

Chapter 1 Recommendations

The nation behaves well if it treats the natural resources as assets which it must turn over to the next generation increased, and not impaired, in value. Conservation means development as much as it does protection.

Theodore Roosevelt

Our recommendations are organized into four categories: Future Development, Transportation Improvements, Future Open Space and Future Community Character.

Each of the four categories consists of a map/legend and a matrix showing the relationship between each recommendation and EPA's 10 Guidelines for Smart Development.

Map of Future Development Recommendations

Methodology:

Step 1: Identify potentially developable land.
Step 2: Identify existing land uses and patterns of development.
Step 3: Evaluate constraints of undeveloped land.
Step 4: Evaluate opportunities of undeveloped land.
Step 5: Determine which sites have the best suitability for its corresponding land type.

Town Objectives:

Promote compatible business in appropriate locations to foster local employment and opportunities, a favorable tax base, the provision of goods and services for local residents, and a year-round and seasonal economy that improves the quality of life for East Lyme residents. The town should encourage attractive, well-designed commercial and industrial activity in appropriate locations in order to provide convenient services for residents. As such, the expansion of existing businesses and establishment of new businesses in the village centers, in a manner that promotes a cohesive, pedestrian-friendly, mixed-use retail, service, and residential area should be encouraged. The town should reserve commercial and industrial zones, while guarding against commercial sprawl and consider small neighborhood centers consisting of mixed-use development. In addition, the town should encourage and develop opportunities for low-impact, home-based businesses. East Lyme should continue to provide for multi-family housing to meet need for a variety of housing types at affordable cost. Support agriculture as an important economic activity as a means to help insure a more sustainable food and resource supply and as a critical component of the traditional landscape.

Map of Future Transportation Recommendations

Methodology:

Step 1: Identify constraints for existing and potential modes of transportation.
Step 2: Identify opportunities for existing and potential modes of transportation.
Step 3: Assess existing nodes, intersections, and gateways.
Step 4: Determine best location for transportation hubs
Step 5: Define key pedestrian zones and implement techniques accordingly

Town Objectives:

To provide for the safe, convenient, and efficient movement of people and goods through and within the town by developing a planned transportation system, which serves local traffic, through traffic, and pedestrian movement while ensuring the preservation of community character. The town should strive to provide residents and visitors with efficient, affordable, and dependable transportation between Niantic, Flanders and recreational destinations within the town, continue to improve and expand East Lyme's bike/pedestrian path system. Parking and traffic congestion in the village centers should be managed to increase safety for pedestrians and bicyclists.

Map of Future Open Space Recommendations

Methodology:

Step 1.) Locate undeveloped and partially developed parcels as potential open space designation areas
Step 2.) Mapping Sequence
a. Map natural features conducive to open space designation due to legal protection and constraints to construction.
b. Map high points, aquifers and farm soils as valuable geologic resources. Include any other features important to the town identify which may help inform open space allocation.
Step 3.) Examine systems found within the parcel and how they impact the surrounding areas
Step 4.) Categorize open space designations to reflect relative importance to the town

Town Objectives:

Identify and preserve the natural, historic, cultural and environmental resources and habitats of the community. Preserve and conserve the natural environment of the town for the benefit of future generations and maintain a high quality-of-life for East Lyme's people and maximum protection for flora and fauna. Investigate and recommend environmentally responsible technologies in order to protect and preserve East Lyme's beaches, salt marshes, inland wetlands, and watercourses, and aquifers. The town should continue making attempts to preserve environmentally sensitive areas such as Oswegatchie Hills and other lands identified in the Open Space Plan of the Town of East Lyme and develop conservation restrictions to protect natural ecosystems. The Town should continue to support the preservation and establishment of public access to East Lyme's shoreline.

Map of Future Community Character Recommendations

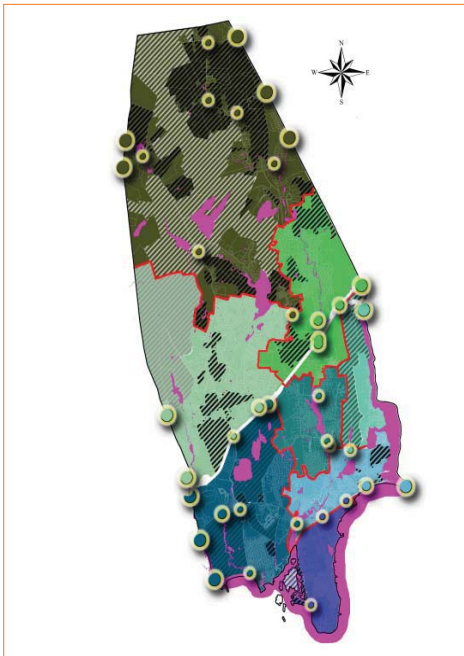
Methodology:

Step 1: Collect photographic inventory for the entire town
Step 2: Determine the factors that make districts unique
Step 3: Begin to identify districts based on proximity
Step 4: Modify these identifications based on the natural and cultural indicators of the area

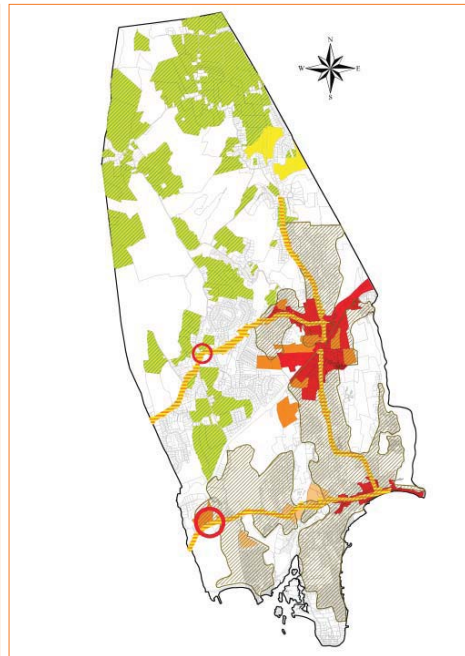
Town Objectives:

To maintain the traditional New England character of the community and enhance the village identities of East Lyme. The town should maintain the unique character and personality of both Niantic and Flanders villages through the development of village area plans. Establish a coordinated, cooperative system of land-use decision making to ensure that development continues to meet high performance standards, specifically with regard to open space preservation, view corridor protection, environmental protection, sustainability, and landscaping and building design treatments consistent with East Lyme's New England setting.

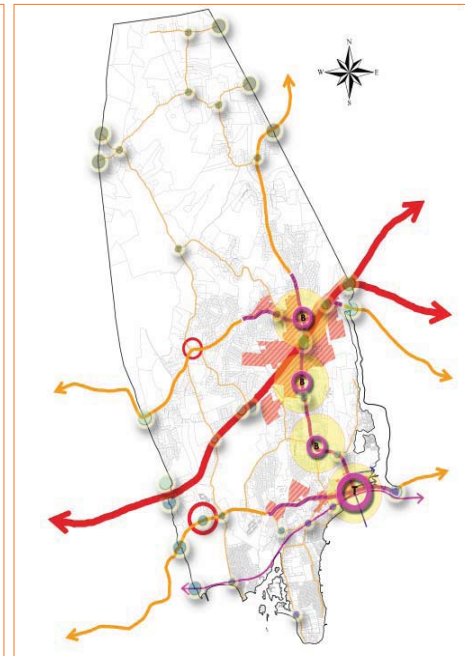
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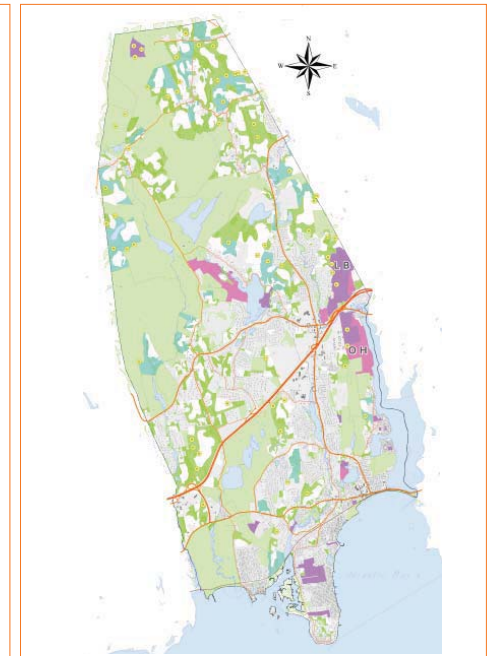
Recommendations for Future Community Character



Recommendations for Future Development



Recommendations for Transportation Improvements



Recommendations for Future Open Space