Short-term Financing Needs

Approved by Board of Selectment & Board of Finance: January 18, 2022

1. **LOTCIP Grant – Application for grant** $13,500 (BSC Group)
   To assist in preparing LOTCIP Grant for sidewalk and other streetscape improvements. Proposal includes engineering drawings to show where and how new streetscape & safety improvements are to occur along Halls Road. These documents will also be used to provide specific direction for any future Construction Documentation. This grant application is the first formal submission of plans to CT DOT, and the first chance to receive official approval / disapproval for each plan element.

2. **Graybill Easement / survey** $7,000 (BSC Group, not to exceed)
   To secure an easement on the east bank of the Lieutenant. James Graybill has generously offered to grant an easement to the Town of Old Lyme to provide access to the old Lieutenant River bridge abutment on his property for a future pedestrian bridge. A pedestrian bridge over the Lieutenant has consistently been among the most favored potential improvements in public discussions and town-wide surveys. It will allow safe pedestrian and bicycle travel between Lyme Street and the Halls Road district, with views of a beautiful stretch of the Lieutenant River. Mr Graybill has also offered to include in the easement the path of a future trail to the Florence Griswold Museum. Such connections are great opportunities to integrate Old Lyme’s business district with its Arts District, one of Old Lyme’s definitive assets. It is important to secure this easement now, both to ensure future access to the bridge abutment and to make it possible to apply for grants to defray the costs of building the bridge and trails on the east side of the river.

3. **Halls Road Overlay District - Zoning Attorney** $10,000 (TCORS Bill Sweeney)
   **- Planning Consultant** $9,000 (BSC Group, not to exceed)
   To complete the work of creating new zoning supporting the recommendations of the Hall Road Master Plan. The previous Village District approach to new zoning created un-looking-for burdens for existing property owners. The new approach is to allow the old C-30s zoning to remain, and to create a Halls Road Overlay District (HROD) as an alternative. Those who wish to can use the HROD to pursue different, and more profitable, new developments in line with the Master Plan. These include mixed use (commercial & residential), apartments and townhomes. The HROD also brings retail development up to the street to create a walkable town center along Halls Road. The change simplifies the new zoning regulations to some degree, but it is important that they be complete, accurate, and legally correct before submission to the Zoning Commission. This requires professional help, which this allocation will pay for. It should be noted that some of this work has already begun on a good faith basis.

4. **Contingency Allowance** $39,500 Total of 1 - 3 above

   **$5,500**

   **$45,000 Total Request**