

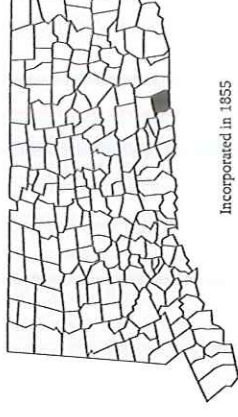
Old Lyme, Connecticut

CERC Town Profile 2018 Produced by The CT Data Collaborative

Memorial Town Hall
52 Lyme Street
Old Lyme, CT 06371
(860) 434-1605

Belongs To

New London County
LMA Norwich - New London - Westerly
Lower CT River Valley Planning Area



Incorporated in 1855

Demographics

Population	Town	County	State	Race/Ethnicity (2012-2016)			Town	County	State
2000	7,406	259,088	3,405,565	White Alone, Non-Hispanic			7,090	207,985	2,464,450
2010	7,603	274,055	3,574,097	Black Alone			101	15,526	372,696
2012-2016	7,539	272,033	3,588,570	Asian			182	11,283	152,782
2020	7,162	283,665	3,604,591	Native American			0	1,616	9,399
'16 - '20 Growth / Yr	-1.3%	1.0%	0.1%	Other/Multi-Race			92	22,144	284,582
				Hispanic or Latino			75	26,701	537,728
Land Area (sq. miles)	23	665	4,842	Poverty Rate (2012-2016)			Town	County	State
Pop./Sq. Mile (2012-2016)	327	409	741				2.3%	9.9%	10.4%
Median Age (2012-2016)	51	41	41	Educational Attainment (2012-2016)					
Households (2012-2016)	3,191	106,170	1,354,713	High School Graduate			Town	State	
Med. HH Inc. (2012-2016)	\$87,971	\$67,574	\$71,755	Associates Degree			1,053	19%	673,220
Veterans (2012-2016)	715		188,759	Bachelors or Higher			451	8%	184,426
							3,012	53%	938,319
									Total

Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	145	1,027	675	1,069	2,663	1,960	7,539
County	13,893	31,068	38,356	66,070	78,837	43,809	272,033
State	188,812	439,100	494,529	878,077	1,033,029	555,023	3,588,570

Economics

Business Profile (2016)

Sector	Units	Employment	Amount
Total - All Industries	298	2,595	\$13,711,760
23 - Construction	31	151	\$12,857,980
31-33 - Manufacturing	4	21	\$7,560,000
42 - Wholesale Trade	24	271	\$5,406,100
44-45 - Retail Trade	24	275	\$4,010,850
62 - Health Care and Social Assistance	25	239	\$1,564,656,985
Total Government	22	436	

Top Five Grand List (2017)

Connecticut Light + Power Co	
Garvin Family Corp Inc	
Old Lyme Stores Limited Partnership	
EPW II LLC	
The Connecticut Water Co	
Net Grand List (SFY 2015-2016)	
Major Employers (2017)	
Project LEARN	
Big Y	
Kellogg Marine	
Regional School District #18	
Sennheiser	

Education

2017-2018 School Year

2017-2018 School Year		Smarter Balanced Test Percent Above Goal (2016-2017)						
Grades	Enrollment	Grade 3		Grade 4		Grade 8		
PK-12	1278	Town	State	Town	State	Town	State	
Regional School District 18		Math	82.9%	53.1%	89.4%	50.0%	70.9%	41.8%
		ELA	77.6%	51.8%	85.9%	54.1%	71.2%	53.7%

Pre-K Enrollment (PSIS)

Regional School District 18	2016-2017	45	All	9.9%	5.6%
4-Year Cohort Graduation Rate (2016-2017)					
Connecticut			Female	Male	
Regional School District 18			90.9%	85.1%	
			94.7%	91.0%	
			All		
			87.9%	92.7%	
			92.7%		
			Public	County	State
			92.8%	89.5%	86.8%
			7.2%	10.5%	13.2%

Old Lyme, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$35,132,803	Total Expenditures (2016)	\$33,134,143	Annual Debt Service (2016)	\$405,139
Tax Revenue	\$32,484,141	Education	\$25,014,080	As % of Expenditures	1.2%
Non-tax Revenue	\$2,648,662	Other	\$8,120,063	Eq. Net Grand List (2016)	\$2,235,564,264
Intergovernmental	\$1,641,583	Total Indebtedness (2016)	\$29,958,715	Per Capita	\$299,312
Per Capita Tax (2016)	\$4,316	As % of Expenditures	90.4%	As % of State Average	197.8%
As % of State Average	150.3%	Per Capita	\$4,011	Moody's Bond Rating (2016)	-
		As % of State Average	161.7%	Actual Mill Rate (2016)	20.62
				Equalized Mill Rate (2016)	14.42
				% of Net Grand List Com/Ind (2016)	4.8%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State		Town	County	State
Total Units	4,944	121,426	1,493,798	Distribution of House Sales (2013)	5	363	3,417
% Single Unit (2012-2016)	89.8%	64.8%	59.1%	Less than \$100,000	17	629	7,522
New Permits Auth (2017)	4	295	4,547	\$100,000-\$199,999	44	628	6,031
As % Existing Units	0.1%	0.2%	0.3%	\$200,000-\$299,999	37	295	3,380
Demolitions (2017)	2	35	1,403	\$300,000-\$399,999	50	275	5,960
Home Sales (2013)	153	2,190	26,310	\$400,000 or More			
Median Price	\$408,100	\$241,500	\$269,300	Rental (2012-2016)			
Built Pre-1950 share	34.5%	29.7%	29.7%	Median Rent	\$1,232	\$1,039	\$1,094
Owner Occupied Dwellings	2,630	70,136	900,223	Cost-burdened Renters	62.3%	49.5%	52.5%
As % Total Dwellings	82.4%	66.1%	66.5%				
Subsidized Housing (2017)	79	13,893	168,576				

Labor Force

	Town	County	State	Connecticut Commuters (2015)	Town Residents Commuting To:
Residents Employed	3,612	129,714	1,795,519	Commuters Into Town From:	Old Lyme, CT 345
Residents Unemployed	140	6,878	96,273	Old Lyme, CT 345	Groton, CT 256
Unemployment Rate	3.7%	5.0%	5.1%	East Lyme, CT 263	Old Saybrook, CT 188
Self-Employed Rate	18.0%	8.2%	9.9%	Waterford, CT 163	New London, CT 152
Total Employers	298	7,359	117,337	Groton, CT 132	Waterford, CT 133
Total Employed	2,595	122,174	1,666,580	New London, CT 115	East Lyme, CT 123
				Old Saybrook, CT 103	Essex, CT 117
				Monterville, CT 97	

Quality of Life

Crime Rates (per 100,000 residents) (2016)	Town	State	Distance to Major Cities	Miles	Residential Utilities
Property	719	1,780	Hartford	36	Electric Provider
Violent	39	224	Providence	57	Eversource Energy (800) 286-2000
Disengaged Youth (2012-2016)			Boston	96	Water Provider
Female	0.0%	4.5%	New York City	97	Connecticut Water Company (800) 286-5700
Male	0.0%	5.5%	Montreal	299	Cable Provider
Library circulation per capita					Comcast Old Lyme (800) 266-2278



A Guide to Recycling

All items should be **empty, rinsed, clean and open**. Do **not** shred, box, bag or bundle.

PAPER

Cardboard
& boxboard
Food &
beverage
cartons
Junk mail

Shredded
paper
Take-out food
containers
Paper cups
(hot & cold)

GLASS

Beverage
bottles
& jars
Food
bottles
& jars

Ceramic
mugs
& plates
Drinking
glasses

METAL

Aerosol containers
(food grade only)
Aluminum foil
Cans & bottles

Aerosol containers
(cleaners,
pesticides, etc.)
Foil tops from
yogurt containers
Paint cans

PLASTIC

Plastic bottles
(with or without
caps attached)
Plastic containers,
tubs & lids

Loose bottle
caps
Plastic bags
& wrap
Single-use
coffee containers
Styrofoam cups
& containers
Water filters

What's
IN?

What's
OUT?

REAL ESTATE GRAND LIST OF TAXABLE PROPERTY TOWN OF OLD LYME

2016

<u>CODE</u>	<u>CLASSIFICATION</u>	<u># OF ACCOUNTS</u>	<u>% ACCTS</u>	<u>GROSS ASSESSMENT</u>	<u>% ASSESS</u>
100	RESIDENTIAL	4,679	83.08%	1,368,720,506	92.81%
200	COMMERCIAL	144	2.56%	61,132,144	4.15%
300	INDUSTRIAL	15	0.27%	12,247,300	0.83%
400	PUBLIC UTILITY	4	0.07%	751,000	0.05%
500	VACANT LAND	417	7.40%	21,507,400	1.46%
600	USE ASSESSMENT	351	6.23%	5,636,520	0.38%
800	APARTMENTS	22	0.39%	4,808,060	0.33%
	GRAND TOTALS	5,632	100.00%	1,474,802,930	100.00%

2017

<u>CODE</u>	<u>CLASSIFICATION</u>	<u># OF ACCOUNTS</u>	<u>%</u>	<u>GROSS ASSESSMENT</u>	<u>%</u>
100	RESIDENTIAL	4,685	83.04%	1,371,571,286	92.76%
200	COMMERCIAL	144	2.55%	61,792,144	4.18%
300	INDUSTRIAL	15	0.27%	12,247,000	0.83%
400	PUBLIC UTILITY	4	0.07%	751,000	0.05%
500	VACANT LAND	422	7.48%	21,866,310	1.48%
600	USE ASSESSMENT	350	6.20%	5,591,240	0.38%
800	APARTMENTS	22	0.39%	4,808,060	0.33%
	GRAND TOTALS	5,642	100.00%	1,478,627,040	100%

2018

<u>CODE</u>	<u>CLASSIFICATION</u>	<u># OF ACCOUNTS</u>	<u>%</u>	<u>GROSS ASSESSMENT</u>	<u>%</u>
100	RESIDENTIAL	4,691	83.16%	1,373,438,186	92.84%
200	COMMERCIAL	144	2.55%	61,852,244	4.18%
300	INDUSTRIAL	15	0.27%	12,247,000	0.83%
400	PUBLIC UTILITY	4	0.07%	751,000	0.05%
500	VACANT LAND	413	7.32%	20,429,700	1.38%
600	USE ASSESSMENT	352	6.24%	5,800,210	0.39%
800	APARTMENTS	22	0.39%	4,808,060	0.33%
	GRAND TOTALS	5,641	100.00%	1,479,326,400	100.00%

2019

<u>CODE</u>	<u>CLASSIFICATION</u>	<u># OF ACCOUNTS</u>	<u>%</u>	<u>GROSS ASSESSMENT</u>	<u>%</u>
100	RESIDENTIAL	4,677	83.18%	1,325,408,194	92.00%
200	COMMERCIAL	145	2.58%	69,030,227	4.79%
300	INDUSTRIAL	15	0.27%	14,085,900	0.98%
400	PUBLIC UTILITY	5	0.09%	824,900	0.06%
500	VACANT LAND	409	7.27%	20,365,740	1.41%
600	USE ASSESSMENT	349	6.21%	5,583,064	0.39%
800	APARTMENTS	23	0.41%	5,340,585	0.37%
	GRAND TOTALS	5,623	100.00%	1,440,638,610	100.00%

Old Lyme Existing Conditions and Trends

Demographics

Population

Old Lyme's population is estimated to have decreased by ninety-five individuals (-1.25% of total population) since 2010. This was slightly higher than the Lower CT River Valley Region and the opposite trend from the State of Connecticut, as shown adjacent. If this trend continues to 2020, the 2020 decennial census will be the first since 1920 that shows Old Lyme losing population.¹

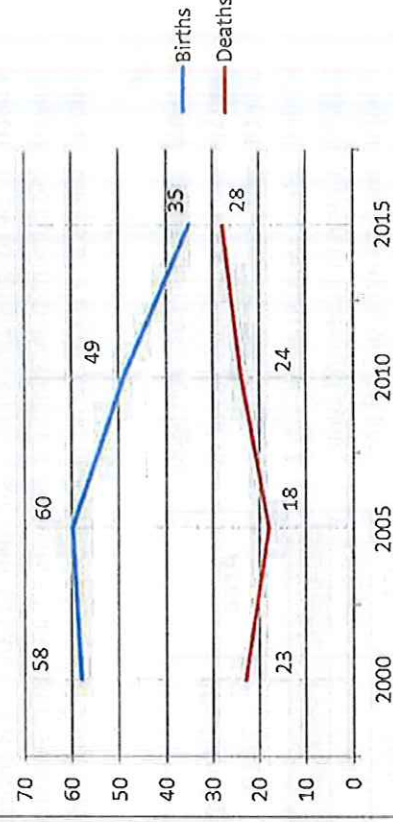
Area	Population, 2010	Population, 2017	# Change	% Change
Old Lyme	7,589	7,494	-95	-1.25%
LCRVR	175,685	174,027	-1,658	-0.94%
CT	3,545,837	3,594,478	48,641	1.37%

Source: U.S. Census Bureau, American Community Survey, Five-year estimates 2017, 2010

Old Lyme's population decrease is linked to a combination of declining natural change and greater outmigration than immigration. Natural population change is calculated by subtracting the number of deaths from the number of births. As shown adjacent, since 2005, the number of births has been decreasing while the number of deaths has increased. As of 2015, the most recent year this data is available for, Old Lyme saw seven more births than deaths. In other words, the natural population change for Old Lyme during this period was +7.

The larger factor in Old Lyme's population decrease in 2010 is migration. Over the period of 2010 to 2017, 5,565 residents left Old Lyme, while 5,461 moved in to Town – leading to a net migration of -104

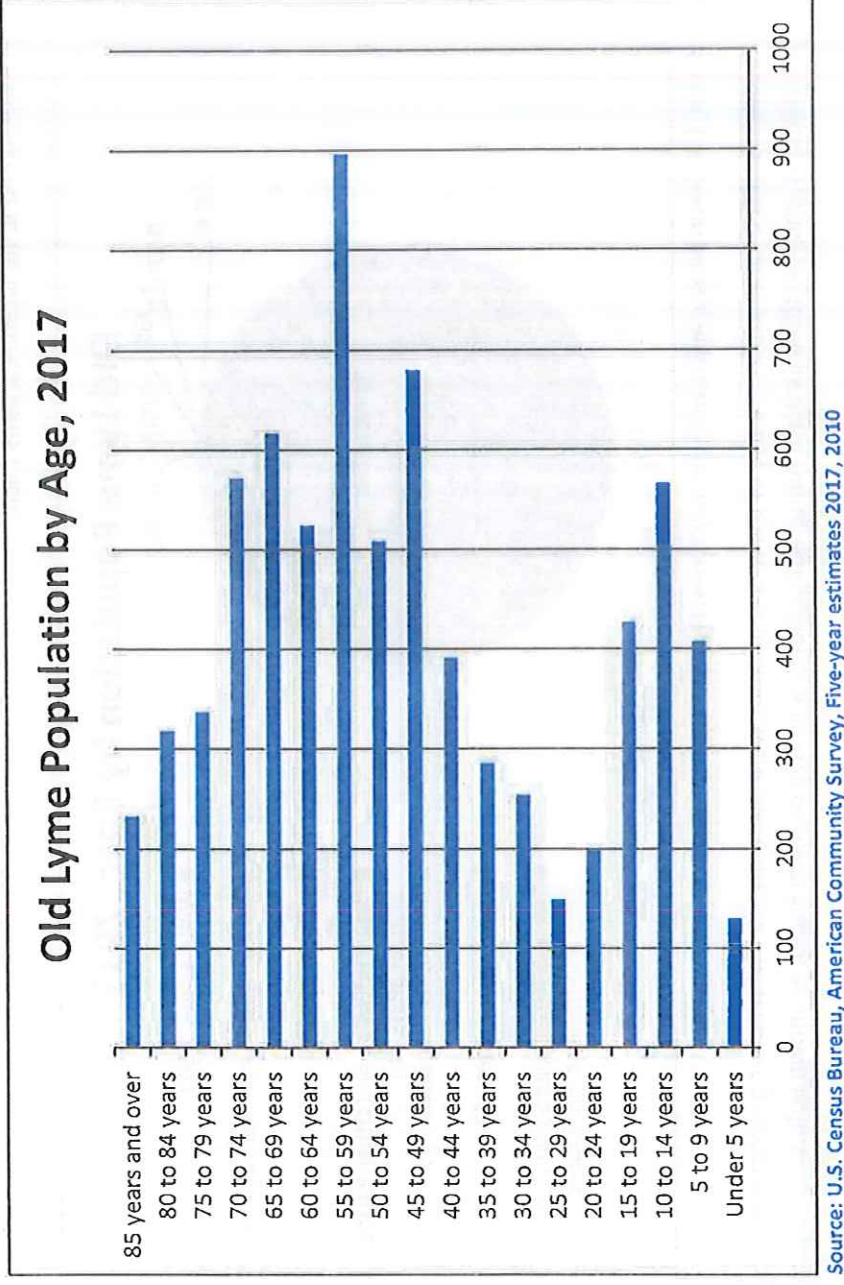
Old Lyme Natural Population Change, 2000 - 2015



Source: CT Dept. of Public Health (2016). "Population, Births, Deaths, Fetal Deaths, and Infant Deaths by Place of Occurrence and Residence, 2000, 2005, 2010, 2015

¹ CT Secretary of State's Office (2016). "Population of Connecticut Towns 1900 – 1960". Web. Retrieved from <https://portal.ct.gov/SOTS/Register-Manual/SectionVII/Population-1900-1960>

This aging of the town's population is also reflected in the breakdown of residents by age group, as shown below. The top-heavy shape of the chart reflects the large number of residents over fifty and the smaller number of residents under that age.



Source: U.S. Census Bureau, American Community Survey, Five-year estimates 2017, 2010

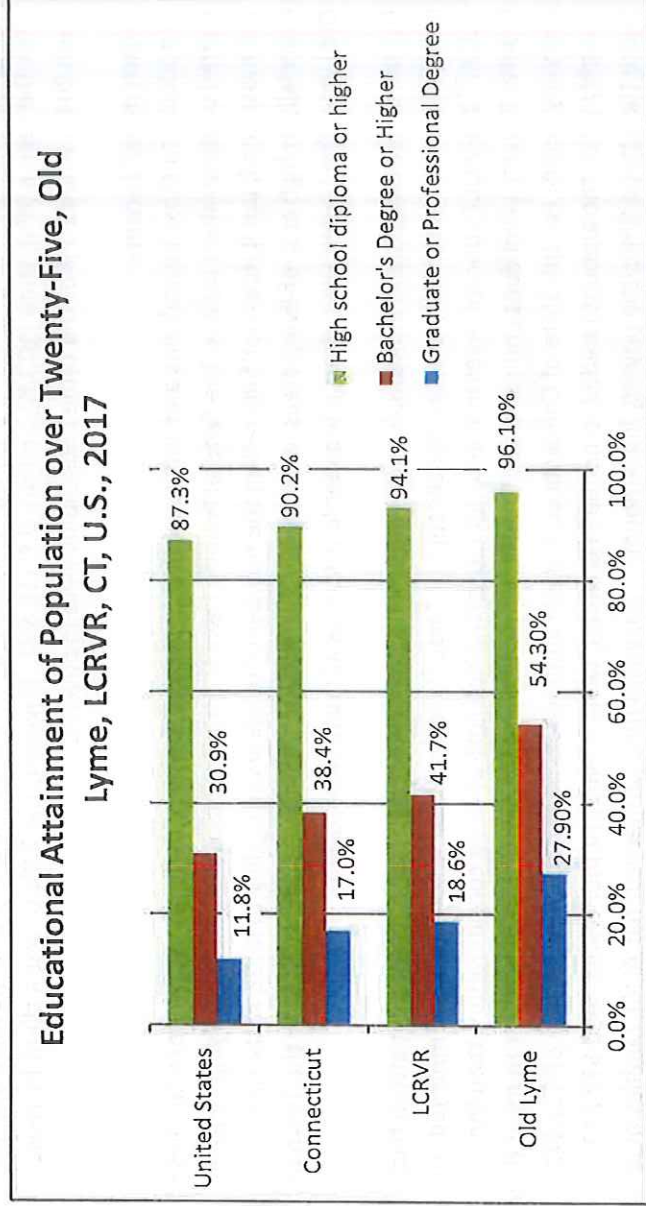
These numbers can also be broken down by generation, as shown below. When compared to the larger geographies Old Lyme is a part of, the town has fewer Generation Z residents and significantly fewer Millennials.

Population by Generation, 2017								
Generation	Old Lyme		LCRVR		CT		U.S.	
	#	% of Population	#	% of Population	#	% of Population	#	% of Population
Silent (born 1928-45)	1,174	16%	18,256	10%	324,707	9%	26,017,243	8%
Baby Boomers (born 1946-64)	2,577	34%	49,708	29%	886,795	25%	73,527,440	23%
Gen X (born 1965-80)	1,468	20%	35,886	21%	725,161	20%	62,488,084	19%
Millennials (born 1981-96)	645	9%	27,877	16%	666,559	19%	65,489,860	20%
Gen Z (born after 1997)	1,631	22%	42,301	24%	991,257	28%	93,481,781	29%

Source: U.S. Census Bureau, American Community Survey, Five-Year estimates 2017

Educational Attainment

Old Lyme has a high level of educational attainment. As of 2017, an estimated 96.1% of residents over twenty-five years of age have a high school diploma or equivalency, 54.3% have a Bachelor's degree or higher and 27.9% have a graduate or professional degree.⁶ All three of these educational levels were higher than that of the LCRVR, CT, and the U.S., as shown in **Figure 8**.



Source: U.S. Census Bureau, American Community Survey, Five-year estimates 2017

Income

Income levels in Old Lyme vary significantly. The town has a high median household income, but this has decreased since 2010. Old Lyme also has some persistent poverty. Additionally, it is not only those in poverty that struggle to afford essentials. Many households earning above the Federal Poverty Level struggle to afford basic necessities.

Median Household Income

In 2017, Old Lyme had an estimated median income of \$95,175. This was the seventh highest median income in the LCRV Region and higher than the region, CT, and U.S. median incomes.⁷ However, like these larger geographies, Old Lyme's median income has decreased since 2010 when the 2010 numbers are adjusted for inflation. In 2010, Old Lyme's median income was \$92,024, which, when adjusted for inflation, is the equivalent of \$103,445.⁸ This represents a nearly 8% decrease in median household income. This was a larger percentage decrease than the region (5.1%), the state (6.6%), and the U.S. (6.3%).

⁶ U.S. Census Bureau. (2018). "Educational Attainment". American Community Survey, Five-year Estimates 2017.

⁷ U.S. Census Bureau, (2018). "Income in the Past 12 Months (in 2017 inflation-adjusted dollars)". American Community Survey, Five-year Estimates 2017.

⁸ Inflation calculated on

have less income than is necessary to meet their basic needs, let alone save towards retirement, education, emergencies, or other expenses.

GOULD, LARSON, BENNET, MCDONNELL,
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JAMES H. GOULD (1911-1985)
JOHN E. LARSON (1924-2016)

January 25, 2018

Mr. Todd Machnik
Town of Old Lyme
52 Lyme Street
Old Lyme CT 06371

Re: Old Lyme Planning Commission
Proposed Zoning Amendments

Dear Todd,

I have enclosed a draft of some text for proposed amendments to the Old Lyme Zoning Regulations with respect to the elevation, above flood stage, in pre-existing properties in the R-10 Zones of Old Lyme.

After a thorough review of the Regulations, both with respect to the Flood Regulations, non-conforming properties and the dimensional requirements of the Regulations, I have attempted to refine the amendments down to minimum language to accomplish the need without wholesale re-writing of segments of the Regulations.

Based on our conversations, I understand that:

- We want these amendments to apply only to existing residential structures in the R-10 Zone.
- We want to enable homeowners of those existing structures to be able to elevate them to one foot above base flood elevation.
- The structural and construction requirements in the flood zone will continue to be honored.
- Existing structures will be freed from the height limitation of Schedule B-2 (which limits height to 24') by allowing the existing structure, or a similarly constructed, identically sized new structure, to be elevated above flood stage.

The enclosed language adds an additional exception under Section 9.1.3.2 for the R-10 Zone. The new exception is specific to the act of elevating an existing structure with no other additions or increases. (I have provided for the potential for a stairway necessary for ingress or egress.) The language of this new exception is similar to the language in Section 9.03 regarding casualty and, therefore, should not be unfamiliar to the Zoning Commission when they consider it. The language with respect to the exterior stairway is similar to the language of Section 7.4.2 regarding accessory

structures and it is in keeping with existing Section 7.8.2.1(f) regarding stairways access in accessory apartments. Again, I have tried to use language which is similar to that which exists and expanded only into the concept of elevation. I have also tried to avoid considerations of expansion or changes to septic systems, etc. or the utilities by limiting the elevation to the same finished living space and number of bedrooms. While the amendment provides for elevation or demolition and reconstruction, the reconstruction must be exactly the same parameters as the pre-existing structure (with the potential additional access stairway).

I have also provided a small amendment to Section 9.07 to clarify that demolition occurring as part of a plan for elevation of a residential structure does not constitute voluntary demolition under Section 9.07.

The amendment provides for a Special Exception process rather than a variance process. As noted, it still requires compliance with all the "Structural Integrity" requirements of the flood zone under Section 4.4 and would require any applicant to provide all the underlying information regarding that compliance. The special exception process will ensure there is a review of all the details of compliance before the issuance of a permit to elevate an existing structure. Obviously, we could provide for a special permit procedure under the auspices of the Zoning Board of Appeals but in that the existing exception in the R-10 Zone, for extension or expansion of single family dwellings under 9.1.3.2, is in the hands of the Zoning Commission, I thought it was reasonable to provide for this consistency of process.

Lastly, I have not included a specification with respect to casualty to a pre-existing, non-conforming structure in the R-10 Zone. You may wish to add that either to 9.03 or to this new provision. It occurs to me that the existing regulation, 9.03, requires that restoration of a non-conforming structure that has been damaged or destroyed by casualty needs to comply with Section 4.4 if it is relevant. It seems to me that in that same line, a homeowner should be allowed to restore their damaged, pre-existing house to its previous dimensions, including height, and to elevate it. Indeed, the substantial damage or destruction would provide an opportunity for an owner to bring their property into full compliance but without losing their right to the pre-existing dimensions of the property.

In any event, I leave it to you to consider these comments and the attached text. If your members find it acceptable, I will formalize it into an Application for filing.

Very truly yours,



John S. Bennet
Ext. 210
bennet@gould-larson.com

JSB/lm
Enc.

9.07 Voluntary Demolition: “Except for demolition occurring as part of a plan for elevation of a residential structure pursuant to section 9.1.3.2 (I), below, [EXISTING TEXT]”

“9.1.3.2 Exceptions to General Rule by Special Permit by the Commission.

[NEW TEXT] (I) A residential structure located in the R-10 Zone existing as of _____ may be elevated, including being demolished and reconstructed as part of such elevation, to raise the Lowest Floor to one (1) foot above the Base Flood Elevation by Special Exception Application to the [*Zoning Commission/ZBA*]. Such elevation and reconstruction shall conform to the requirements of Section 4.4 of these Regulations. To the extent said reconstruction does not conform to the standards set forth in Schedule B-2 of these Regulations, as applicable, said elevation and reconstruction shall be allowed within the same Building footprint and pre-existing building shape and pre-existing actual cubic area occupied or less, with no increase in pre-existing Finished Living Space or number of bedrooms. An open, unroofed and building code compliant stairway to provide the required means of egress to and from the elevated Lowest Floor may be located in a Minimum Required Yard and without regard to an increase in lot coverage or floor area;

(II)” [Existing text]

9.07 Voluntary Demolition: “Except for demolition occurring as part of a plan for elevation of a residential structure pursuant to section 9.1.3.2 (I), below, [EXISTING TEXT]”

