



TOWN OF OLD LYME

www.oldlyme-ct.gov

FIRST SELECTWOMAN

52 Lyme Street • Old Lyme, CT 06371

selectmansoffice@oldlyme-ct.gov

Request for Proposal (RFP) Municipal Planning Consultant – Shoreline Gateway Committee

Release date: June 13, 2025

Deadline June 27, 2025 at 12:00PM

Pre-proposal questions:

Contact Shoreline Gateway Committee Chair Michaelle Pearson

email: shorelinegateway@oldlyme-ct.gov

Proposals received:

Old Lyme Memorial Town Hall – 52 Lyme Street, Old Lyme, CT

Subject Expert Contact:

Shoreline Gateway Committee Chair Michaelle Pearson

email: shorelinegateway@oldlyme-ct.gov

Town Hall Contact: Katherine Balocca 860.434.1605 x210



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Shoreline Gateway Committee

Request for qualifications and proposal

Municipal Planning Consultant sought by the Old Lyme Shoreline Gateway Committee.

Due no later than June 27, 2025, 12pm

Qualifications and Proposal submissions to be sent to:

Town of Old Lyme c/o First Selectwoman Martha Shoemaker

Shoreline Gateway Committee

52 Lyme Street | Old Lyme, CT 06371

Or sent electronically to selectmansoffice@oldlyme-ct.gov

Background:

The Shoreline Gateway area in Old Lyme extends along the North side of Shore Road (Route 156), from Otter Rock Road to Sound View Avenue Extension, encompassing R-10, C-10 and C-30 Zones, and also the Sound View Village District Zone on lower Hartford Avenue.

The Shoreline Gateway is located in the beach area of Old Lyme. In general, this neighborhood has suffered from the seasonal nature of its commercial district as well as neglect, largely due to property warehousing and speculation awaiting a decision on sewers. A consultant is needed to assess the existing conditions and make recommendations for future planning.

A recent survey of town residents, property owners, and business owners found that there is overwhelming support to revitalize this area.

The majority of survey respondents agreed on the following:

- Family-friendly charm in the Sound View Village District is important for its residents and weekly vacationers.
- Building on a walkable village setting would continue to be a positive improvement.
- Blight must be addressed in both Sound View and the Shore Road commercial zone (recognizing improvements continue to be made)
 - The town should remediate light and noise pollution.
- New businesses that support local residents and visitors should be encouraged, such as restaurants and a bakery.
- The majority of respondents have a positive outlook for the future of this area

The full survey results are viewable at:

<https://www.oldlyme-ct.gov/DocumentCenter/View/1173/Shoreline-Gateway-Survey-2023>

Description: The Shoreline Gateway Committee is seeking a consultation/ design proposal for Phase One to develop a conceptual plan for a financially-sustainable year-round community, as encapsulated in our Mission Statement: “Establish the Gateway Area as a vibrant community asset while preserving the essential value of its geography and history. Promote a unified and effective zoning strategy to encourage a responsible development mix of residential, neighborhood commercial, and recreational uses.”

Details:

Proposal outlining a potential approach.

Examples of previously completed similar projects.

Phase One cost not to exceed ten thousand dollars. (\$10,000)

The Town of Old Lyme reserves the right to reject any and all bids if doing so is deemed to be in the best interests of the Town.

We look forward to your response. Please direct any questions to Shoreline Gateway Committee Chair Michaelle Pearson: shorelinegateway@oldlyme-ct.gov

Thank you,
The Old Lyme Shoreline Gateway Committee