not Halls Road traffic.</li> <li>HROD promotes off-street connections between lots (limiting shop-to-shop traffic on Halls Road).</li> <li>Zoning Comm. takes traffic impacts into account in Permitting</li> <li>If we want pedestrian crossings and bike paths the current 40 mph traffic will have to be slowed.</li> <li>Traffic calming makes for safer streets</li> </ul>
<b>RETAIL CHALLENGED:</b> Internet competition makes retail too difficult to maintain.	Partly True	<ul style="list-style-type: none"> <li>The existing C-30S zoning on Halls Road is today most attractive to developers of <i>highway</i> services. We want something different.</li> <li>Service-oriented businesses that serve the <i>Town</i> can survive, with our support: Restaurants, cafes, salons, cleaners, browsable gift shops, gyms, hardware, liquor stores and typical service businesses</li> </ul>
<b>RENT HIKES:</b> Increased rents in new buildings will force small shops out.	False	<ul style="list-style-type: none"> <li>Developers –</li> <li>+want tenants, and cannot charge more than the market will bear.</li> <li>Existing businesses are prime candidates to occupy new spaces along Halls Road.</li> <li>Many current buildings are aging and will need major upgrade/replacement in next decade. New investment, in the old or in the new, is much the same for tenants.</li> <li>Many merchants would rather be on-street, and all want foot traffic and walk-ins – more likely on a shopping street.</li> </ul>
<b>COMMUNITY:</b> We need a place to meet our neighbors.	True	<ul style="list-style-type: none"> <li>Bringing shops up to the street creates a new walkable town center – a place worth walking to.</li> <li>Face-to-face contact is more vital as work and play go online.</li> <li>A living neighborhood with real neighbors is the best possible environment for retail.</li> </ul>
<b>SCHOOL COSTS:</b> New residents will create the need for additional school services.	False	<ul style="list-style-type: none"> <li>The number of children in town decreased by 17% 2010-2020, and LOL is soliciting students from outside.</li> <li>Saybrook Depot apartments (180 units) added only 10 students to Old Saybrook.</li> <li>New residential development on Halls Road would not increase school outlays.</li> </ul>