

PETITION FOR AMENDMENT OF
OLD LYME ZONING REGULATIONS
September 2021

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Advance CT - Strategic Opportunities for Economic Development in Old Lyme
BSC Group Halls Road Master Plan Report
Letters of Support

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Please read Old Lyme Zoning Regulations
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TOWN OF OLD LYME
Zoning Commission
52 Lyme Street
Old Lyme, CT 06371

PETITION FOR AMENDMENT OF OLD LYME ZONING REGULATIONS

Name of Petitioner(s) Town of Old Lyme

Address(es) 52 Lyme St, Old Lyme CT 06371

The undersigned request(s) an Amendment of the Old Lyme Zoning Regulations.

_____ This Petition requests an amendment to the Zoning Map or to boundaries of certain Zoning Districts, and there is attached:

- (a) A map clearly showing the area to be reclassified and specifying the present classification and proposed new classification with existing and proposed boundaries; **SEE MAP 21**
- (b) A list, keyed to the map of the names and addresses of the record owners of land within, and within 500 feet outside, the area to be affected by such reclassification; **SEE MAPS 21, 22, & 57. SEE PAGES A,B,C**
- (c) Area computations, by record owner, for all parcels or portions of parcels within, and within 500 feet outside, the area to be affected by such reclassification; **SEE MAPS 21, 22, & 57. SEE PAGES A,B,C**
- (d) A complete written description, by metes and bounds or courses and distances, of the location of any new District boundary or boundaries proposed. **SEE MAP 21**

_____ This Petition requests an amendment to the text of the Regulations and there is attached:

- (a) A full text of the proposed change in the Regulations, clearly indicating existing provisions to be repealed and new provisions to be enacted.

A complete and comprehensive statement of the reasons for any proposed change, including any special interest the Petitioner(s) may have in such change, is also attached.

Dated: _____

Timothy Griswold, First Selectman
Petitioner(s)

Dear Members of the Zoning Commission,

The Town of Old Lyme is excited to submit to the Old Lyme Zoning Commission this application to create the Halls Road Village District. This application is the result of years of work by the Town's Halls Road Improvements Committee (HRIC) in consultation with local businesses, residents, town and civic groups, and professionals in relevant fields.

The aim of the Halls Road Master Plan (attached) is to secure the long-term viability of the town's main retail district by a combination of improvements in the public realm, and changes in the zoning that regulates and guides the development of private parcels in the Halls Road district. The effort is intended to serve these and other needs of Old Lyme by changing the focus of development on Halls Road from isolated, car-centric, commercial-only strip centers to a walk-able, bike-able, mixed-use neighborhood that is safe and inviting, and is both more accessible to, and better integrated in form and function with, our historic civic center and arts district on Lyme Street. We believe these changes are needed to secure the town's continued vitality, and will best serve the near-universal desire of residents to maintain the small town rural New England look and feel of Old Lyme.

Making the Halls Road area safe, inviting, and accessible to pedestrians and cyclists, and giving them an attractive connection between Lyme Street and Halls Road is chiefly a matter of public realm improvements. These improvements are a major part of the Halls Road Master Plan, but they do not, in themselves, require changes to zoning. The zoning changes are required in order to implement the over-all plan and support the long-term viability of retail on Halls Road. The two aspects of the plan work together, and each relies on the other.

The turn away from a strip center model and toward a mixed-use village district does require zoning changes as requested in this application. Briefly, these changes include:

- Establish a Halls Road Village District in which Lyme Street (not the current Halls Road) is the model.
- Allow mixed use in the new district. That is: allow a mix of retail, office, and residential, in which "residential" is limited to smaller-scale (e.g. apartments, condos, town houses, etc.) market-rate alternatives to the currently dominant housing stock (92% of which is single-family houses on their own lot).
- Reduce the set-back requirements to encourage mixed-use buildings directly on Halls Road with retail on the first floor (facing Halls Road) and office or residential above and/or behind.
- Relax the older parking requirements that encouraged maximal parking lots, and promote parking behind new buildings that face Halls Road.
- Establish Design Guidelines and a design review process for the Village District to ensure new development and renovations advance the long-term goals of making Halls Road visually and functionally an integrated part of an extended town center based on historic Lyme Street.

Mixed Use

The introduction of mixed use in the new Halls Road Village District is a key part of the Halls Road Master Plan, and promotes the shared goals of Old Lyme on multiple levels.

Mixed use as proposed for Halls Road directly addresses a critical shortage of smaller-scale housing options in town, and places that housing in a village environment that is particularly attractive to older residents wanting to downsize, and to young families moving into town or just starting out in life. By making it possible for older residents to stay in town when they downsize, we keep friends together and support a community with deep connections. Younger families are the future of our town. They are the backbone of our all-volunteer support systems, including the OLFD, and their children are the whole purpose of our excellent schools. Without younger families, all of these institutions will wither.

Mixed use also helps to improve the general business climate of the town and of Halls Road in particular. Retail trade is under severe pressure from the Internet. There is increasing disinvestment in retail malls and little interest in retail investments generally. One type that does still draw investment is retail embedded in a mixed-use neighborhood, where foot traffic and casual browsing help bolster trade. Mega-malls tried to imitate a village setting but they failed. It turns out a neighborhood needs actual neighbors if it is to support local retail trade. It is not just the foot traffic, but the ambience of a vibrant living neighborhood that makes a retail area an interesting place to walk, browse, and meet one's friends. That is the goal for the Halls Road Village District, and mixed use is a crucial part of that aim. Over time, the Halls Road Village District should become a living neighborhood with a mix of retail, office and residential—a walk-able retail town center that complements the civic and arts district centers on Lyme Street and connects with them seamlessly.

Mixed use supports our retail trade, but it is also beneficial in an indirect way. None of the hoped-for changes in retail or housing along Halls Road can come about until private investors are willing to create them. It is true that investors are more likely to invest in the kind of town-focused retail space that serves Old Lyme if that retail is in a mixed-use neighborhood, but residential building is still more attractive in the current economic climate than retail space. We think it is important to account for this in the new zoning by, for example, mandating a minimum of retail construction on Halls Road frontage. With the current commercial-only zoning, Halls Road is primarily attractive to businesses focused on the highway, not the needs of Old Lyme. Allowing mixed use will help to attract the kinds of investments we want, creating competition for the limited space. Clear zoning and Design Guidelines will also help to attract the kinds of investments we want, and discourage those we do not want. People in business like certainty. Clear planning, zoning, and design guidelines can give them that.

In addition to its direct benefits, mixed use in the Halls Road Village District will add much-needed variety to the housing stock and new tax revenues to the town *without increasing sprawl* across the remaining open land elsewhere in town.

The goal is to create, over time, an attractive streetscape of shops and restaurants/cafes that encourage residents and visitors to stroll, browse, and meet their friends. When people park once and walk it is better for business, builds community, and helps the environment. What Halls Road lacks today, and what the Halls Road Village District is intended to supply, is a sense of place that says “Old Lyme.”

Mixed use of the type proposed:

- Creates a significantly more supportive environment for town-focused retail trade. (Crucial in the fast-changing economy.)
- Makes a gesture at balancing our mix of housing stock.
- Directly benefits two un-served housing markets (vital to Old Lyme):
 - Older residents downsizing (community continuity)
 - Young families starting out (town future: schools, fit volunteers)
- Attracts investment in town-focused retail, as well as small-scale residential.
- Encourages what we *want*, which helps to forestall getting what we *do not* want.
- Supports the most likely path to a wider range of retail to serve the town.
- Creates a real, living town center that looks, acts, and feels like Old Lyme.
- Gains new housing stock and tax revenues without sacrificing rural open space.

Public Realm Improvements

The proposed public right-of-way roadway and sidewalk improvements (see attached Master Plan) will create safe pedestrian and bike routes along Halls Road from Neck Road (Rte. 156) to Lyme Street. Pedestrian lighting, landscaping, open green spaces, sidewalks, and crosswalks are all a part of the improvements the town will undertake. The plan also includes the most popular element suggested in town-wide surveys conducted in 2019: a new replacement for the old ‘Bow Bridge.’ This biking and walking bridge will span the Lieutenant River at the old bridge abutment, creating a safe and beautiful connection between Lyme Street and our main commercial district on Halls Road. Work on these improvements will begin as soon as the town secures funding and the required regulatory approvals.

Private Property Improvements

The actual building and maintaining of a vibrant new Halls Road (commercial and/or residential) will be initiated and carried through by private investors and business people. The town can only open opportunities, provide guidance, and set limits; it cannot initiate in these areas. We hope to achieve a significant change, recreating a mixed-use town center for Old Lyme. That means responding to market forces and guiding development along Halls Road into the avenues that seem best for Old Lyme’s long-term future.

An illustrative plan was drawn up to show how Halls Road could be redeveloped to reflect community priorities and desires for this area. It is just an example of how new private investments could play out over the next 20 years. To allow this type of development to occur,

new Village District zoning is needed to allow and attract retail and residential investment, and to no longer require the deep set-backs and large parking lots that favored strip centers. The zoning that once attracted strip centers now disproportionately favors investments aimed primarily at serving highway traffic (e.g. gas stations and fast food chains).

The town has said for decades it does not want Halls Road to be dominated by highway services. New zoning is required to address that. In addition, the 2020 *Plan of Conservation and Development* (POCD) states that visual details such as adequate buffering and landscaping, appropriate architecture, preservation of natural site features and vistas are among the critical components of the look and feel of Old Lyme, yet there are no regulations in place mandating attention to such details except in the Sound View Design District. The proposed zoning changes are intended to address these community concerns in the Halls Road area.

The Master Plan was used as a tool to help in writing new zoning language and design guidelines. In the new zoning, cluster housing, town houses, and second-story apartments will help ease the severe shortage of smaller-scale housing options in Old Lyme, and help turn a “9-to-5, commercial-only” area into a living neighborhood with mixed use—as Lyme Street was before the 1960s. The primary goals of the new Halls Road Village District zoning and Design Guidelines are to keep and attract the kinds of amenities that serve the needs of Old Lyme, and to create a look and feel in keeping with the rest of the town. The long-term goal is to create a mixed-use commercial and residential neighborhood that feels like a part of Lyme Street and the wider town of Old Lyme.

Zoning Regulations and Design Guidelines

Two additional (new) Zoning elements are proposed to help guide the redevelopment of the Halls Road area. One is a recommendation that the Town establish a new zoning district called the Halls Road Village District. The second is the preparation of Design Guidelines to be used by a new Halls Road Design Review Committee (under the Zoning Commission) to guide the design of new buildings and sites as well as the rehabilitation of existing buildings within the Halls Road Village District.

New Zoning Regulations for the Proposed Halls Road Village District

The proposed Halls Road Village District zoning is intended to encourage the redevelopment of this older commercial corridor in a manner that is more consistent with the architectural styles of the Historic District of Old Lyme. The proposed regulations have been written to encourage safe and healthy use of the area by providing for a mix of residential and commercial uses along or within close proximity of the road corridor to encourage walking and shopping within a village atmosphere. Further, the intent is to encourage a new mix of residential and non-residential uses within the district, and to encourage the creation of diverse housing types that are currently under-represented in Old Lyme.

Once the new and revised zoning is adopted, development in the district shall be designed to achieve the following compatibility objectives:

- The building and layout of buildings and included site improvements shall create a village character and streetscape environment through the placement of buildings and included site improvements to enhance the district;
- existing and proposed streets shall be inter-connected;
- open spaces within the proposed Village District shall reinforce the rural, riverside setting and the small-town nature of Old Lyme in form and siting;
- locally significant features of the area, such as natural resources or sight lines of vistas from within the district, shall be integrated into the site design;
- the landscape design shall complement the district's landscape patterns;
- the exterior signs, site lighting, and accessory structures shall support a uniform architectural theme; and,
- the scale, proportions, massing and detailing of any proposed building shall be consistent.

Design Guidelines to Supplement Zoning in the New Halls Road Village District

In surveys and public meetings, many residents said they wanted Halls Road to be a walk-able, bike-able area with safe streets, and the feel of a real neighborhood with mixed use – a new town center. Older residents remember Lyme Street as just such a place before retail trade was deliberately moved to Halls Road. Old Lyme is one of the oldest settlements in New England, and as attached to its traditions as any small town needs to be. Traditions notwithstanding, the town has evolved over the centuries to meet changing conditions.

Most retail trade was banished from Lyme Street around 1960 and relocated to a series of strip centers with vast parking lots fronting Halls Road. Easy parking was the “must-have” of the car-centric 1950s. In exchange for more parking (and to relieve pressure on potential wastewater treatment capacity) the town broke with 250 years of community development in which commercial, residential, and civic uses had evolved together in mutually supporting roles. Something was gained, but something valuable was lost.

This is not a criticism of the people who made those decisions in the 1950s. They faced the challenges of their day, and chose the solutions that made sense then. We face different challenges. Today, the older mixed-use model seems most resilient in the face of online commerce, while strip malls fade. We must choose what makes sense now. If the specific choices seem opposites, the impulse is identical: to do what is best for Old Lyme’s future.

Despite efforts at tasteful design, the strip centers on Halls Road have never looked like a part of Old Lyme, nor of any other New England town. The Halls Road Village District Design Guidelines will look to Lyme Street as the basic model to set the style of future development along Halls Road. We believe that functional and aesthetic improvements to the Halls Road Village District will increase its value to businesses, residents, and property owners alike.

The purpose of the Design Guidelines and design review process is to implement design standards for new or renovated buildings that will:

- Make sure future development in the Halls Road Village District works to make the look and feel of the district more like that of historic Lyme Street.
- Provide prospective developers or renovators with a clear view of acceptable styles, including examples.
- Make clear what is *not* acceptable in renovations or new developments.
- Support and reinforce the long-term aims of the Halls Road Village District: the creation of a vibrant, mixed-use neighborhood, well integrated with historic Lyme Street.

Community Input and Process to Date

The preparation of the Halls Road Master Plan, and of the proposed new Halls Road Village District zoning and Design Guidelines, has been guided by:

- Recognition of changing economic and environmental circumstances,
- The established aims of the Town (as expressed in official planning documents), and
- A continuous and extensive effort to keep all stakeholders involved in planning a better future for Old Lyme's main retail district along Halls Road.

A more complete discussion of these elements, including a timeline, summaries of actions and findings, and pointers to additional sources is included in this document as Appendix A.

As the formal Halls Road Master Plan was completed, HRIC went back to the community to gauge support, visiting local businesses, institutions, and civic groups to present the final plan and answer any questions. This is an ongoing effort, but the response to date in dozens of sessions involving scores of individuals has been very positive, often enthusiastically so.

Opinion seems to have evolved since the subject of change along Halls Road was first raised several years ago. Residents and other stakeholders have had time to consider the issues. Responses to the CERC survey of 2019 showed over 80% of respondents wanted some development along Halls Road, though only a minority at that time asked specifically for mixed use. Today the idea of mixed use on Halls Road has much greater and broader support, and its role in helping to achieve related aims is better understood.

Appendix A:

Community Input and Process to Date

The preparation of these proposed Halls Road Village District zoning regulations and Design Guidelines has been guided by: a recognition of changing economic and environmental circumstances, the established aims of the Town (as expressed in official planning documents), and a continuous and extensive effort to keep all stakeholders involved in planning a better future for Old Lyme's main retail district along Halls Road.

Plan of Conservation and Development

The proposed changes address four long-standing concerns of Old Lyme's formal planning efforts: the mix of retail trade along Halls Road, the viability of the town's main business center, the need for greater variety in the town's housing stock, and the over-arching concern of maintaining Old Lyme's small-town look and feel.

Retail: Because Halls Road is the connector between the two halves of Exit 70 it has always been attractive to businesses focused primarily on serving the through traffic on I-95, the main route between Boston and New York. The town has always insisted that Halls Road, the town's main shopping district, should be focused instead on the needs of Old Lyme residents (year-round and seasonal). The town has opposed any tendencies to allow Halls Road to become a mere 'service plaza' for travelers. From the Old Lyme *Plan of Conservation and Development* (POCD) of 2000 and of 2020:

"Old Lyme was once an active center of transportation as passengers awaited the ferries carrying people, goods and even railroad cars across the river. With the construction of a series of ever larger bridges, there is now little need to pause in Old Lyme during journeys along the Connecticut coast. The town's interests are focused on providing basic services and amenities for year round and summer residents and guests. It has successfully avoided any pressure to allow turnpike oriented* services such as multiple gas stations, fast food restaurants and motels. This is not an accident, but a deliberate choice." [Old Lyme *POCD* 2000, page 5, paragraph 3]

"Although Old Lyme has two exits connecting to Interstate 95, the town's interests are focused on providing basic services and amenities for year-round and summer residents and guests. It has deliberately avoided any pressure to allow turnpike-oriented* services such as multiple gas stations, fast food restaurants and motels." [Old Lyme *POCD* 2020, page 8, paragraph 3]

*[I-95 shares the roadbed with the older (1958) Connecticut Turnpike from the New York border to Exit 76 (I-395) in East Lyme.]

Change: Changing economic conditions are overtaking the confident language of the POCDs. Old Lyme long resisted the pressure to make Halls Road a mere service plaza for I-95, but it did so in a time when many other uses (more congruent with town aims) were competing for the same retail and commercial space. Since 2000 Internet commerce has come to dominate one retail segment after another. For goods or services that can be delivered electronically or by express truck, the Internet now offers a wider range at a lower price than any local 'bricks-and-mortar' retailer can hope to match. Retail that is embedded in a viable mixed-use neighborhood (with foot traffic and walk-in trade) seems best able to resist the total virtualization of retail trade. Halls Road was always attractive to highway-focused services. In these new market conditions the "commercial-only" designation makes Halls Road attractive *primarily* to such businesses.

The proposed zoning changes and Design Guidelines are necessary to protect and promote the long-established aims for Halls Road set out in POCDs over multiple decades. They will help Old Lyme adapt to changing market conditions, and retain the convenience of town-focused retail trade along Halls Road.

Housing: The proposed changes will address another long-standing concern of the Old Lyme Planning Commission: adding much-needed variety to Old Lyme's housing stock, 92% of which is single-family homes on their own lot. For decades, Old Lyme's POCDs have called for the addition of alternative housing types in appropriate locations. Halls Road is an appropriate location in which to meet some of the demand for smaller-scale, market-rate housing that is not of the dominant type.

Small Town: The proposed zoning changes and Design Guidelines are intended to work together to ensure that Halls Road becomes more integrated with the rest of Old Lyme's town center, both in form and in function. The aim is to create, over time, a mixed-use district that looks, acts, and feels like a living part of Old Lyme—a small town on the Connecticut shoreline.

Halls Road Improvements Committee

The Halls Road Improvements Committee (HRIC) was formed at the close of 2015. The initial impulse was public demand for safer pedestrian and bicycle access to the shopping district along Halls Road, and a desire to support the future commercial viability of the town's main retail area.

A 2015 change in Connecticut law had made it easier for towns to create Tax Increment Financing (TIF) Districts, and that was an early focus of the HRIC. A TIF district allows a town to fund current development (such as capital improvements) in the TIF district by earmarking future property tax revenue *increases* there for those purposes. The creation of a TIF district requires a formal plan of development for the district, and there was none for Halls Road. Funds were allocated for the planning work.

The improvements under consideration were not a trivial expense. Many residents objected that such a large sum should not be spent without looking more broadly at Halls Road and the various problems and opportunities it presents. Without a plan, how could we know what sort of development we wanted along Halls Road or what Halls Road should look like in 20 years, much less how the sidewalks should be laid out to accommodate that future? To build sidewalks without a plan for the future seemed unsound, so planning took precedence.

Early in 2018 HRIC was allocated \$20,000 to begin the planning process. The town hired the Yale Urban Design Workshop (YUDW), which produced very helpful baseline drawings of the existing conditions at Halls Road. YUDW also ran two public meetings intended to introduce the town to the kinds of considerations typically encountered in a planning effort. Ultimately, HRIC felt YUDW failed to grasp the small town nature of Old Lyme, offering options more appropriate to an urban than a rural setting, and so recommended the town not engage YUDW for later phases.

The planning effort continued with local volunteer resources. During this process it became clear that Halls Road was not a project of the right scale and scope to take advantage of a TIF district, and that avenue was not pursued further. In 2018, HRIC's volunteers produced a vision proposal for Halls Road.

In 2019 HRIC presented the vision proposal to multiple local groups, publicized it online and at the Mid-summer Festival, and held two open houses at which residents and business owners could speak one-on-one with committee members and register their opinion on specific aspects of the ideas under consideration.

EDC and CERC: Also in 2019, the future of Halls Road figured prominently in economic research, surveys, and workshops conducted on behalf of the town's Economic Development Commission (EDC). The EDC engaged the Connecticut Economic Resource Center (CERC, now *AdvanceCT*) to help create a picture of the economic environment of Old Lyme and its place in the surrounding region.

As a part of that effort CERC and EDC conducted a major survey of Old Lyme residents and business owners. Nearly 10% of the adult residents and over 10% of the representatives of local businesses responded to the survey. It covered Old Lyme as a whole and broke out specific areas, including Halls Road, for particular questions. Most of the survey questions were in the form of ranking a set of attributes or aims by their importance. Respondents also had the option to provide additional comments. Among the findings were:

- Nearly all respondents said future development should be consistent with the small town charm of Old Lyme and reflect its particular rural New England look and feel.
- Over 80% wanted improvements along Halls Road, from more varied restaurants and shops to greater safety for walkers and cyclists.

- Businesses wanted the town to do more to encourage business, thought the town needed a proper town center, and wanted the town to encourage more young people to move here.
- Responses regarding housing were self-contradictory, with only one in five saying Old Lyme needed more housing, yet two-thirds saying some specific type of housing was in short supply and should be added.
- Similarly, few said Old Lyme needed additional green space, but when asked about Halls Road in particular, 75% said development there should include additional green space, small parks, etc.

CERC ran two workshops with representatives of commercial property owners, local businesses, and civic groups. The workshops considered the Strengths, Weaknesses, Opportunities, and Threats (SWOT) relevant to Old Lyme's future. Although the scope was town-wide, Halls Road (as the main shopping area) was a major focus. A wide variety of factors were identified and discussed, but a few stood out as areas of broader agreement. In order of their relative prominence under each heading, these were:

- Strengths: Good schools, artistic heritage/culture, natural beauty/location, and volunteerism/sound town finance.
- Weaknesses: Lack of diverse housing for younger/older residents, weak CT economy, constraints on infrastructure [presumably: wastewater/groundwater], lack of walking/biking infrastructure, no coherent plan for commercial areas (Halls Road, Hartford Ave.)
- Opportunities: Deliver action plan for Halls Rd./Hartford Ave., make town more connected for bike/foot traffic, diversify housing stock, change Soundview stigma, attract younger residents.
- Threats: Resistance to change, CT state policies, environmental change, growing competition nearby.

There was some confusion between "weaknesses" (~internal to the town) and "threats" (~external). Despite that definition, "resistance to change" was the most commonly cited threat to Old Lyme's future, and Connecticut's lackluster economy accounted a weakness.

The need for different types of housing, and its role in ensuring a viable future for Old Lyme was far more prominent in the SWOT workshop discussions than it had been in the general survey. The fact that SWOT participants were all business- and civic-oriented may help to explain why they were more aware of the issue. Also, the SWOT workshops took place after the town-wide survey and many HRIC presentations, at a time when there was increasing public discussion of possible changes to Halls Road. The idea of mixed-use along Halls Road seems to have steadily gained public support over time, and continues to do so.

Formal Plan: Feedback from HRIC's town-wide presentations and interactions, and the results of EDC research provided additional direction to the planning process.

A formal plan for Halls Road required professional experience and knowledge. A search narrowed the field to three firms who presented proposals to HRIC. Of these, BSC won the contract at a cost within the limits of the funds previously allocated for planning. At the end of 2020, the town of Old Lyme engaged BSC Group, Inc. and their sub-consultant, Bartram & Cochran, to create a Master Plan, propose Public Realm (i.e. roadway, sidewalk and public open space) improvements, and to write Design Guidelines and recommended Re-Zoning Language for a new Halls Road Village District.

That work is now complete, and the re-zoning language and Design Guidelines are presented with this request.

Community Support

As the formal Halls Road Master Plan was completed, HRIC went back to the community to gauge support, visiting local businesses and civic groups to present the final plan and answer any questions. This is an ongoing effort, but the response to date in dozens of sessions involving scores of individuals has been very positive, often enthusiastically so.

Opinion seems to have evolved since the subject of change along Halls Road was first raised several years ago. Residents and other stakeholders have had time to consider the issues. Responses to the CERC survey of 2019 showed over 80% of respondents wanted some development along Halls Road, though only a minority at that time asked specifically for mixed use. Today the idea of mixed use on Halls Road has much greater and broader support, and its role in helping to achieve related aims is better understood.

***OLD LYME ZONING REGULATIONS
PROPOSED ZONING REGULATIONS CHANGES for a new
HALLS ROAD VILLAGE DISTRICT***

5.14 Halls Road Village District (HRVD)

- 5.14.1 Statement of Purpose. The Halls Road Area of Old Lyme is a commercial corridor in the west of Old Lyme stretching from Lyme Street to Route 156 along Halls Road. The Halls Road Village District (HRVD) is intended to encourage the redevelopment of this older commercial corridor in a manner in harmony with the character and scale of an older New England town area consistent with the capacity of the land to support such development. These Regulations encourage safe and healthy use of the area by providing for a mix of residential and commercial uses along or within close proximity of the road corridor to encourage walking and shopping within a family atmosphere. Further, the intent of these Regulations is to encourage a new mix of residential and non-residential uses within the HRVD, and, in accordance with Connecticut General Statutes Section 8-2.

All development in the HRVD shall be designed to achieve the following compatibility objectives as described in the Halls Road Master Plan 2021: (1) The building and layout of buildings and included site improvements shall create a village character and streetscape environment through the placement of buildings and included site improvements to enhance the district; (2) the first floor square footage of any building fronting Halls Road shall contain 80% retail use to achieve interaction between the streetscape and first floor uses of the building; (3) any parcel with frontage along Halls Road shall place its building such that after subtracting the side yard setbacks and vehicular access drive, the building shall occupy 80% of the remaining frontage; (4) any existing and proposed streets shall be inter-connected where possible; (5) open spaces within the proposed Village District shall reinforce new open space patterns of the district in form and siting; (6) locally significant features of the area, such as natural resources or sight lines of vistas from within the district, shall be integrated into the site design; (7) the landscape design shall complement the district's landscape patterns; (8) the exterior signs, site lighting, and accessory structures shall support a uniform architectural theme; and, (9) the scale, proportions, massing and detailing of any proposed building shall be in proportion to the desired new scale, proportion, massing and detailing in the district.

The HRVD establishes an area of the Town where special land use and design guidelines can be invoked by way of the Special Permit process. Where the accommodations possible under the HRVD Regulations are insufficient or not

applicable, the variance process is still a viable alternative. The creation of the HRVD does not supplant the variance process.

- 5.14.2 District Boundaries. The Halls Road Village District is shown on the "Zoning Map of the Town of Old Lyme, Connecticut", adopted effective as of May 31, 1991, including any special maps and boundary descriptions supplementary thereto and any amendments thereof, and is generally located in the area along Halls Road between Lyme Street and Neck Road and including a portion of Huntley Road.
- 5.14.3 Applicability and Process: All uses and development applications within the HRVD shall be subject to all other applicable provisions of these Regulations, unless specifically exempted or supplanted by the provisions of this Section 5.14.
- 5.14.3.1 New use or development in the HRVD and any full or partial demolition of any building or structure will require Site Development Plan review and approval by the Zoning Commission in accordance with Section 13A of these Regulations unless such use or development is designated for Special Permit review in Section 13B.
- 5.14.3.2 In addition to new uses, changes in use, demolition of buildings and new construction or development within the HRVD, the Commission shall have the authority to review substantial change of properties within the District, including, but not limited to reviewing: (1) the design and placement of buildings, (2) the maintenance of public views, (3) the design, paving materials and placement of public roadways, including Town-owned alleys, and, (4) other elements that the Commission deems appropriate to maintain and protect the architectural character of the HRVD.
- 5.14.3.3 All applications shall be referred for review and recommendations to the Halls Road Design Review Committee designated by the Commission, and whose members shall include at least one architect licensed in the State of Connecticut, as well as a landscape architect, licensed in the State of Connecticut, or Planner who is a member in good standing of the American Institute of Certified Planners. The Design Review Committee shall review an application and report to the Commission within sixty- five days of receipt of the application. Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision. Failure of the Design Review Committee to report within the specified time shall not alter or delay any other time limit imposed by these Regulations or the General Statutes.

5.14.4 Uses.

5.14.8.1 Permitted Uses, Certificate of Zoning Compliance only.

None.

5.14.8.2 Permitted Uses, Subject to Site Development Plan Review, Per Section 13A.

The following uses require the approval of a Site Development Plan in accordance with Section 13A of these Regulations, in addition to any other applicable provisions of these Regulations:

- a. Accessory uses which are customary with and incidental to the permitted residential use, subject to the standards of Section 7 of these Regulations.

5.14.8.3 Special Permit Uses, Per Section 13B. The following uses require the issuance of a Special Permit in accordance with Section 13B of these Regulations, in addition to any other applicable provisions of these Regulations:

- a. Multi-family housing, based on the capacity of the existing soil to accept sanitary waste effluent in compliance with the Connecticut Public Health Code, and the provisions of Section 11.28 of these Regulations, except that in cases of inconsistency with the following requirements, the following requirements shall apply in the HRVD:
 1. The minimum lot area per dwelling unit shall be 5,000 square feet for the first dwelling unit and 2,500 square feet for each additional dwelling unit. As an example, a 20,000-square foot lot could support 7 dwelling units.
 2. Each dwelling unit shall contain a gross floor area of at least 500 square feet.
 3. If the multi-family development contains dedicated affordable housing units as defined in Conn. Gen. Stats. §8-30g, the required minimum lot area shall be reduced by 500 square feet for each dedicated affordable unit and the total allowable units shall be increased by one (1) for each three (3) affordable units in the development.
- b. Philanthropic, educational, recreational, or religious non-residential use by a duly organized non-profit organization, non-profit corporation or governmental unit excluding correctional institutions and institutions for the insane.

- c. Dedicated affordable housing, either to own or to rent, as defined in Conn. Gen. Stats. §8-30g.
- d. Retail business or retail service occupation containing no more than 10,000 square feet of Total Floor Area on any Lot, including Package Store (retail sale of alcoholic beverages), subject to Section 14 and also including the manufacture or processing of materials Accessory to a permitted retail business or retail service occupation.
- e. Full-Service Restaurants, not to exceed 10,000 square feet of Total Floor Area for each Lot, including the Accessory service alcoholic beverages, subject to Section 14 and including entertainment, subject to Section 11.24.
- f. Take-Out Restaurant where the patrons pick up their food on foot.
- g. Bakery (retail) – Any establishment whose principal business is the sale of baked products such as breads, cakes, cookies, donuts, pastries, bagels, rolls, and similar products. Said products are made and baked on the premises. This process includes mixing the primary ingredients such as flour, butter, sugar, eggs, and yeast on the premises. These products are then baked and sold mainly at retail on the premises for consumption off premises. The sale of any beverages shall be incidental to the primary business. The public floor area shall not be more than 20% of the total premises. It shall not include seating or a restaurant. The total premise shall not exceed 2500 square feet.
- h. Brew Pub - Allowed as per CT House Bill #5928, Public Act #17-160 with the following additional provisions. Malt beverages produced on site shall be sold via on site retail sales for on- or off-site consumption, not for distribution to other retail establishments. Total premise including brewing area shall not exceed 10,000 square feet.
- i. Artisan Food - Small-scale production or preparation of food, meals made on site with limited to no automated processes involved. Includes a commercial grade, established cooking and storage facility that is licensed for food preparation and storage. Food that is prepared on site shall be sold via on site retail sales for on- or off-site consumption, not for distribution to other retail establishments. The total premise shall not exceed 2500 square feet. This definition includes uses such as production of meals-to-go, food, small-batch candy shops, and local cheese makers. This use may or may not have outdoor seating or patio as an accessory use with Commission approval.
- j. Business or professional office - Professional and Business Office shall include, for example, the offices of doctors, dentists, lawyers, architects, accountants, engineers, psychotherapists, real estate and insurance agents, and other recognized professionals for whom a license to practice is required by applicable laws of the State of Connecticut. Compare to “Home

Occupation, Customary”.

- k. Professional or business office of a resident of a dwelling unit, subject to additional standards of 7.8.1 of these Regulations.
- l. Customary home occupation, home industry and service occupations within a dwelling unit subject to additional standards of 7.8.1.2 of these Regulations.
- m. Day Spa - an establishment that provides a combination and variety of services for the purpose of improving health, beauty and relaxation through personal care treatments including, but not limited to, facials, waxing, aromatherapy, manicures, pedicures, body wraps, body scrubs, and massage. A day spay may provide incidental retail sales of health and beauty products as well as the provision of light nourishment or refreshment to customers.
- n. Day Care Center
- o. Banks and other financial institutions.
- p. Veterinary Outpatient Clinic, subject to Section 11.16.
- q. Pet Services - Commercial, a building, structure, or facility for boarding, grooming, or training of one (1) or more dogs or cats for a fee. Breeding and sale of cats and dogs is not allowed in the HRVD.
- r. Club.
- s. Governmental Service.
- t. Public Utility substation, transformer, or other facility
- u. Public laundry establishments provided washing and drying, on the premises for rental use to the general public, and collection/distribution of dry cleaning with dry cleaning to be done off site.
- v. Assembly halls, dance halls, bowling alleys, and indoor and outdoor recreational facilities (including tennis, handball, paddleball, squash, swimming, skating and similar such activities), provided no portion of any Building containing such Use shall not be less than 100 hundred feet, measured horizontally, from any Residential or Rural District.
- w. Theaters for indoor motion pictures or for dramatic or musical productions subject to Section 11.24.
- x. Artist Studio and Sales Space - A Building or any portion thereof containing multiple units used by the occupant(s) therein as an Artist Studio Space. Building may also include retail sales of art supplies and/or art produced on-

site or off-site. All units within the Building shall be subject to the same limitations for residential on non-residential use contained in the HRVD.

- y. Business Service Establishment except for landscaping service.
- z. Electrical Vehicle Charging Stations
Reference should be made to the most recent addition of the Connecticut Electrical Code. Electric vehicle charging station(s) with a level 1 or 2 charging level shall be permitted as an accessory use associated with a mixed-use and residential use project in the HRVD Zone.
- aa. Telecommunications Tower, Antenna, or Building, subject to the Section 11.22 to the extent permitted by current law.
- bb. Community buildings providing meeting and recreational space for civic activities, including their administrative offices.
- cc. Motel, Hotel, or Inn.
- dd. Bed and Breakfast, generally in accordance with 7.8.4 and 11.29, except as provided below, and the following requirements:
 - 1. Each room shall be used to house no more than two (2) persons.
 - 2. Each Bed and Breakfast shall have no more than four (4) rooms to be let out to lodgers.
 - 3. Each room shall be at least 300 square feet of living space, exclusive of bathroom.
 - 4. Each room shall have a private en-suite bathroom consisting of a toilet, lavatory and bathtub or shower.
 - 5. Each room shall not contain any provisions for the cooking or refrigerated storage of food.
 - 6. The maximum length of stay by a lodger shall be 14 days with a prohibition from returning within 14 days.
 - 7. Parking for lodgers shall be on-site with the required number of spaces to be determined by the provisions of these Regulations.
- ee. The separation requirements of Section 7.8.4(h) shall not apply in the HRVD.
- ff. Park, playground, or open space operated by a non-profit organization or by the Town of Old Lyme.
- gg. Shared Septic Systems, as a principal use.

- 5.14.5 Mixed Uses - Where mixed uses are proposed for any lot, the Commission may, by Special Permit (if not otherwise required), permit such mix of uses where it finds that: (a) the proposed uses are compatible with each other as designed into the existing or proposed site and building(s); (b) the site can meet the parking requirements of Section 18 of these Regulations; (c) the site demonstrates the ability to provide sufficient watersupply and effluent disposal capacity to support the proposed uses; (d) for any mixed use building fronting Halls Road, the first floor square foot portion of the building fronting Halls Road shall contain 80% retail use to encourage interaction with pedestrians. First floor square footage is defined as the entire frontage of the building along Halls Road to max depth of 40 feet; (e) the mix of uses contributes to the purposes of the HRVD as set forth in Section 5.14.1 of these Regulations. When the Commission approves a mixed use, there shall be no change of any such use to a different use without further review and approval by the Commission as an amendment to the Special Permit.
- 5.14.6 Prohibited Uses - Any use not listed or designated as a permitted use, Special Permit use or accessory use in this District is expressly prohibited.
- 5.14.7 Lot and Bulk Standards - All buildings, structures and uses in the Halls Road Village District shall comply with the following table:

BULK STANDARDS IN THE HALLS ROAD VILLAGE DISTRICT (HRVD)

1.	Minimum lot area (in square feet)	10,000 s.f.
2.	Minimum dimension of a square on the lot	75'
3.	Wetlands/watercourse restriction (7.2.1)	0%
4.	Maximum number of stories of building or structure which fronts on Halls Road	2 1/2
5.	Maximum height of building or structure which fronts on Hall Road	30' (1)
6.	Maximum number of stories of building or structure which is set back 60 feet or more from the Halls Road Right-of-Way	3 1/2
7.	Maximum height of building or structure which is set back 60 feet or more from the Hall Road Right-of-Way	40'
8.	Maximum setback from the street line	10' (2)
9.	Minimum setback from rear property line	10'
10.	Minimum setback from other property line	6' (2)
11.	Minimum retail use within a building with frontage along Halls Road, measured as a percentage of the first-floor area building fronting Halls Road to a minimum depth of 40'	80%

12.	Minimal façade placement on any parcel with frontage along Halls Road such that after subtracting the side yard setbacks and vehicular access drive, the building shall occupy 80% of the remaining frontage	80%
13.	Maximum lot coverage by buildings and structures as a percent of lot area	30%
14.	Maximum total lot coverage as percent of lot area (Section 8.8)	75%

Notes:

1. The maximum height of new structures within the HRVD shall be measured in the manner prescribed in Section 8.2. For existing structures within the HRVD, height shall be limited to the existing height or 30' whichever is the higher. This shall apply whether or not the use or structure is invoking any of the exemptions of the HRVD Regulations. Any increase in the height of any portion of any building or structure shall require a Special Permit in accordance with Section 13B of these Regulations.
2. For an existing or new use or structure, one (1) of the non-rear property line setbacks (e.g., front or side setbacks) may be reduced to 0' provided if it can be demonstrated this reduction will not adversely affect public health and safety or abutting uses.

5.14.8 Design Guidelines - In addition to the standards and criteria of Section 13B for Special Permit uses, the site design, architectural design, scale and massing of buildings and other structures shall be harmonious in accordance with the Halls Road Village District Design Review Guidelines which shall apply to all uses in the HRVD and shall help govern the Commission's determination of the acceptability of a proposed use or structure.

5.14.9 Parking Requirements - Parking and loading Spaces shall be governed by the requirements of Section 18 of these Regulations with respect to the size and number of required Parking Spaces, except as provided in this Section. The Commission shall have the authority, through the provisions of this Section 5.14, to approve exemptions from Section 18 where it can be demonstrated that these exemptions are justified and appropriate. The following provisions shall apply to parking requirements in the HRVD:

- a. Parking required for residential uses, including parking provisions for visitors, shall be accommodated on-site, i.e., on the lot where the use is located.
- b. Parking required for the owners and employees of non-residential uses shall be accommodated Off- Street, i.e., on-site, or off-site. "Off-site" parking shall be defined as Off-Street Parking that is not located on the subject Lot but is on private or public property upon which the proposed use has the exclusive right by lease, easement, ownership, or otherwise, to utilize for parking.
- c. Parking required for the customers and patrons of non-residential uses may be met through a combination of on-street, off-site and on-site parking.

- d. In the case of parking required for non-residential uses, the applicant will be required to demonstrate to the Commission's satisfaction, the existence of sufficient parking through any combination of the following:
 - i. Through formal written determination by the Board of Selectmen or their authorized agent that the required parking can be accommodated through on-street parking during the proposed hours of operation. This provision does not apply to parking required for owners and employees.
 - ii. Through a combination of on-street and off-site parking, including parking formally dedicated to the use in parking lots within or abutting the HRVD and on other parcels of non-residential property within the HRVD.
 - iii. In evaluating off-site parking, the Commission shall consider the proximity of such parking to the proposed use and the existence of sidewalks or other pedestrian walkways to provide safe passage between the off-site parking area and the proposed use.
- e. The Commission shall encourage the use of pervious pavers and pavement for parking areas that allow groundwater recharge while still providing adequate all-weather support for vehicles.
- f. To the extent practical, the Commission will require that the access for delivery and service vehicles and loading for both residential and non-residential uses shall be from side streets and parking areas. In making their determination, the Commission will consider the potential impact that these vehicles will have on neighborhoods abutting the HRVD.

5.14.10 Sidewalks

- 5.14.10.1 Unless waived under this paragraph, all new development or enlargement of existing development shall include the installation of a sidewalk meeting the design guidelines and construction standards of the Town unless a conforming sidewalk exists. In considering any request for waiver from these requirements, the Commission, with the advice of the Selectmen, shall determine when enlargement of an existing development or use does not require the installation of a sidewalk.
- 5.14.10.2 For all non-residential uses, sidewalks shall also be provided from the frontage sidewalk to the primary building entrance and from all parking areas to the primary entrance and all other entrances.
- 5.14.10.3 Sidewalk Use: All sidewalks must be kept clear of parked vehicles and other materials which block the public right-of-way.

5.14.11 Front Yard Use

- 5.14.11.1 Establishments fronting on Halls Road may provide seating for customers and public use of front yards with prior Commission approval by Special Permit and provided that pedestrian circulation and access to building entrances is not impaired. To allow for pedestrian circulation, a minimum of five feet of walkway shall be provided between the sidewalk and the building leading to the entrance of the establishment shall be maintained free of tables, chairs, and other encumbrances. Establishments with outdoor seating shall be required to provide additional trash receptacles. Tables, chairs, planters, trash receptacles, and other street furniture shall be compatible with the architectural character of the building where the establishment is located.
- 5.14.11.2 Extended awnings, canopies or large umbrellas may be permitted in connection with an application for Site Plan Review or Special Permit or modification thereof at the discretion of the Commission and shall be located to provide shade for patrons.
- 5.14.11.3 In connection with an application for Site Plan Review or Special Permit or modification thereof, the Commission may approve front yard displays directly in front of an establishment, provided that at least five feet of clearance is maintained along the entire length of the sidewalk and at the storefront entrance for pedestrian access. Front yard displays of retail products shall be permitted only during normal business hours and shall be completely removed at the end of the business day, unless otherwise approved by the Commission. Failure to maintain a front yard display in a clean, litter-free condition at all times shall be grounds for revocation of Commission approval of the display.
- 5.14.12 Noise and Hours of Operation. Per Town Ordinance Chapter 95, Noise, no activities within the HRVD shall result in noise of such volume or duration as to interfere with normal use and enjoyment of property within the District. In connection with an application for Site Plan Review or Special Permit or modification thereof, the Commission may require reasonable hours of operation for non-residential uses to preserve the enjoyment of nearby residential uses.
- 5.14.13 Shared Septic Systems. In reviewing any application for a use of land in the HRVD, the Commission shall encourage the use of Shared Septic Systems. Shared septic systems need not be located on the Lot where the proposed use is to be located.
- 5.14.14 Shared Septic Systems, WPCA Approval Required. If any applicant proposes to utilize a shared sewerage system, a report from the Old Lyme Water Pollution

Control Authority indicating that all requirements of Connecticut General Statutes Section 7-246f have been satisfied shall be provided.

- 5.14.15 Water Supply. In reviewing any application for a use of land in the HRVD, the Commission shall consider the demand for water created by such use, the sources of such water, the increase in demand over any existing use(s), the possible impact of any such demands on existing supplies including the potential for saltwater intrusion into subsurface waters and existing wells in the area of such use and the availability of water during periods of drought or fire-fighting emergencies. The Commission may require proposed uses to create water storage facilities to incorporate water conservation measures or to take such other measures as may be necessary to avoid shortages of water supply for existing and proposed uses.

**THE FOLLOWING PAGES CONTAIN PAGES FOR OTHER SECTIONS
OF THE ZONING REGULATIONS THAT HAVE LANGUAGE THAT
NEEDS TO BE CHANGED TO BE CONSISTENT WITH THE
PROPOSED NEW HALLS ROAD VILLAGE DISTRICT.**

THE PROPOSED CHANGES ARE HIGHLIGHTED IN **YELLOW.**

**ONLY THE SUBSECTION FROM THE ZONING REGULATION
SECTION IS INCLUDED**

SECTION 1 - PREAMBLE

1.1 Title. The regulations which follow shall be known as and may be cited as "Zoning Regulations of the Town of Old Lyme, Connecticut" and are hereinafter referred to as "Zoning Regulations" or "these Regulations".

1.2 Purpose.

WHEREAS, the Zoning Commission of the Town of Old Lyme has, over a period of years, conducted studies of the physical, social, economic and governmental conditions and trends of said Town, both by itself and with the assistance of the Old Lyme Planning Commission and technical and expert guidance; and

WHEREAS, said Commission has held hearings and given opportunity for all the citizens of said Town and other parties in interest to state their opinion thereon, and as a result of said studies and of its own knowledge and experience on said subjects, said Commission has reached certain conclusions and made certain recommendations for the most desirable use of land within said Town for residential, recreational, commercial, industrial and other purposes, for the most desirable density of population in the several parts of said Town, for a system of principal thoroughfares, bridges, streets and other public ways, for parks, playgrounds, and other public grounds, for general location, relocation and improvements of public buildings, for the general location and extent of public utilities, water, sewage, light, power, transit and other purposes, for the extent and location of various types of housing and other related matters beneficial to said Town.

NOW, THEREFORE, the Zoning Districts and Regulations herein set forth are hereby promulgated:

- to preserve the rural character of the Town of Old Lyme.
- to establish a comprehensive plan to promote with the greatest efficiency and economy the coordinated development and growth of the Town of Old Lyme and the general welfare and prosperity of its people.
- to lessen congestion in the streets.
- to secure safety from fire, panic, flood, and other dangers.
- to promote health and the general welfare.
- to provide adequate light and air.
- to prevent the over-crowding of land and to preserve and protect the value thereof.
- to avoid undue concentration of population.
- to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements and other purposes necessary or incidental thereto.
- with reasonable consideration as to the character of the district and its peculiar suitability for uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town of Old Lyme.

- to the extent consistent with soil types, terrain, infrastructure capacity, and the Plan of Conservation and Development for the Town, provide for cluster development, as defined in Conn. Gen. Stats. §8-18, in residential zones.
- to encourage the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain, and infrastructure capacity, for all residents of the Town and the region.
- to encourage the redevelopment of previously developed sites in a manner consistent with community character and to meet evolving economic needs.
- to promote housing choice and economic diversity in housing, including housing for both low- and moderate-income households, and to encourage housing which will meet the housing needs identified in the housing plan prepared pursuant to Conn. Gen. Stats. §8-37t and in the housing component and the other components of the State Plan of Conservation and Development prepared pursuant to Conn. Gen. Stats. §16a-26.
- to exercise reasonable consideration for the impact of the Regulations on agriculture; and, with reasonable consideration for the protection of historic factors.
- to exercise reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies.
- to make proper provision for soil erosion and sediment control pursuant to Conn. Gen. Stats. §22a-329.
- to encourage energy efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation.
- to exercise reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and designed to reduce hypoxia, pathogens, toxic contaminants, and floatable debris in Long Island Sound; and,
- to attain all of the other goals and objectives as set forth in Connecticut General Statutes Section 8-2, as the same may be amended from time to time.

SECTION 2
AREA/USE CLASSIFICATION

- 2.1 **Codification.** The Zoning Commission, acting under authority of Chapter 124, Section 8-3 of the Connecticut General Statutes, hereby amends and codifies the "Zoning Regulations for the Town of Old Lyme" which were effective January 11, 1941, as amended, so that the same shall read as is set forth below. The provisions of said Regulations and the amendments thereto, insofar as they are consistent with these Regulations, are not repealed but are codified in these Regulations. Any and all provisions of said Regulations as amended which are inconsistent with these Regulations are hereby repealed, but such repeal shall not affect: (a) any violation which occurred before the date as of which these Regulations (or any amendments thereof) were adopted or exists on such date; or (b) any penalty incurred, and any such violation may be prosecuted under said Regulations as amended.
- 2.2 **Jurisdiction.** Within the Town of Old Lyme, no land, Building or other Structure, or part thereof, shall be Used, or Altered in Use, and no Building or other Structure, or part thereof, shall be constructed, reconstructed, Enlarged, Extended, moved or Altered except in conformity with these Regulations. No Lot or Parcel shall be subdivided, conveyed or encumbered so as: a) to make said Lot or Parcel nonconforming or more nonconforming to these Regulations; b) to make any Use, Building or other Structure, or part thereof, nonconforming or more nonconforming; c) to reduce any Setback, Yard, Open Space, landscaping, off-street parking and loading spaces or site development to less than is required by these Regulations; or d) to make any nonconforming Setback, Yard, Open Space, landscaping, off-street parking and loading spaces or site development more nonconforming.
- 2.3 **Nonconformity.** Any Use, Building or other Structure, Lot or site development, or part thereof, which existed lawfully, by variance or otherwise, on the date these Regulations, or any amendment hereto, became effective and fails to conform to one or more of the provisions of these Regulations, or such amendment hereto, may be continued subject to the provisions and limitations of Section 9 of these Regulations.
- 2.4 **Zoning Districts and Zones.**
- 2.4.1 **Districts.** For the purposes of these Regulations, the Town of Old Lyme is divided into classes of Districts which consist of, but need not include all of, the following Districts:

<u>District</u>	<u>Map Code</u>
Rural Residence RU-80 District	RU-80
Rural Residence RU-40 District	RU-40
Residence R-20 District	R-20
Residence R-15 District	R-15
Residence R-10	R-10
Multi-Family Residence MFR-80 District	MFR-80
Multi-Family Residence MFR-40 District	MFR-40
Multi-Family Residence MFR-20 District	MFR-20
Waterfront Business District	WF-20
Commercial C-30 District	C-30
Commercial C-30S District	C-30S
Commercial C-10 District	C-10
Light Industry LI-80 District	LI-80
Sound View Village District	SVVD
Halls Road Village District	HRVD
School District	SD

SECTION 3

DEFINITIONS

The following definitions were added to the Halls Road Village District zoning language as allowed uses and should be considered for adding to this SECTION # - DEFINITIONS

- a. **Bakery (retail)** – Any establishment whose principal business is the sale of baked products such as breads, cakes, cookies, donuts, pastries, bagels, rolls, and similar products. Said products are made and baked on the premises. This process includes mixing the primary ingredients such as flour, butter, sugar, eggs, and yeast on the premises. These products are then baked and sold mainly at retail on the premises for consumption off premises. The sale of any beverages shall be incidental to the primary business. The public floor area shall not be more than 20% of the total premises. It shall not include seating or a restaurant. The total premise shall not exceed 2500 square feet.
- b. **Day Spa** - an establishment that provides a combination and variety of services for the purpose of improving health, beauty and relaxation through personal care treatments including, but not limited to, facials, waxing, aromatherapy, manicures, pedicures, body wraps, body scrubs, and massage. A day spa may provide incidental retail sales of health and beauty products as well as the provision of light nourishment or refreshment to customers.
- c. **Brew Pub** - Allowed as per CT House Bill #5928, Public Act #17-160 with the following additional provisions. Malt beverages produced on site shall be sold via on site retail sales for on- or off-site consumption, not for distribution to other retail establishments. Total premise including brewing area shall not exceed 10,000 square feet.
- d. **Artisan Food** - Small-scale production or preparation of food, meals made on site with limited to no automated processes involved. Includes a commercial grade, established cooking and storage facility that is licensed for food preparation and storage. Food that is prepared on site shall be sold via on site retail sales for on- or off-site consumption, not for distribution to other retail establishments. The total premise shall not exceed 2500 square feet. This definition includes uses such as production of meals-to-go, food, small-batch candy shops, and local cheese makers. This use may or may not have outdoor seating or patio as an accessory use with Commission approval.
- b. **Artist Studio and Sales Space** - A Building or any portion thereof containing multiple units used by the occupant(s) therein as an Artist Studio Space. Building may also include retail sales of art supplies and/or art produced on-site or off-site. All units within the Building shall be subject to the same limitations for residential on non-residential use contained in the HRVD.
- c. **Electrical Vehicle Charging Stations**
Reference should be made to the most recent addition of the Connecticut Electrical Code. Electric vehicle charging station(s) with a level 1 or 2 charging level shall be permitted as an accessory use associated with a mixed-use and residential use project in the HRVD Zone.

d. Substantial building or site renovation/rehabilitation

Any physical upgrades to a building, or structure with a value of labor and materials that is equal to or exceeds thirty percent (30%) of the assessed value of the building or structure. Any physical upgrades to a site with a value of labor and materials that is equal to or exceeds thirty percent (30%) of the assessed value of the parcel. The assessed value shall be the most current assessed value as determined by the Town of Old Lyme Assessors Department.

e. Substantial use change:

Change of use within a Building or Structure or on a Lot, that may alter the overall character, quality, density, intensity, uses, amenities, traffic generation, parking facilities or other major features of the Building or Site, the permitting agency may determine that the modifications are so substantial as to be classified as substantial.

SECTION 4

GENERAL REGULATIONS

The proposed changes to Section 4 are located in sub-section 4.15 only and are as highlighted in yellow below.

- 4.15 No More Than One Principal Use on a Lot. Except in a Planned Residential Conservation Development (PRCD) per Section 12 of these Regulations and in the **Halls Road Village District (HRVD)**, Commercial C-30, Commercial C-30S, Commercial C-10 and Light Industrial Districts, there shall be no more than one (1) principal use on a single lot. In the Light Industrial Districts, upon approval of the Commission as a Special Permit pursuant to Section 13B of these Regulations, there may be more than one (1) principal use on a lot, provided onesuch use shall not be a dwelling, and, provided, further, that any Alteration, Enlargement,or Extension of any such uses shall require an amendment to such Special Permit. In the Commercial C-30, Commercial C-30S and Commercial C-10 Districts, upon approval of the Commission as a Special Permit pursuant to Section 13B of these Regulations, there may be more than one (1) principal use on a lot, including a Dwelling Unit containing nomore than 25% of the Floor Area of the commercial uses on the Lot and not to exceed one (1) Dwelling Unit per Lot, and, provided, that any Alteration, Enlargement, or Extension of any such uses shall require an amendment to such Special Permit. In Planned Residential Conservation Developments and the Halls Road Village District there may be more than one principal use on one (1) lot, including one or more dwellings, **upon approval of the Zoning Commission pursuant to Sections 12 and 13 of these Regulations.** In granting any Special Permit under this Section, the Commission may require that each additional Principal Use shall provide the parking required by Section 18 of these Regulations, increased by up to 20%, depending on the mix of uses and expected combined occupancy. See Section 6.8 (Prohibited Uses).

SECTION 8
AREA, YARD, AND HEIGHT REQUIREMENTS

8.2.1 Minimum Floor Area- Dwelling Unit. Except as otherwise provided in Multiple Family Dwellings in the MFR District **and the HRVD**, no Building intended for Dwelling purposes shall be constructed or occupied unless the living space is not less than 800 square feet if on one floor or 1,200 square feet if on two (2) floors. Enclosed rooms shall not be included as living space unless the height from floor to ceiling averages at least seven (7) feet, and, where located above the first floor, only if accessible by a permanent stairway complying with the State Building Code. Porches, Cellars, garages, utility rooms or other attached Accessory Buildings, shall not be included as living space. Basements shall be included. Existing Buildings in use for Dwelling purposes at the effective date of this Paragraph which have less than the required living space may only be Extended, Enlarged, moved and/or Altered in order to increase the size of the living space provided that the Lot meets the minimum area required in the District where located and that the other Bulk requirements of these Regulations are met. [From former Section 7.6 , Amended Effective 3-7-08]

8.2.2 Total Ground Coverage: In addition to the requirements of Section 17A pertaining to the Water Resource District, total ground coverage as defined in Paragraph 8.1.3 of these Regulations shall not exceed the percentage of the lot area specific as follows for each district:

	<u>District</u>	<u>% of Lot Area</u>
*	Residence	30%
**	Rural	30%
	WF-20	60%
	C-30S	55%
	C-30	55%
	C-10	60%
	HRVD	60%
*	Residence Districts include Multi-Family Residence Districts.	
**	Rural Districts include Multi-Family Rural Districts.	

SECTION 11

SPECIAL REGULATIONS

11.0 Special Standards for Multiple Dwellings.

Special Standards – Multiple Dwellings. Multiple dwellings and multiple dwelling projects in Multi-Family Residence, and the buildings, structures and site development proposed in connection therewith, shall also conform to the following SPECIAL STANDARDS: [reference to MFRD deleted effective 6-1-11]

- 11.25.1 Number of Units. Except for the HRVD, no multiple dwelling building shall contain more than six (6) dwelling units, and no multiple dwelling project shall contain more than a total of 24 dwelling units.
- 11.25.2 Minimum Lot Area. Except for the HRVD, The minimum lot area per dwelling unit in a multiple dwelling project shall be 20,000 square feet for each of the first six (6) dwelling units and 15,000 square feet for each additional dwelling unit, exclusive of any wetlands and watercourses, any areas of impervious paving, or any land having a topography exceeding a 30% slope in grade as measured in 40-foot increments.
- 11.25.3 Number of Projects. No Multi-Family or Multi-Family Rural District, regardless of the number of lots, parcels or tracts that maybe encompassed by such District, shall contain more than one (1) multiple dwelling project. This requirement does apply to the HRVD.
- 11.25.4 General Setback Requirements. Except for roadways covered in Section 11.28.5, and except for the HRVD, no Structure, parking or service area within a multiple dwelling project shall be located within 100 feet of the multiple dwelling project boundary line, unless said multiple dwelling project boundary line is contiguous to another multiple dwelling project in another Multi-Family District, in which event the minimum setback shall be thirty (30) feet. The Zoning Commission may increase the 100-foot setback requirement where additional setback is required to avoid a significant adverse affect on adjacent property or on public health and safety. Where conditions exist, which affect the subject land and are not generally applicable to other land in the area, a reduction of the 100-foot setback requirement of up to 25 feet may be granted by the Zoning Commission. No reduction may be granted if it has a significant adverse effect on adjacent property or on public health and safety.

11.25.5 Setback Requirements for Roadways. Except for the HRVD, no roadway, including means of ingress and egress within a multiple dwelling project shall be located within fifty (50) feet of the multiple dwelling project boundary line (except where said roadway accesses a public highway) unless the multiple dwelling project is contiguous to another multiple dwelling project in another Multi-Family District, in which event there shall be no roadway setback. The Zoning Commission may increase the fifty (50) foot setback where additional setback is required to avoid adverse impact on adjacent property or on public health and safety. Where conditions exist which affect the subject land and area not generally applicable to other land in the area, a reduction of the 50-foot setback requirement of up to 25 feet may be granted by the Zoning Commission. No reduction may be granted if it will have an adverse impact on adjacent property or on public health and safety.

11.25.12 Garages, Parking Areas, Driveways and Access Roads. Parking, driveway and access facilities shall be provided as follows:

- a. At least one (1) parking space, 11 feet by 22 feet, shall be provided in an enclosed garage for each dwelling unit. This requirement does not apply to the HRVD where parking for dwelling units may be on-site or enclosed.
- b. In addition, paved parking areas shall be provided to accommodate one (1) automobile for each dwelling unit, but no single parking area continuum shall contain more than eight (8) parking spaces;
- c. One-way access aisles in a parking area shall have a width of not less than 12 feet, and two-way access aisles in a parking area shall have a minimum width of 24 feet;
- d. Parking areas and driveways serving parking areas and garages shall be suitably paved with a two (2) inch thickness of dense graded bituminous concrete placed on two (2) four-inch layers of compacted gravel sub-base, or equivalent paving;
- e. Bituminous concrete lip curbing or other curbing similar in quality shall be used on all parking areas and driveways where necessary for drainage;
- f. The main access road or roads leading to the multiple dwelling or multiple dwelling projects shall be planned and designed in accordance with the "Design and Construction Standards, Town of Old Lyme, Connecticut" and any applicable provisions of the Subdivision Regulations of the Town of Old Lyme.

11.25.13 Minimum Distance Between Dwellings. The minimum distance between any two (2) multiple dwellings shall be 60 feet, except as noted in the HRVD.

SECTION 18

OFF-STREET PARKING AND LOADING

18.3.1 Location – Parking. No Parking Space or access aisle in connection therewith shall extend within less than the following distances of a street line, property line or Residence or Rural District boundary line:

	<u>Street Line</u>	<u>Property Line</u>	<u>Residence/Rural Boundary</u>
WF-20	30'	10'	40'
C-30	30'	12'	25'
C-30S	30'	12'	25'
C-10	20'	12'	25'
LI-80	50'	20'	40'
HRVD	30'	12'	25'

In Residence and Rural Districts, Parking Spaces and access aisles in connection therewith, except spaces and aisles provided in connection with a detached dwelling for one (1) or two (2) families, shall have the same setback from a Street Line and property line as specified for buildings and other structures in the District. In any District, an access aisle that is a driveway to a street or to another lot and has no Parking Spaces adjacent to it may cross the area required for setback.

18.4 Number of Parking Spaces. It is the purpose and intent of this Section to assure that Off-Street Parking Spaces are provided to accommodate the automobiles of all persons normally using or visiting a use, building or other structure at any one time. Off-Street Parking Spaces shall be provided in numbers as follows and on the same lot with the use, unless a greater number is determined necessary in connection with a SITE DEVELOPMENT PLAN submission:

	<u>Use Classification</u>	<u>Standards</u>
18.4.1	Detached dwelling for one or two families	2 spaces for each family
a.	Multiple dwellings	Per Section 11.28.1 This section 11.28.1 could not be found. Standards should be amended to say “Within the HRVD, the minimum parking requirement for multi-family dwelling building shall be one space per dwelling unit.
18.4.2	Professional, business office or	2 spaces in addition to those

	customary home occupation in a dwelling unit	required by Paragraph 18.4.1. above
18.4.3	Retail stores, business and professional offices, banks and financial institutions, medical and dental clinics, and veterinary hospitals	1 space for each 200 square feet of gross floor area
18.4.4	Office buildings not serving the public on the premises	3.25 spaces for each 1,000 square feet of gross floor area
18.4.5	Restaurants and other food and beverage service establishments	1 space for each 3 seats plus 1 space for each 2 employees
18.4.6	Theaters and assembly halls having fixed seats	1 space for each 4 seats
18.4.7	Places of public assembly or public recreation (apart from Paragraph 18.4.7.) including libraries, museums and art galleries	1 space for each 4 legal occupants under the State Fire Safety Code
18.4.9.	Marinas rental boat or mooring	.5 space for each boat slip,

	Use Classification	Standards
18.4.10	Manufacturing establishments, wholesale each 500 square feet of floorarea, whichever is greater	1 space for each 1.5 warehouses and employees or 1 space for businesses
18.4.11	Hotels, motels and rooms to let a dwelling	1 space for each room plus one space for in each employee
18.4.12	Mortuary/Funeral Home floor area devoted to assembly rooms. [Rev. 1-1-96]	1 space for every 25 squarefeet of
18.4.13.	<u>Other Uses</u> : sufficient Parking Spaces shall be provided in connection with any use not listed in paragraph 18.4.1 through 18.4.12 to preserve the purpose and intent of this Section.	

DESIGN REVIEW REGULATIONS/GUIDELINES

HALLS ROAD VILLAGE DISTRICT, OLD LYME, CT

1. Authority

These regulations have been adopted pursuant to Connecticut General Statutes 8-2 and 8-2j, as amended.

2. Introduction

Old Lyme is a traditional New England coastal town located in New London County at the mouth of the Connecticut River where it meets Long Island Sound. It is a town with rich history of fishing, shipping, shipbuilding, and salt trade. It occupies about 27 square miles and hosts a mix of shoreline, tidal marsh, inland wetlands and forested hills. The town has unique qualities and a strong sense of place, with numerous small and cohesive neighborhoods; an historic main street; and extensive history of the arts, beaches and waterfronts along both the Connecticut River and Long Island Sound. The Connecticut River is the only major river in the northeastern United States without a major port or harbor at its mouth, and the lower Connecticut River in the vicinity of Old Lyme is also relatively undisturbed by development.

In the 1960's, the Town's commercial village center, which was then located along Lyme Street, transitioned to Halls Road (Connecticut Route 1) with construction of a series of shopping centers. These were configured in the typical manner for the time, with multi-tenant buildings set back and vast parking lots fronting the roadway. This Halls Road commercial corridor, with its car centric layout, has become outdated and was never typical to the original style of Old Lyme. Additionally, the economic viability of this retail district is becoming challenged by evolving consumer patterns that embrace a wide variety of on-line ("e-commerce") shopping options.

Through surveys and public meetings, residents of Old Lyme have expressed an interest in seeing the Halls Road commercial corridor, now referred to as the Halls Road Village District ("HRVD"), transition from a vehicle-centric commercial district to a multi-faceted neighborhood with a village feel, that balances function and aesthetics, while providing a safe, walkable environment with a mix of commercial and diverse housing opportunities. For example, the original characteristics of Lyme Street in themselves constitute a walkable sense of place which was lost when the original Halls Road commercial corridor was developed. It is Lyme Street that the HRVD will look to for setting the style of future development along Halls Road. A physically and aesthetically enhanced village also typically results in increased property values. These values ultimately reflect on the degree of a place's desirability.

3. Purpose

The purpose of these Design Review Guidelines ("Guidelines") are to establish architectural design recommendations for new or renovated buildings within the HRVD that will:

- Enhance the character of HRVD,
- Provide a framework for design that draws inspiration from the traditions of Old Lyme and similarly situated Connecticut communities,
- Promote the safe, functional, and attractive development of the HRVD,
- Enhance the public experience, and
- Reinforce the enhancement of the distinctive landscape and architectural character within the Town of Old Lyme.

Images on following pages reflect the character, style, design elements, scale, form, details, articulation, etc. that shall be reflected in the design of new or rehabilitated structures in the HRVD.

A Halls Road Design Review Committee shall have the responsibility of reviewing, in accordance with these Guidelines, the plans for any structure be constructed, reconstructed, or exteriorly renovated or substantially changed in the District. The Design Review Committee shall be appointed by the Zoning Commission and shall include at least one Connecticut Registered Architect, as well as a Connecticut Professional Landscape Architect or Planner who is a member of the American Institute of Certified Planners.

Examples of Acceptable Retail Storefronts from Lyme Street



4. Architectural Design

No Site Plan and/or Special Permit required under the Halls Road Village District zoning regulations shall be approved nor shall any structure be constructed, reconstructed, or exteriorly renovated or substantially improved in the District or be permitted until the Zoning Commission determines that the Halls Road Design Review Committee (“Committee”) approves the overall architectural style of the proposed site and building design in accordance with these Guidelines. The Committee will review a project to determine if it is in harmony with these Guidelines, the District or sub-sections of the District in which such activity is taking place; protects property values in the District and preserves and enhances the beauty of the community, its historical integrity and architecture. In making the determination regarding architectural integrity and overall architectural style, the Committee shall take into consideration the architectural style of historic Lyme Street structures as depicted in these Guidelines.

In addition to meeting the requirements of these Guidelines, new buildings and renovations should be designed to fit the specific characteristics of their particular site. The architecture should be influenced by traditional New England building forms and town making patterns, the specific needs of the intended users, the nature of the intended use and other site-specific factors. All buildings shall follow fundamental architectural principles of scale, massing and appropriate detail commensurate with the Design Criteria included in these Guidelines, and special attention will be paid to the essential elements of building design. These elements include, but are not limited to: foundations; windows, doors and shutters; porches, stoops, entries and railings; siding and trim; roofs and dormers; and appurtenances such as: chimneys, gutters and downspouts, columns, vents, exterior lighting and building identification.

Human Scale

Buildings and site elements should be designed to human scale. The forms, massing and openings of buildings should be proportional to the size of a human figure. Many architectural elements can add scale to a building – water tables, planters, recessed openings, divided pane windows, building mounted light fixtures, dormers, cupolas, projecting rooflines, covered walkways, colonnades, and similar features – provided they are designed as integral parts of the overall structure.

Freestanding Accessory Structures

Where freestanding non-habitable structures are allowed (e.g., ATMs, garages, canopies, storage units, recycling sheds, trash enclosures, cart corrals, utility buildings) they should meet the same design standards as the principal building through repetition of architectural forms, materials, colors, and detailing.

Inappropriate Materials and Façade Treatment

Certain materials are not considered appropriate for use in the HRVD. Such materials include but are not limited to: vinyl or aluminum siding; a faux brick or stone treatment; synthetic stucco (Dryvit) or Exterior Insulation & Finish Systems (EIFS) concrete or similar manufactured exterior block materials; blank walls exceeding ten feet (10') in length before there is a door, window set-back, bump-put or application of other architectural style that add interest and articulation to the façade; chain link fence; PVC screening fence or panels. This list may be expanded when deemed appropriate by a recommendation by the Committee and final approval by the Commission.

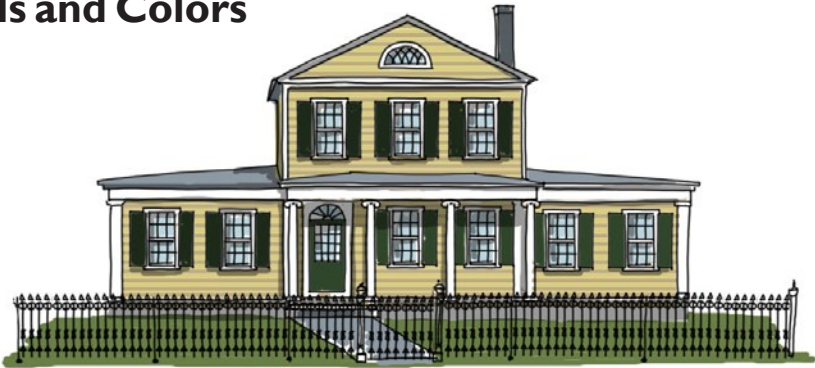
5. Approving Authority

The final approving authority shall be the Old Lyme Zoning Commission except that, in the case of minor Site Plan review pursuant to Section 6, 7 and 9 of these Regulations, the approving authority may be the Zoning Enforcement Officer or such other person or agency as may be specified in these Sections.

Examples of Acceptable
Architectural Styles



Examples of Acceptable
Building Materials and Colors



6. Terms

These terms are intended to apply only to these Guidelines. They are not intended to apply to, or as a means to interpret, the same or similar terms in any other regulations contained in the “Zoning Regulations for the Town of Old Lyme”, latest revision.

a. Halls Road Village District (HRVD)

These Halls Road Design Guidelines shall apply to any structure be constructed, reconstructed, or exteriorly renovated, or parcel/structure to be substantially improved in the HRVD as delineated on the “Zoning Map of the Town of Old Lyme, Connecticut”, latest revision.

b. Minor Site Development Plan Review

The procedure set forth in Section 9 as per the terms in 6d of these Guidelines.

c. Plan of Conservation and Development

The Plan of Conservation and Development of the Town of Old Lyme as may be amended.

d. Applicability

These Guidelines shall apply to all proposed New Construction, and Major and Minor Alterations to existing buildings, structures and parcels within the HRVD as defined below:

e. New Construction and Major Alterations

New construction, substantial change and substantial renovation/rehabilitation of properties within the HRVD and in view from public roadways, including but not limited to:

- The design and placement of buildings.
- The maintenance of attractive public views.
- The design, paving materials and replacement of public roadways and passageways, including crosswalks.
- Fencing and landscaping.
- Replacement of exterior structural surfaces and components, including siding, windows, roofing materials, lighting, and signage, with materially different surfaces, such as a change from clapboard siding to vinyl or aluminum siding or from stucco to wood siding or from slate tiles to asphalt shingles.

f. Minor Alterations approved by the Zoning Enforcement Officer

(this Minor Alteration review process is proposed for Commission comment)

Activities that are not classified as New Construction or Major Alterations pursuant to Subsection 6.d.i above, but that may still noticeably affect and change the character and appearance of properties within the HRVD shall be defined as “Minor Alterations”, and include, but are not limited to:

- Any change in the exterior color of a building or structure.
- Replacement of hedges and replacement or installation of trees or shrubs in existing landscaped areas.
- Any exterior change to a building or structure that requires a building permit but is not considered a major alteration.
- Site modification including but not limited to changes in lighting fixtures, ground surface material or minor changes to parking.
- Streetscape accessories on Town property or installed by the Town or a public or private entity on State property, including but not limited to street trees and landscaping.
- All signage, windows, roofing, doors, steps, stairs, decks, patios, siding and other exterior features and colors. Such changes must be replaced with the same or approximately similar styles that will have a minor impact on the property provided that all applications are in keeping with the intent of the Design Review Guidelines. Otherwise, the Zoning Official may refer applications to the Committee for further review if necessary, in her/his opinion.

Examples of Acceptable Building Design with First Floor Retail



7. Submission Requirements

The applicant shall provide adequate information to enable the Committee to make a determination if the project is either new construction, a major alteration or a minor alteration and conforms to these Design Guidelines.

All applications under this section shall demonstrate how the appearance of the proposed structure conforms to the criteria in Section 8, and, if applicable, the Site Plan criteria and the Special Permit criteria in the Zoning Regulations.

a. New Construction and Major Alterations

Architectural Plans - For new construction and major alterations, include architectural plans of all buildings, other structures, site improvements and signs. Such plans shall include preliminary floor plans and exterior elevations showing height and bulk, roof lines, door and window details, exterior building materials, color and all exterior lighting and be stamped and signed by an architect licensed in the State of Connecticut.

Site Development Plans - Site Development Plans shall show paving materials, landscaping, fencing, lighting design and other features of the site and buildings which are visible from the exterior of any building on the site or from adjacent properties or streets and which may impact on the character or quality of life on adjoining properties and throughout the HRVD. Design review requirements shall apply to all structures, exterior renovations, and substantial improvements within the HRVD. A Site Plan in accordance with the Zoning Regulations shall be submitted for all new construction or Major Alterations.

In cases of New Construction or Major Alteration, a scaled streetscape colored rendering showing the proposed structure(s) in relation to the context of the surrounding area, particularly regarding the criteria set forth in Section 8, shall be provided.

Said streetscape plan shall include the following:

- Building elevations.
- Streetscape materials and furniture.
- Other appurtenances (i.e., light fixtures/poles, utilities, signage, landscaping, street signs, etc.).

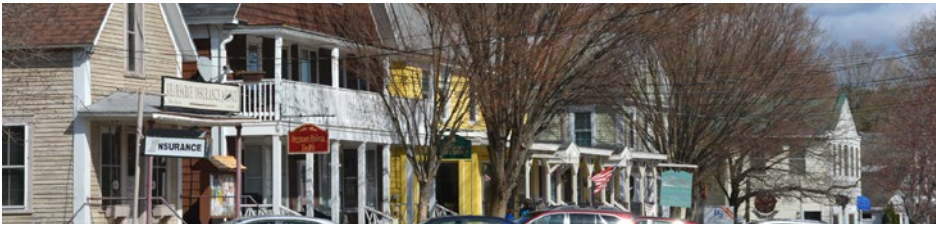
g. Minor Alterations

Applications for Minor Alterations shall include at a minimum a plot plan in addition to all other requirements of the Zoning Regulations. Furthermore, the applicant for all Minor Alterations to buildings or structures and sites subject to a review under this section shall submit scaled elevation drawings showing the proposed changes for review by the Committee.

All submitted drawings shall locate and identify exterior materials, fixtures, roof pitch and building or structure height and include dimensions and architectural characteristics. The scale of such drawings shall not be smaller than one-eighth inch equals one foot ($1/8" = 1'0"$). The applicant shall also provide the Committee with all required comparative information regarding lots within two hundred (200) feet of the parcel on which the development is proposed.

8. Modification

Substantial modifications to the content of an application after approval by the Committee shall be reviewed by the Zoning Commission, including applications for a Site Development Plan or Special Permit approved by the Commission. Minor changes that would not materially affect the applicant's compliance with any of the criteria defined herein may be reviewed by the Zoning Enforcement Officer. Major changes that would materially affect the applicant's compliance with any of the criteria defined herein may be referred back to the Design Review Committee.



Examples Showing Acceptable Building Relationship to Streetscape



9. Design Criteria

The following criteria shall be considered in all designs. Designs shall be in keeping with the new architectural fabric of the District, which shall reflect the architectural style of Old Lyme as found along Lyme Street and the precedent images included in these Guidelines.

10. Special Criteria for Exterior Renovations, New Construction and Substantial Improvement of Existing Buildings:

In addition to the above criteria, any exterior renovation or substantial improvement of a building or structure visible from a public street should adhere to the following criteria.

- Renovations should generally be compatible with the new architectural style proposed for the District through these Regulations.
- Renovations to existing structures or buildings onsite that have no historical character, and which seek to create an inappropriate appearance are discouraged.
- The removal or alteration of any historic material or distinctive architectural features should be avoided unless the alteration is a positive improvement to the renovation.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, its site, and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterizes a building, structure, or site should be treated with sensitivity.
- Deteriorated architectural desired features should be repaired or replaced to the extent possible.
- Renovations and additions which destroy significant historical, architectural, or cultural characteristics are discouraged.
- Designs should generally be compatible with the material and architectural style of the original structure.
- Significant landscape features shall be designed by landscape architect licensed in the State of Connecticut.

Acceptable Shop Windows, New England Character and Scale



Acceptable Cluster Housing with Landscaping and Variation of Facades



11. Design Review Procedure

a. Application for a Certificate of Design Appropriateness.

Each application for design review by the Committee shall be submitted to the Zoning Enforcement Officer or other designated agent at least thirty (30) days prior to the next regular meeting of the Commission and accompanied by twelve (12) copies of the drawings and application materials, which shall meet the requirements of these Regulations and shall be accompanied by fees as specified in the Town's "Zoning Commission, Zoning Board of Appeals and Planning Commission Fee Schedule". Applications that are determined to be incomplete shall not be accepted.

All applicants shall be subject to a pre-application development meeting with the Town's Zoning Enforcement Officer to review the application and submission package.

b. Receipt and Review of Application

Upon receipt of said application from the Zoning Official, the Commission shall refer projects involving new construction or major alterations to the Halls Road Design Review Committee for a hearing before the Committee, unless the Committee determines it is a minor application. The Committee shall complete its review within 65 days. Applications that are determined to be incomplete shall not be accepted.

Applications that are subject to a Special Permit or Site Plan review shall be reviewed separately from Design Review.

Applications shall contain all the criteria contained within Section 8.

The Committee shall review an application and report to the Commission within sixty-five days of receipt of the application. Such report and recommendation shall be entered into the hearing record by the Committee in making its decision. Failure of the Committee to report within the specific time shall not alter or delay any other time limit imposed by the Zoning Regulations.

The Committee may seek the recommendations of any Town agency or regional council or outside specialist with which it consults. Any reports or recommendations from said agencies shall be entered into the record.

If the Committee grants or denies an application, it shall state upon the record the reasons for its decision. If the Committee denies an application, the reason for the denial shall cite the specific portion of these Guidelines under which the application was denied. Notice of the decision shall be published in a newspaper having a substantial circulation in the municipality.

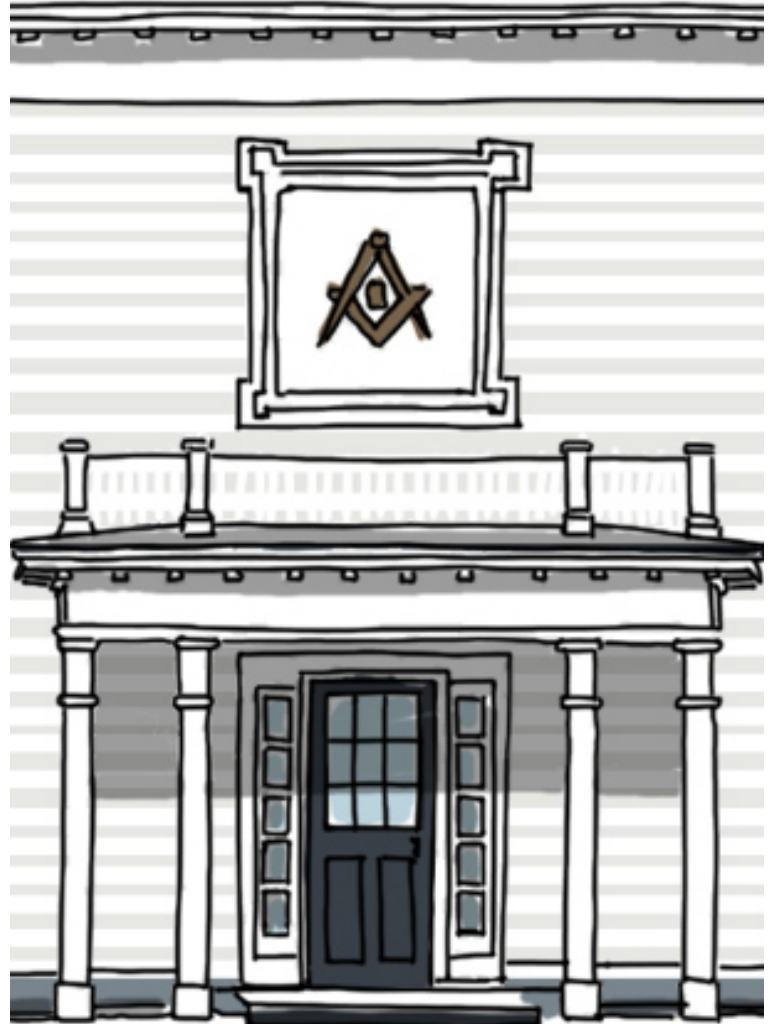
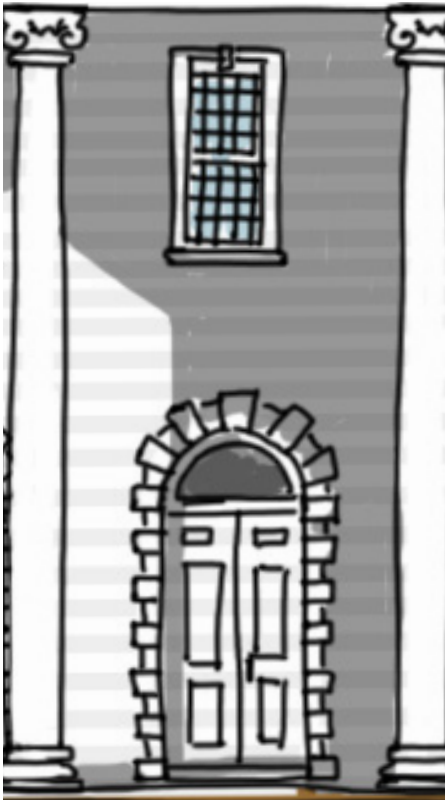
No approval of the Committee under this section shall be effective until a copy thereof, certified by the Committee, containing the name of the owner of record, a description of the premises to which it relates and specifying the reasons for its decision, is transmitted to the Zoning Commission. Should the Zoning Commission approve the project, the decision of the Halls Road Design Review Committee shall be recorded in the Town's land records.

The level of review deemed appropriate for an application received by the Committee is within the sole discretion of the Committee and shall be based on the potential impact on neighborhood architectural harmony and character, property values, historical integrity, and/or public health and safety.

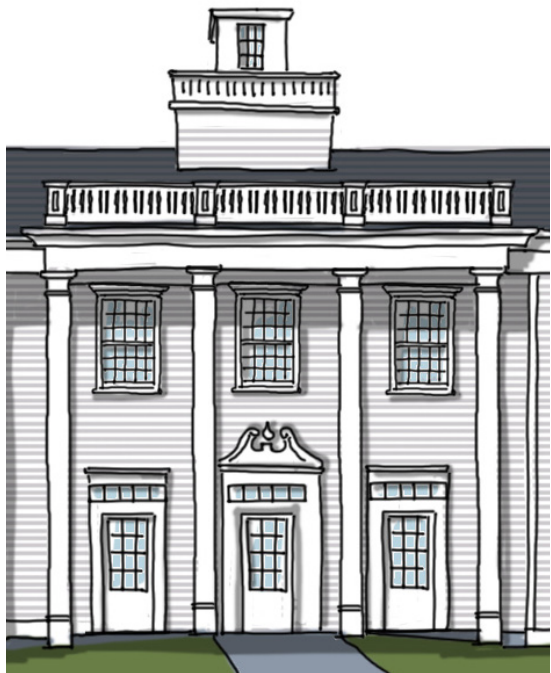
After the Committee has determined both the level of review deemed appropriate for an application and the information it requires the applicant to present, at that same meeting the Committee shall then determine whether or not the application is complete. If it determines that the application is incomplete, the Committee will so advise the applicant who may withdraw the application or who may agree to continue consideration of the application until the next meeting and provide such information then. If the application is not withdrawn or continued, at that same meeting the Committee may deny the application without prejudice.

The Committee may also determine that the application is sufficiently complex that the Committee requires the assistance of an outside Design Consultant who will make a report to the Committee to assist it in deliberations.

Examples of Acceptable Entryway Treatments



Examples of Acceptable Windows, Dormers, Doors, and Columns



12. Definitions

- Arcade: A range of arches supported on piers or columns attached to or detached from the wall.
- Architectural style: the set of features that make a building or other structure notable and identifiable, such as the form, massing, historical elements, façade articulation, trim, details, fenestration, materials, and other elements contributing to an identifiable style.
- Awning: A roof-like cover extending over or in front of a storefront (as over the deck or in front of a door and/or window) as a shelter.
- Bay: A main division of a structure. A regularly repeated unit on a building elevation defined by columns, pilasters, or other vertical elements, or defined by a given number of windows or openings.
- Bay window: A window or series of windows forming a bay in a room and projecting outward from the wall.
- Blank Wall: An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.
- Brackets: Ornamental pieces placed under eaves, cornices, windowsills, etc., which appear to provide structural support.
- Bulkhead: A vertical partition separating compartments.
- Canopy: An ornamental projection, over a door, window, niche, etc.
- Character: the group of qualities of buildings and site features that make a neighborhood or village distinguishable from other neighborhoods or villages, which in the case of these Design Guidelines refers to Lyme Street in Old Lyme.
- Clerestory: An outside wall of a room or building that rises above an adjoining roof and contains windows.
- Column: A supporting post--often round in shape--found on storefronts, porches, and balconies; may be fluted or smooth.
- Corner block: A square, relatively flat block of wood, often decoratively carved, placed at the upper corners on each side of the wood framing around a door.
- Cornice: The projecting uppermost portion of a wall, sometimes treated in a decorative manner with brackets.
- Cupola: A small roof tower, usually rising from the roof ridge.
- Dormer: A window set vertically in a structure projecting from a sloping roof.
- Eave: The part of the roof which extends beyond the side wall.
- Façade: The face of a building, especially the principal face.
- Fascia: Any relatively broad, flat, horizontal surface, as the outer edge of a cornice, a stringcourse, etc.
- Fenestration: The arrangement of windows and other openings in a wall.
- Frieze: The portion of the facade found just below the point where the wall surface meets the building's cornice or roof overhang.
- Front Lot-Line: On a regular lot, the front lot line is the shared line between the lot and a sidewalk/public right-of-way.
- Gambrel: A roof having two slopes on each side of the peak, the lower slope usually steeper than the upper one.
- Gable: The vertical triangular wall between the sloping ends of gable roof.
- Gable Roof: A roof that consists of two sloping planes that meet at the ridge or peak. The planes are supported at their ends by triangular, upward extensions of walls known as gables.
- Hipped Roof: A roof with four sloped sides.
- Mansard Roof: A roof that has two slopes on all four sides.

- Massing of the Building(s): The combined effect of the arrangement, volume, and shape of a building or group of buildings. Also called bulk.
- Muntin (or Window Bar) – A short bar used to separate glass in a sash into multiple lights. Also called a windowpane divider or a grille.
- Parapet: The portion of an exterior wall that rises entirely above the roof, usually in the form of a low retaining wall, the parapet may be shaped or stepped.
- Pediment: A low triangular gable above a cornice, topped by raking cornices and ornamented.
- Pilaster: A column partially embedded in a wall, usually non-structural and often decorated to resemble a classical column.
- Public Right-of-Way: Includes the street, curb and sidewalk area in front of private property at the front lot line.
- Quoin: Corner treatment for exterior walls, either in masonry or frame buildings.
- Roof: Flat or Pitched. Pitched roofs can be: Hip, Mansard, Gambrel, Gable, and more.
- Sash: (Window Sash) Framework of stiles and rails in which the lights of a window are set.
- Scale: A relative level or degree; to make in accordance with a particular proportion or scale with the surrounding architecture.
- Setback: An architectural expedient in which the upper stories of a tall building are stepped back from the lower stories, designed to permit more light to reach the street.
- Shingles: Thin pieces of wood or other material set in overlapping rows to form a roof or wall cladding.
- Side light: A framed area of fixed glass alongside a door or window opening.
- Storefront: The front side of a store or store building facing a street
- Substantial building or site renovation/rehabilitation: Any physical upgrades to a building, or structure with a value of labor and materials that is equal to or exceeds thirty percent (30%) of the assessed value of the building or structure. Any physical upgrades to a site with a value of labor and materials that is equal to or exceeds thirty percent (30%) of the assessed value of the parcel. The assessed value shall be the most current assessed value as determined by the Town of Old Lyme Assessors Department.
- Substantial Use change: Change of use within a Building or Structure or on a Lot, that may alter the overall character, quality, density, intensity, uses, amenities, traffic generation, parking facilities or other major features of the Building or Site, the permitting agency may determine that the modifications are so substantial as to be classified as substantial.
- Texture: The visual or tactile surface characteristics and appearance of a building
- Transom: A small-hinged window above a door or another window.
- Transparent Glass: Degree of Tinting: Capable of transmitting light so that objects may be easily seen on the other side.
- Turrets: A small tower that projects from the wall of a building, such as a medieval castle or baronial house. A building may have both towers and turrets; turrets might be smaller or higher, but the difference is generally considered to be that a turret projects from the edge of the building, rather than continuing to the ground.
- Valance: A short drapery, decorative board, or metal strip mounted across the bottom of an entry or window.

Examples of Unacceptable Cluster Housing Designs

- “Cookie Cutter” Repitition
- Garage as Entry Instead of Doorways



Examples of Unacceptable Commercial Building Designs

- Single Structure
- Monolithic and Faux Mansard Roofline
- Single Story
- Overpowering Signage



ID	Site Address	Owner Name	Owner Address	Owner City	ST	Zip	Lot Size
21-69	5.2 CANDLEWICK LA	STATE OF CONNECTICUT	NECK RD	OLD LYME	CT	06371	1.75
21-27-24	5 CLARKS LA	CHILDS THOMAS S JR TR &	5 CLARKS LA	OLD LYME	CT	06371	1.09
21-27-23	7 CLARKS LA	MILARDO MICHAEL A	7 CLARKS LA	OLD LYME	CT	06371	1.57
21-62	1 DAVIS RD WEST	PUPPY DOG LLC	1382 COLCHESTER RD	OAKDALE	CT	06307	0.72
21-58	4 DAVIS RD EAST	WILBER WILLIAM J TRUSTEE	232 SOUND VIEW AVE	SHELTON	CT	06484	0.76
21-60-1	5 DAVIS RD WEST	BGP DEVELOPERS LLC	3 CATBRIAR LA	OLD LYME	CT	06371	1.19
21-59-22	6 DAVIS RD WEST	CMD REALTY GROUP LLC	1 JOHNNYCAKE LA	IVORYTON	CT	06442	1.40
21-59-59	6.6 DAVIS RD WEST UNIT	CMD REALTY GROUP LLC	1 JOHNNYCAKE LA	IVORYTON	CT	06442	CONDO
21-59-1-59	8.8 DAVIS RD WEST-UNIT	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	1.04
21-59-2	8.2 DAVIS RD WEST-UNIT 2	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	CONDO
21-59-3	8.3 DAVIS RD WEST-UNIT 3	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	CONDO
21-59-4	8.4 DAVIS RD WEST-UNIT 4	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	CONDO
21-59-5	8.5 DAVIS RD WEST-UNIT 5	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	CONDO
21-59-6	8.6 DAVIS RD WEST-UNIT 6	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	CONDO
21-59-7	8.7 DAVIS RD WEST-UNIT 7	BGP DEVELOPERS LLC	POB 583	OLD LYME	CT	06371	CONDO
21-60	10 DAVIS RD EAST	GIANNOTTI ROBERT	POB 583	OLD LYME	CT	06371	11.48
57-16	14 GOULD LA	LIEUTENANT RIVER HOMEOWNERS ASSOCIATION	19 GOULD LA	OLD LYME	CT	06371	NI
21-71	7 HALLS RD	GRAYBILL PROPERTIES	POB 781	OLD LYME	CT	06371	1.07
21-77	10 HALLS RD	OLD LYME LAND TRUST INC	POB 163	OLD LYME	CT	06371	NI
21-70	11 HALLS RD	GRAYBILL PROPERTIES	POB 781	OLD LYME	CT	06371	0.74
21-66	13 HALLS RD	OLD LYME LAND TRUST INC	POB 163	OLD LYME	CT	06371	5.00
21-65	17 HALLS RD	HUNTLEY AND HALLS LLC	839 PEQUOT AVE	NEW LONDON	CT	06320	12.97
21-64	19 HALLS RD	19 HALLS RD LLC	POB 767	YONKERS	NY	10703	5.22
21-78	34 HALLS RD	USPS	34 HALLS ROAD	OLD LYME	CT	06371	1.15
21-61	81 HALLS RD	LEX LIMITED PARTNERS LLC	95 QUARRY RD	NIANTIC	CT	06357	0.47
21-57	83 HALLS RD	JIA MEI LLC	108 COMSTOCK AVE	NORWALK	CT	06850	1.15
21-52	85 HALLS RD	85 HALLS RD OWNER LLC	85 HALLS RD	OLD LYME	CT	06371	0.63
21-51	87 HALLS RD	CAPE FEAR LLC	POB 807	OLD LYME	CT	06371	0.66
21-79	90 HALLS RD	PROVIDENT HOLDINGS	741 BOSTON POST RD	SHRIMPTON	CT	06437	12.35
21-80	94 HALLS RD	PROVIDENT HOLDINGS	741 BOSTON POST RD	SHRIMPTON	CT	06437	4.47
21-81	96 HALLS RD	RICHARD HALL & BARBARA	1089 WEST COY DR	FLAGSTAFF	AZ	86001	1.83
21-50	99 HALLS RD	DAVID KELSEY	63 SILL LANE	OLD LYME	CT	06371	1.33
21-82-1-4	102.1.2.3.4 HALLS RD	SPENCERS CORNERS EXEC SUITES	POB 820	ESSEX	CT	06426	1.00
21-82-5	100.5 HALLS RD	DUPUIS BRUCE C	90 OLD LYME POINT RD	NIANTIC	CT	06357	CONDO
21-82-6	100.6 HALLS RD	MCKEEVER KATHLEEN	9 ACADEMY LANE	OLD LYME	CT	06371	CONDO
21-82-7	100.7 HALLS RD	BYSKO JANE L	4-1 LANTERN LANE	OLD LYME	CT	06371	CONDO
21-82-8	100.8 HALLS RD	BYSKO JANE L	4-1 LANTERN LANE	OLD LYME	CT	06371	CONDO
21-82-9	100.9 HALLS RD	BYSKO JANE L	4-1 LANTERN LANE	OLD LYME	CT	06371	CONDO
21-82-10	100.10 HALLS RD	BRC SHORELINE LLC	108 SHORE ROAD	WESTERLY	RI	02891	CONDO
21-82-11	100.11 HALLS RD	BYSKO JANE L	4-1 LANTERN LANE	OLD LYME	CT	06371	CONDO
21-82-12	100.12 HALLS RD	BRC SHORELINE LLC	108 SHORE ROAD	WESTERLY	RI	02891	CONDO
21-82-13	102.13 HALLS RD	DISCERNMENT LLC C/O WALTER KELLY	306 TRYON ST	S. GLASTONBURY	CT	06073	CONDO
21-49	101 HALLS RD	ESSEX SAVINGS BANK	POB 950	ESSEX	CT	06426	1.00
21-56	1 HUNTLEY RD	LAWRENCE & MEMORIAL HOSPITAL	365 MONTAUK AVE	NEW LONDON	CT	06320	0.80

21-54	2	HUNTLEY RD	HUNTLEY PROFESSIONAL BUILDINGS ASS	2 HUNTLEY RD	OLD LYME	CT 06371	1.54
21-54-1	2	HUNTLEY RD	HPI HUNTLEY LLC	2 HUNTLEY RD	OLD LYME	CT 06371	1.54
21-56-1	3.1	HUNTLEY RD	BUSCETTO DIANA L & WILLIAM J	3-1 HUNTLEY RD	OLD LYME	CT 06371	6.20
21-54-2	4	HUNTLEY RD	BGP DEVELOPERS LLC	3 CATBRIAR LA	OLD LYME	CT 06371	3.85
21-55	5	HUNTLEY RD	KUS DAVID P	5 HUNTLEY RD	OLD LYME	CT 06371	0.83
21-46	7	HUNTLEY RD	CHONTOS JOSEPH E &	7 HUNTLEY RD	OLD LYME	CT 06371	8.25
21-67		LIEUTENANT RIVER	OLD LYME LAND TRUST INC	POB 163	OLD LYME	CT 06371	17.70
21-86	76	LYME ST	OLD LYME LAND TRUST INC	POB 163	OLD LYME	CT 06371	3.00
21-92-01	77.1	LYME ST	LYME ACADEMY APARTMENTS LLC	POB 748	TORRINGTON	CT 06790	3.08
21-92-02	77.2	LYME ST	LYME ACADEMY APARTMENTS LLC	PO BOX 748	TORRINGTON	CT 06790	3.08
21-88	80.1	LYME ST	BORO GILBERT V	80-1 LYME ST	OLD LYME	CT 06371	4.25
21-91	81	LYME ST	MILLER JANE H	81 LYME ST	OLD LYME	CT 06371	2.56
21-89	82	LYME ST	LYME ACADEMY COLLEGE OF FINE ARTS	84 LYME ST	OLD LYME	CT 06371	3.81
21-92	83	LYME ST	LYME ACADEMY COLLEGE OF FINE ARTS	84 LYME ST	OLD LYME	CT 06371	3.08
21-90	84	LYME ST	LYME ACADEMY COLLEGE OF FINE ARTS	84 LYME ST	OLD LYME	CT 06371	4.25
22-55	85	LYME ST	FOR A SONG LLC	85 LYME ST	OLD LYME	CT 06371	1.87
21-75	90	LYME ST	LYME ART ASSOCIATION	90 LYME ST	OLD LYME	CT 06371	1.86
22-54	91	LYME ST	TOWN OF OLD LYME	52 LYME ST	OLD LYME	CT 06371	64.50
22-53	93	LYME ST	SHINE PAMELA R	93 LYME ST	OLD LYME	CT 06371	1.00
22-52	95	LYME ST	YOUNG KARA G & BRETT (SURV)	95 LYME ST	OLD LYME	CT 06371	0.37
22-2	96	LYME ST	FLORENCE GRISWOLD MUSEUM	96 LYME ST	OLD LYME	CT 6371	11.80
22-47	97	LYME ST	97 LYME ST LLC	9 ORCHARD LA	MYSTIC	CT 06355	2.00
22-4	100	LYME ST	CONNECTICUT AUDUBON SOCIETY INC	314 UNQUONA RD	FAIRFIELD	CT 06824	5.25
22-46	101	LYME ST	MALLOY RONALD E & JULIE K	101 LYME ST	OLD LYME	CT 06371	2.00
22-5	106	LYME ST	HAMILTON PAMELA DYER	106 LYME ST	OLD LYME	CT 06371	6.00
21-8	24.1	NECK RD	FILBERT BRYSON M & JILL E	24-1 NECK RD	OLD LYME	CT 06371	1.48
21-48	25	NECK RD	ESSEX SAVINGS BANK	POB 950	ESSEX	CT 06426	0.85
21-9	26	NECK RD	HALL RICHARD C & BARBARA J	1089 WEST COY DR	FLAGSTAFF	AZ 86005	2.00
21-10	28	NECK RD	CAMBRIDGE WILLIAM R &	28 NECK RD	OLD LYME	CT 06371	2.00
21-47	29	NECK RD	FARNHAM KELLIANNE & BRIAN T	29 NECK RD	OLD LYME	CT 06371	1.96
21-11	30	NECK RD	STAAB ROBERT J & SUSAN V TRUSTEES	30 NECK RD	OLD LYME	CT 06371	1.25
21-12	32	NECK RD	STANLEY LINDA K	32 NECK RD	OLD LYME	CT 06371	1.75
21-6	1	OLD BRIDGE RD	BUCKINGHAM DUANE W & ELEGANCE W	1 OLD BRIDGE RD	OLD LYME	CT 06371	2.20
21-1	2	OLD BRIDGE RD	BATTS CHARLES J + KAH TRUSTEES	3 OLD BRIDGE RD	OLD LYME	CT 06371	1.80
21-5	3	OLD BRIDGE RD	BATTS CHARLES J & KAH	3 OLD BRIDGE RD	OLD LYME	CT 06371	1.50
21-4	5	OLD BRIDGE RD	BATTS CHARLES J & KAH	2 OLD BRIDGE RD	OLD LYME	CT 06371	1.20
21-2		OLD BRIDGE RD	BATTS CHARLES & KAH ET AL	2 OLD BRIDGE RD	OLD LYME	CT 06371	ROAD
22-51	1	PARSONS FARM LA	WILCOX REGINA	1 PARSONS FARM LA	OLD LYME	CT 06371	1.38
22-48-1	2	PARSONS FARM LA	CZARNECKI KEITH	8 DUCK RIVER RD	OLD LYME	CT 06371	1.67
22-50	3	PARSONS FARM LA	HAAS LIZABETH M & WILLIAM D TRUSTEES	39 WATERS EDGE	RYE	NY 10580	1.30
22-48	4	PARSONS FARM LA	JEWETT EMILY M	4 PARSONS FARM LA	OLD LYME	CT 06371	1.57
21-35	12	RIVERBEND RD	MUNSON KASIE C	12 RIVERBEND RD	OLD LYME	CT 06371	2.06
21-36	14	RIVERBEND RD	BOTTINO RONALD JR	14 RIVERBEND RD	OLD LYME	CT 06371	1.79
57-1	2	SANDS DR	LAPLATNEY PATRICIA	2 SANDS DR	OLD LYME	CT 06371	0.48
57-2	4	SANDS DR	RENAUD ELIZABETH M	4 SANDS DR	OLD LYME	CT 06371	0.52

57-3	6 SANDS DR	DEBERNARDI ASHLEY E & TORRES BRYAN	6 SANDS DR	OLD LYME	CT 06371	0.55
57-4	8 SANDS DR	FARINA FRANK J III +	8 SANDS DR	OLD LYME	CT 06371	0.61
57-5	10 SANDS DR	LARSEN RICHARD H JR & DONNA F	10 SANDS DR	OLD LYME	CT 06371	0.63
21-84-1	12 SANDS DR	KELLY GARY R EST	81 PENNSYLVANIA AVE	NIANTIC	CT 06357	0.57
21-84	14.1 SANDS DR	DAMATO ANTHONY P & LINDA G	14-1 SANDS DR	OLD LYME	CT 06371	5.71
22-54-1-54	1 WYCKFORD LA UNIT	BOLAND MARILYN A	WYCKFORD LA UNIT #1	OLD LYME	CT 06371	2.00
22-54-1-54	2 WYCKFORD LA	BATES STEPHEN W & SUSAN M	2 WYCKFORD LA	OLD LYME	CT 06371	CONDO
22-54-1-54	3 WYCKFORD LA	KELLY JOSEPH B TR	3 WYCKFORD LA	OLD LYME	CT 06371	CONDO
22-54-1-54	4 WYCKFORD LA	BARBIZON OAK LLC	46-2 SILL LA	OLD LYME	CT 06371	CONDO
22-54-1-54	5 WYCKFORD LA	MCQUADE JAMES A & JUDY A	5 WYCKFORD LA	OLD LYME	CT 06371	CONDO
22-54-1-54	6 WYCKFORD LA	GALLAGHER PETER & ELIZABETH	6 WYCKFORD LA	OLD LYME	CT 06371	CONDO