



LYME LAND TRUST BULLETIN

May 1989

The Lyme Land Conservation Trust

Vol. III No. 1

PRESIDENT'S LETTER

May 1989

Dear Neighbors:

The survey recently conducted by the Planning and Zoning Commission provided your Land Trust with a rare insight into the desires and wishes of its constituents. By an overwhelming majority (159 out of 179 responding) they indicated that they would support expenditure of Town funds to acquire and preserve various natural features in Lyme, including "open space in its natural state". While the Trust's activities are only indirectly (through tax relief) an expenditure of Town funds, we take this as a mandate to continue and to increase our activities along these lines.

The detail of what form such activity should take is less clear, but 145 of the respondents still opted for passive recreation. We foresee a continuing partnership, with the Town providing facilities for active recreation and the Trust continuing to acquire land for open space and more passive forms of recreation. In either case both we and the Town officials need your input.

Sincerely,

Kurtis Barringer

TOWN LAND USE SURVEY SHOWS STRONG INTEREST IN CONSERVATION

A survey of Lyme residents recently conducted by the Lyme Planning and Zoning Commission shows a strong interest in preserving the town's rural character. Keen interest was shown by a majority of respondents in preserving such features of the landscape as river and cove access, the Eight Mile River valley, and our remaining open space. The survey also provides valuable insights on town opinion regarding the future development of Lyme.

The survey questionnaire was sent to a random sample of 287 Lyme residents, of whom 179, or 62%, responded. This is considered a good level of response to a survey of this kind.

The Land Trust compliments the Planning and Zoning Commission on its initiative in carrying out this important research. As a public service, the *Bulletin* has reproduced the results of the survey, in their entirety, on the following pages.

LESLIE CAROTHERS, CHIEF OF CONN. DEPT. OF ENVIRONMENTAL PROTECTION, TO SPEAK HERE JUNE 6



Commissioner Leslie Carothers

The featured speaker at the Annual Meeting of the Lyme Land Conservation Trust will be Leslie Carothers, Commissioner of Environmental Protection of the State of Connecticut.

The meeting will be at 8:00 p.m. on Tuesday, June 6th, at the Lyme Public Hall in Hamburg, and all Lyme residents are urged to attend.

Commissioner Carothers was graduated from Smith College, *summa cum laude*, and received her law degree from Harvard Law School and an LLM from George Washington University. She was with the U.S. Environmental Protection Agency from 1971 to 1982, ultimately as Deputy Administrator for the EPA's Region I in Boston. She then joined PPG Industries, Inc. as senior environmental counsel and assumed her present post in 1988. As DEP Commissioner she has promoted inland and shoreline conservation and State acquisition of open space land and wildlife habitat.

Summary
Lyme Planning and Zoning Commission
Planning Survey
Surveys Issued to Random Sample: 287
Total Households Responding: 179 (62%)

1. How important were each of the following features to your choice of Lyme for your home?

	Very Important	Important	Not Important	No Answer
Schools	65 36%	36 20%	66 37%	12 7%
Low density population	127 71%	44 25%	--	8 4%
Country atmosphere	157 88%	16 9%	--	6 3%
Room for economic expansion	8 5%	11 6%	145 81%	15 8%
Location relative to employment	22 12%	51 28%	93 52%	13 8%
Taxes	69 39%	71 40%	29 16%	10 5%
Level of services	7 4%	55 31%	96 53%	21 12%
Other (Specify) <u>Miscellaneous, e.g. recreational opportunities, privacy, cultural/historic heritage</u>				

2. Although some change is inevitable as the Town grows, do you think Lyme should

Yes	No	No Answer	
177 99%	--	2 1%	be predominantly rural in character?
138 77%	21 12%	20 11%	be a residential town with the majority of its residents working elsewhere?
33 19%	131 73%	15 8%	be a residential town with a greater diversity of housing types and housing densities, including multi-unit housing?
67 37%	98 55%	14 8%	be primarily residential but provide for local commercial-retail needs?
77 43%	89 50%	13 7%	be primarily residential but provide for local commercial-professional services needs?
6 3%	157 88%	16 9%	be primarily residential but provide for economic development including industrial uses?

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10. Would you support the expenditure of town funds to provide additional recreation facilities?

Yes 98 55% No 59 33% Maybe 5 3% No Answer 17 9%

11. Are you satisfied with Lyme's network of town and state roads?

Yes 157 88% No 15 8% No Answer 7 4%

If no, please specify why not need maintenance/repaving, unsafe conditions (curves, widen over culverts, replace guard rails - fences)

12. How important is it for Lyme to plan to expand/initiate the following services in the next 10 years?

	Very Important	Important	Not Important	No Answer
Community health services	32 18%	77 43%	56 31%	14 8%
Police services	35 20%	77 43%	57 32%	10 5%
Fire services	59 33%	71 40%	39 22%	10 5%
Harbor Management Commission	49 27%	74 41%	39 22%	17 10%
Waste removal	78 44%	58 32%	33 18%	10 6%
Recycling	96 54%	61 34%	10 6%	12 6%

Other (please specify) Miscellaneous e.g. animal shelter, education, library services, greater control of zoning regulations, affordable housing, fewer boats moored in Hamburg Cove

13. Should the Town expend funds to provide any of the services you listed as very important or important?

Yes 146 82% No 15 8% No Answer 18 10%

14. What three things do you think are most important to preserve in Lyme?

1. Rural character - Low population	182
2. Open space - Waterways	93
3. Low level of economic development	40

- 3a. Please indicate your opinion of permitting the following uses in Lyme's Commercial Zone

	Favor	Oppose	No Answer
Food Store	125 70%	48 27%	6 3%
Clothing Store	33 19%	133 74%	13 7%
Furniture Store	22 13%	142 79%	15 8%
Hardware Store	71 40%	97 54%	11 6%
Pharmacy	82 46%	84 47%	13 7%
Automotive	60 34%	102 57%	17 9%
Banking	52 29%	111 62%	16 9%
Personal Services	68 38%	96 54%	15 8%
Restaurant	68 38%	92 51%	19 11%
Other (Specify) <u>Miscellaneous, e.g. favor antique store, physicians, garden center, wood shop; oppose fast food restaurants</u>			

- 3b. Please indicate your opinion of zoning additional areas of Lyme for commercial use

	Favor	Oppose	No Answer
Food Store	59 33%	96 54%	24 13%
Clothing Store	16 9%	135 75%	28 16%
Furniture Store	11 6%	142 79%	26 15%
Hardware Store	34 19%	117 65%	28 16%
Pharmacy	41 23%	111 62%	27 15%
Automotive	28 16%	123 69%	28 16%
Banking	27 15%	123 69%	29 16%
Personal Services	38 21%	109 61%	32 18%
Restaurant	38 21%	114 64%	27 15%
Other (Specify) <u>Miscellaneous e.g. oppose strip zoning, no need for commercial endeavors</u>			

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15. What in your estimation would make Lyme a better town in which to live?

1. Stay as is	22
2. Controlled development	19
3. Affordable housing	10

16. Are you
- | | |
|---------|---|
| 152 85% | a year round resident and property owner in Lyme? |
| 11 6% | a year round resident renting property in Lyme? |
| 8 4% | a seasonal resident and property owner in Lyme? |
| -- | a seasonal resident renting property in Lyme? |
| 2 1% | a non resident and property owner in Lyme? |
| 6 3% | no answer |

17. Is your home or property closest to

40 22%	Hadlyme?
34 19%	Rogers Lake?
69 39%	Hamburg?
19 11%	Grassy Hill?
17 9%	Other

18. How many persons in each of these age groups live in your residence?

27 6%	0 - 4 years
58 13%	5 - 17 years
31 7%	18 - 22 years
59 13%	23 - 35 years
84 18%	36 - 45 years
128 28%	46 - 64 years
73 16%	65 and over

See Appendix for neighborhood breakdown.

19. How many years have you lived in Lyme?
- | | |
|--------|-------------------|
| 18 10% | less than 3 years |
| 47 26% | 3 - 9 years |
| 56 31% | 10 - 25 years |
| 57 32% | 25 or more years |
| 1 1% | no answer |

See Appendix for neighborhood breakdown.

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4. Should changes in zoning philosophy such as the following be implemented to accomplish the goal of affordable housing:

	Favor	Oppose	No Answer
Expansion of non-conventional means, e.g. conversion of a single family residence as currently permitted in Sec. R3.17, accessory dwellings, or garage apartments?	100 56%	66 37%	13 7%
Permit conventional multi-unit dwellings, e.g. condominiums, apartments, town-houses, elderly housing?	29 16%	128 72%	13 7%
Permit only elderly housing	9 5%		
Permit greater density development through the cluster concept (single family houses on smaller lots with common open space so that overall density remains the same)?	64 36%	106 59%	9 5%
A decrease in single family acreage requirements?	26 14%	146 82%	7 4%
No town action?	50 28%	72 40%	57 32%

5. Would you endorse the expenditure of Town funds in support of affordable housing?

Yes 49 27% No 121 68% No Answer 9 5%

6. Please indicate your opinion of the importance of preserving each of the following:

	Very Important	Important	Not Important	No Answer
Exposed ledges and ridgelines	108 60%	43 24%	19 11%	9 5%
River and cove access	134 75%	33 18%	6 3.5%	6 3.5%
Eight Mile River Valley	131 73%	35 20%	3 2%	10 5%
Streambelts	123 69%	34 19%	6 3%	16 9%
Aquifer areas	127 71%	40 22%	4 2%	8 4%
Open space in its natural state	128 72%	42 23%	2 1%	7 4%

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6. (Cont.)

	Very Important	Important	Not Important	No Answer
Areas for passive recreation such as nature trails, outdoor labs, etc.	90 50%	55 31%	27 15%	7 4%
Areas for active recreation facilities for athletics, etc.	44 25%	67 37%	46 26%	22 12%
Other (specify)	Preserve critical wildlife habitat, preserve working farms, build tennis courts/playing fields/trails			

7. Would you support the expenditure of town funds to acquire and preserve any of the above that you've listed as very important or important?

Yes 159 89% No 16 9% No Answer 4 2%

8. Do you feel the Town's present recreation facilities are adequate for the foreseeable future?

Yes 117 65% No 43 24% No Answer 19 11%

9. What recreation facilities should be considered for implementation over the next 20 years?

Swimming Areas/Pool	34
Hiking/Walking/Nature Trails	29
Tennis Courts	27
None	23
Develop Hartman Park	17
Park/Playground	16
Access for Boating	12
Softball/Baseball Field	10
Recreation/Community Center	10
Skating/Hockey Rink	6
Cross Country Skiing	5
Miscellaneous	13
No Answer	43

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20. Where was the last place you lived before you came to Lyme?

Elsewhere in New London County	46
Elsewhere in Connecticut	
Middlesex County	29
Fairfield County	7
Hartford County	10
New Haven County	9
Litchfield County	2
Windham County	1
Elsewhere in New England	11
New York City/York State	29
Other	17

21. How many persons living in your residence are

149 53%	employed?	57 20%	self-employed?
5 2%	seeking employment?	69 25%	retired?

See Appendix for neighborhood breakdown.

- 22a. For each person employed full-time please provide the place (town) of employment

Lyme	27 14%
Old Lyme	26 14%
New London - Groton	16 8%
Remainder New London County	20 10%
Old Saybrook	21 11%
Remainder Middlesex County	28 15%
Hartford County	11 6%
New Haven County	12 6%
Fairfield County	5 3%
New York City	21 11%
Other	3 2%

Responding: 190

See Appendix for neighborhood breakdown.

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- 22b. For each person employed full-time please provide the mode of travel to work

Car	148 91%
Train	10 6%
Walk	3 2%
Plane	2 1%

Responding: 163

23. Additional comments you may wish to make:

Lyme should stay the way it is	18
Need more affordable housing	12
Planning and Zoning Survey is a good idea	5
Control deer population	3
Recycling	2

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Appendix

1. Home or property is closest to (Question 17):

40	22%	Hadlyme
34	19%	Rogers Lake
69	39%	Hamburg
19	11%	Grassy Hill
Other:		
3	1%	Hadlyme and Hamburg
3	1%	Rogers Lake and Hamburg
3	1%	Rogers Lake and Grassy Hill
2	1%	Bill Hill
1	1%	Brush Hill
1	1%	Becket Hill
1	1%	Hadlyme and Rogers Lake
1	1%	North Lyme
1	1%	Lyme Library
1	1%	Pleasant Valley

Total 179

2. Age distribution of population accounted for in responses to survey (Question 18).

	Hadlyme	Rogers Lake	Hamburg	Grassy Hill	Other	Total
Age 0-4	7	4	10	4	2	27 6%
5-17	18	14	17	2	7	58 12%
18-22	6	5	14	4	2	31 7%
23-35	12	12	21	10	4	59 13%
36-45	19	20	26	4	15	84 18%
46-64	28	31	43	14	12	128 28%
65 and over	17	10	36	5	5	73 16%

Total 460 Persons

3. Years lived in Lyme (Question 19):

	Hadlyme	Rogers Lake	Hamburg	Grassy Hill	Other	Total
Less than 3 years	2	5	4	2	5	18 10%
3 - 9 years	10	7	21	7	2	47 26%
10 - 25 years	16	12	18	5	5	56 32%
25 or more years	12	9	26	5	5	57 32%

Total 178

4. How many residents are (Question 21):

	Hadlyme	Rogers Lake	Hamburg	Grassy Hill	Other	Total
Employed	30	43	56	20	17	166 55%
Self-Employed	17	10	19	11	9	66 22%
Seeking Employment	2	-	1	1	-	4 1%
Retired	6	11	35	7	5	64 21%

Total 300 Persons

5. Where adults are employed (Question 22a):

Lyme	27	Hartford County	11
Old Lyme	26	Hartford (8)	
New London - Groton	16	East Windsor (1)	
		Simsbury (1)	
		South Windsor (1)	
Remainder New London County	20	New Haven County	12
East Lyme (7)		New Haven (4)	
Norwich (8)		Gulfport (2)	
Waterford (5)		Madison (2)	
Old Saybrook	21	Branford (1)	
		Meriden (1)	
Remainder Middlesex County	28	Wallingford (1)	
Essex (8)		West Haven (1)	
Chester (6)		Fairfield County	5
Middletown (5)		Bridgeport (2)	
Deep River (3)		Greenwich (1)	
Westbrook (3)		Norwalk (1)	
Clinton (1)		Stratford (1)	
East Haddam (1)		New York City	21
Killingworth (1)		Other	3
			Total 190 Persons

RECENT LAND TRUST ADDITIONS

Since our last report there have been three additions to the Land Trust holdings. One of these was a donation of land and the other two were conservation easements. All were set-asides by developers under the Lyme Planning and Zoning Commission's requirements for subdivisions.

The first, located on the south side of Route 82, was a gift of 5.13 acres of open space together with a conservation easement on certain portions of the building lots donated by the Owl Partnership, the developer of the property. Access is provided to the open space parcel via the common driveway and via a

pedestrian easement across two of the lots. The donor has also restricted the right of further dividing the oversized lots in the subdivision.

The second gift was that of Martin Frimburger, developer of the "Jasper Hills" subdivision on Beaver Brook Road. This consists of a conservation easement on 38 acres of designated land within the subdivision. This easement also restricts the right of further subdivision. No public access is provided.

The third gift similarly is a conservation easement. It essentially provides a pedestrian right of way

across the common driveway subject to there being in existence a similar right of way over the abutting properties so as to create pedestrian access from Mount Archer Road to Route 82. In the absence of the connecting easement there is at present no access.

The Lyme Land Trust Bulletin

is published several times a year by the Lyme Land Conservation Trust, Inc. as a matter of interest to its membership and to the general public in Lyme. Its editorial board, to whom readers are invited to direct questions and suggestions, consists of Paul Harper, Virginia Bladen, John Friday and Parker Handy.

**PLEASE SEND US YOUR 1989 MEMBERSHIP DUES AND CONTRIBUTION
IN THE ENCLOSED ENVELOPE.**