

Please note: the following two pages are a list of all signees of this support letter. These were collected in the fall of 2021 after presentations to small town organizations and 2 public open houses.

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, 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

Letter of Support Signees

	Organization	Name	Started collecting August 2021	Position
HALLS ROAD BUSINESSES				
1	Essex Savings Bank	Diane H Arnold		President
2	Goebel Family Dentistry	Mildred Goebel		Owner
3	David Rubio Law	David Rubio		Owner
4	Randall Realtors also Hair Trendz	Miranda Realty		Owner & owns Hair trendz
5	Andy's Deli Market	Andy		Owner
6	APC Driving School	Chris Robson		Co Owner
7	Graybill Properties & All Pro Automotive	Jeffrey Graybill		Property Owner
8	Graybill Properties & All Pro Automotive	David Graybill		Co Owner
9	Graybill Properties & All Pro Automotive	James Graybill		Co Owner
BUSINESSES & GROUPS				
10	Economic Development Commission	Chreryl Porier		Chair
11	Economic Development Commission	John P Stratton		Member
12	Economic Development Commission	Joseph F Camean		Member
13	Economic Development Commission	Candace Fuchs		Member
14	Economic Development Commission	David Rubino		Member
15	First Congregational Church of Old Lyme	Steve Jungkeit		Senior Minister
16	First Congregational Church of Old Lyme	Carleen Gerber		Minister
17	First Congregational Church of Old Lyme	Laura Fitzpatrick Nager		Minister
18	Florence Griswold Museum	Rebekah Beaulieu		Director
19	Florence Griswold Museum	Mary Ann Besier		Charter Trustee
20	Lyme Old Lyme Senior Center	Jeri Baker		Board Director as Individual
21	Lyme Youth Service Bureau	Mary Seidner		Director
22	Lyme Arts Association	Laurie Pavlos		Director
23	Old Lyme Historical Society	John Pote		Director
24	Old Lyme Historical Society	Mark Terwilliger		Board as Individual
25	Old Lyme Historical Society	Nancy Mol		Board as Individual
26	Old Lyme Historical Society	Matt LaConti		Board as Individual
27	Old Lyme Historical Society	Alison Mitchell		Board as Individual
28	Old Lyme Historical Society	Nicolas Westbrook		Board as Individual
29	Old Lyme Historical Society	Sandra Joncus		Board as Individual
30	Old Lyme Historical Society	Cynthia Taylor		Board as Individual
31	Old Lyme Historical Society	James Meehan		Board as Individual
32	Old Lyme Historical Society	Ned Farman		Board as Individual
33	Old Lyme Historical Society	Michaelle Pearson		Board as Individual
34	Old Lyme Historical Society	Steve MacCauland		Board as Individual
35	Old Lyme Historical Society	Elaine Stiles		Board as Individual
36	Old Lyme Historical Society	Mary Dangremond		Board as Individual
37	Old Lyme Land Trust	Anne Galliher		Board as Individual
38	Old Lyme Land Trust	Mary Devins		Board as Individual
39	OL PGN Library	Nike Desis		Board as Individual
40	Open Space Commission	Bruce Baratz		Board as Individual
41	Open Space Commission	Evan Griswold		Board as Individual
42	Twining Properties	Alex Twining		Owner
43	Point One Architects	Greg Nucci		Partner
44	St. Anne's Episcopal Church	Anita Schell		Minister

45	Resident	Jonathan Lathrop
46	Resident	Emily Fisher
47	Resident	Craig Taylor
48	Resident	Mary Kate DeMarco
49	Resident	Leoplod DeMarco
50	Resident	Greg LaRocque
51	Resident	Douglas Lowell
52	Resident	Nell Twining
53	Resident	Kinny Kreiswirth
54	Resident	Martin Kreiswirth
55	Resident	Julie Bartley
56	Resident	Katy Klarnet
57	Resident	John Walker
58	Resident	N. Day
59	Resident	Paul Fuchs
60	Resident	Bill Rueb
61	Resident	Sandra Rueb
62	Resident	Mary O'Brien
63	Resident	Richard O'Brien
64	Resident	Nicolas King
65	Resident	Christine Gotowka
66	Resident	Tom Gotowka
67	Resident	Michael Bacon
68	Resident	Elizabeth Bacon
69	Resident	Sallie DeMarsilis
70	Resident	John DeMarsilis
71	Resident	Scott Semel
72	Resident	Deena Fabricant
73	Resident	Richard Fabricant
74	Resident	Sarah Noyes Seene
75	Resident	Nina Day
76	Resident	Paul Fuchs