

# Town of

P.O. Drawer 519

## Department of Planning & Inland Wetlands

*Gary A. Goeschel II, Director of Planning /  
Inland Wetlands Agent*



# East Lyme

108 Pennsylvania Ave  
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

### MEMORANDUM

**To: William Mulholland, Zoning Official,  
East Lyme Zoning Commission**

**From: Gary A. Goeschel II, Director of Planning/Inland Wetlands Agent**

**Date: August 12, 2021**

**Re: Harvest Christian Fellowship - Site Plan Review**

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#### Information submitted by the Applicant which was considered in this review:

- **Site Development Plan (10-sheet plan set) entitled "Harvest Christian Fellowship, Prepared for Harvest Christian Fellowship of Niantic, Inc., North Bride Brook Road, Map 24, Lot 76, East Lyme, CT, dated September 8, 2020 revised through July 30, 2021, Prepared by Joe Wren, P.E. of Indigo Land Design, LLC of 40 Elm Street, Old Saybrook, CT"**

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This office has reviewed the above referenced information and has the following comments:

1. The East Lyme Inland Wetlands Agency at their Meeting of February 8, 2021, approved the application of the Harvest Christian Fellowship of Niantic to construct an 8,450-square-foot church building, 72-car paved parking lot, and associated improvements on 21.7 acre located at North Bride Brook Road and the site development plans entitled "Harvest Christian Fellowship, Prepared for Harvest Christian Fellowship of Niantic, Inc., North Bride Brook Road, Map 24, Lot 76, East Lyme, CT, dated September 8, 2020 revised through December 10, 2020", Prepared by Joe Wren, P.E. of Indigo Land Design, LLC of 40 Elm Street, Old Saybrook, CT" as evidence by the East Lyme Inland Wetlands Permit# 21-001.
2. Review of the above referenced site development plans which, were revised to July 30, 2021, indicates the revised plan set complies with the issued East Lyme Inland Wetlands Agency Permit# 21-001 (see Inland Wetlands Permit# 21-001 attached).
3. The Inland Wetlands Agency approval requires a \$15,000.00 dollar Erosion and Sedimentation Control Bond be posted with the Town of East Lyme prior to the start of any site work based on a memorandum from the prior Town Engineer, Victor Benni, PE, dated November 13, 2021. In

addition, the Agency also required a financial guarantee or performance bond in an amount satisfactory to the Inland Wetlands Agent and Town Engineer for the purpose of ensuring the survival of the proposed plantings in the cultivated areas that are being restored.

# Town of



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**Department of Planning &  
Inland Wetlands Agency**

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**108 Pennsylvania Ave  
Niantic, Connecticut 06357**

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February 9, 2021

CERTIFIED MAIL: 7018 0680 0000 9737 3689

Harvest Christian Fellowship of Niantic, Inc.  
5 Freedom Way  
Niantic CT 06357

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

**RE: Inland Wetlands Application – North Bride Brook Road - Application of Harvest Christian Fellowship of Niantic, for the construction of a Church; Construction of an 8,450 square foot church building, a 72-car paved parking lot, and associated improvements on a 21.7± acre parcel located at North Bride Brook Road, East Lyme Assessor's Map 24.0, Lot 7. Limited clearing, grading and replanting of previously cultivated areas are proposed within a portion of the 100' upland review area. There will be no proposed activity within any wetlands area.**

Dear Mr. Hyde,

The East Lyme Inland Wetlands Agency at a meeting held on Monday, February 8, 2021, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, voted to APPROVE your application known as " Application of Harvest Christian Fellowship of Niantic, for the construction of a Church; Construction of an 8,450 square foot church building, a 72-car paved parking lot, and associated improvements on a 21.7± acre parcel located at North Bride Brook Road, East Lyme Assessor's Map 24.0, Lot 76, which is further subject to the following administrative requirements and required modifications to the site plan and other materials submitted in support of this application:

1. The Erosion and Sedimentation Control Plan and recommended Construction Sequence shall be followed.
2. Pursuant to the Erosion and Sedimentation Control Plan and construction sequence, notify conservation officer at least 2 days prior to construction to inspect erosion controls.
3. Silt fence and other erosion controls shall be and inspected by the Inland Wetlands Agent and/or Town Engineer prior to any site construction, land clearing or other associated construction activities.

4. In areas proposed to be loamed and seeded, a low maintenance lawn such as fescue, which requires minimal application of fertilizers and pesticides, shall be planted.
5. Forested cover within the upland review areas shall be maintained to the extent practicable. The proposed Limits of Disturbance (LOD) shall be strictly adhered to though out all phases of lot build out and construction.
6. A planting plan of the two cultivated areas being restored and revegetated shall be provided to the Inland Wetlands Agent identifying the seed mixture and the number and type of native shrubs proposed.
7. A financial guarantee (aka, Bond) in the amount satisfactory to the Inland Wetlands Agent and the Town Engineer shall be posted with the Inland Wetlands and Watercourses Agency for the purpose of ensuring the survival of the proposed plantings. Said bond shall be in a form acceptable to the Town of East Lyme and will be eligible for release after two (2) full growing seasons and the plantings having achieved an 80% survival rate.
8. As indicated in Exhibit "L", memorandum from Victor Benni P.E., Town Engineer dated November 13, 2021, an Erosion and Sedimentation Control Bond in the amount of \$15,000.00 dollars in a form satisfactory to the Town of East Lyme and the Inland Wetlands Agency shall be posted with the Town of East Lyme.
9. A copy of each inspection report for the Stormwater Management Basins shall be furnished to the East Lyme Inland Wetlands Agent within 7-days of conducting said inspection.
10. Any proposed additional work beyond this permit in the wetlands or watercourse or the **300-foot Upland Review Area (aka Regulated Area)** will require approval from the Inland Wetlands Agency or its certified agent.
11. Any changes to the site plan listed on this permit require notification to the Inland Wetlands Agent and may require commission approval- a new plan will be given to agent before work begins.
12. No site work shall commence until all applicable conditions are satisfied.
13. Notify Inland Wetlands Agent upon completion of all regulated activities for final inspection.

This approval is specific to the site development plan submitted as the application of the Harvest Christian Fellowship of Niantic, for the construction of a Church entitled "Harvest Christian Fellowship, Prepared for Harvest Christian Fellowship of Niantic, Inc., North Bride Brook Road, Map 24, Lot 76, East Lyme, CT, dated September 8, 2020 revised through December 10, 2020, Prepared by Joe Wren, P.E. of Indigo Land Design, LLC of 40 Elm Street, Old Saybrook, CT:"

Any change or modification in the plan or development plan layout other than those identified herein shall constitute a new application unless prior approval from the Agency or its Agent is granted.

O:\Inland Wetlands Agency\Inland Wetlands Agency 2020\Applications\N Bride Brook Church\Notice of Decision to Applicant.doc

Town of East Lyme • P.O. Box 519 • 108 Pennsylvania Avenue • Niantic, Connecticut 06375  
Phone: (860) 691-4114 • Fax: (860) 691-0351

The applicant/owner shall be bound by the provisions of this Application and Approval.

If you have any further questions regarding this letter or any of the Inland Wetland Regulations, please do not hesitate to contact me at (860) 691-4105 or visit our office.

Sincerely,



Gary A. Goeschel II

Director of Planning/

Wetlands Enforcement Officer

cc: Bill Scheer, Deputy Director Public Works  
William Mullholand, Zoning Official  
Steven E. Way, Building Official  
Victor Benni, Town Engineer  
Mark C. Nickerson, First Selectman  
File

**EAST LYME INLAND WETLANDS AGENCY**

PERMIT NUMBER: 21-001

Approved On: 2/8/2021

Expires On: 2/7/2026

N BRIDEBROOK RD

Map Lot: 24.0 76

Approved By:

Inland Wetland Agency

**Applicant Name:** Pastor Randall Hyde**Owner Name:** Harvest Christian Fellowship, Inc.**Owner Address:** 5 Freedom Way

Niantic CT 06537

**Site Plan Title:**

"Harvest Christian Fellowship, Prepared for Harvest Christian Fellowship of Niantic, Inc., North Bride Brook Road, Map 24, Lot 76, East Lyme, CT, dated September 8, 2020 revised through December 10, 2020, Prepared by Joe Wren, P.E.

**Erosion and Sedimentation Control Agent:**

TBD Upon Selection of Contractor

**Activity Permitted:**

Construction of an 8,450 square foot building, a 72-car paved parking lot, and associated improvements on a 21.7± acre parcel of land.

**Conditions:**

1. The Erosion and Sedimentation Control Plan and recommended Construction Sequence shall be followed.
2. Pursuant to the Erosion and Sedimentation Control Plan and construction sequence, notify conservation officer at least 2 days prior to construction to inspect erosion controls.
3. Silt fence and other erosion controls shall be and inspected by the Inland Wetlands Agent and/or Town Engineer prior to any site construction, land clearing or other associated construction activities.
4. In areas proposed to be loamed and seeded, a low maintenance lawn such as fescue, which requires minimal application of fertilizers and pesticides, shall be planted.
5. Forested cover within the upland review areas shall be maintained to the extent practicable. The proposed Limits of Disturbance (LOD) shall be strictly adhered to through out all phases of lot build out and construction.
6. A planting plan of the two cultivated areas being restored and revegetated shall be provided to the Inland Wetlands Agent identifying the seed mixture and the number and type of native shrubs proposed.
7. A financial guarantee (aka, Bond) in the amount satisfactory to the Inland Wetlands Agent and the Town Engineer shall be posted with the Inland Wetlands and Watercourses Agency for the purpose of ensuring the survival of the proposed plantings. Said bond shall be in a form acceptable to the Town of East Lyme and will be eligible for release after two (2) full growing seasons and the plantings having achieved an 80% survival rate.
8. As indicated in Exhibit "F", memorandum from Victor Benni P.E., Town Engineer dated November 13, 2021, an Erosion and Sedimentation Control Bond in the amount of \$15,000.00 dollars in a form satisfactory to the Town of East Lyme and the Inland Wetlands Agency shall be posted with the Town of East Lyme.
9. A copy of each inspection report for the Stormwater Management Basins shall be furnished to the East Lyme Inland Wetlands Agent within 7-days of conducting said inspection.
10. Any proposed additional work beyond this permit in the wetlands or watercourse or the 300-foot Upland Review Area (aka Regulated Area) will require approval from the Inland Wetlands Agency or its certified agent.
11. Any changes to the site plan listed on this permit require notification to the Inland Wetlands Agent and may require commission approval- a new plan will be given to agent before work begins.
12. No site work shall commence until all applicable conditions are satisfied.

**EAST LYME INLAND WETLANDS AGENCY**

Approved On: 2/8/2021

PERMIT NUMBER: 21-001

Expires On: 2/7/2026

N BRIDEBROOK RD

Map Lot: 24.0 76

Approved By:  
Inland Wetland Agency

13. Notify Inland Wetlands Agent upon completion of all regulated activities for final inspection.

This approval is specific to the site development plan submitted as the application of the Harvest Christian Fellowship of Niantic, for the construction of a Church entitled "Harvest Christian Fellowship, Prepared for Harvest Christian Fellowship of Niantic, Inc., North Bride Brook Road, Map 24, Lot 76, East Lyme, CT, dated September 8, 2020 revised through December 10, 2020, Prepared by Joe Wren, P.E. of Indigo Land Design, LLC of 40 Elm Street, Old Saybrook, CT."

Any change or modification in the plan or development plan layout other than those identified herein shall constitute a new application unless prior approval from the Agency or its Agent is granted. The applicant/owner shall be bound by the provisions of this Application and Approval.

**STANDARD CONDITIONS**

1. NOTIFY WETLANDS ENFORCEMENT OFFICER AT LEAST 2 DAYS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS.
2. NOTIFY WETLANDS ENFORCEMENT OFFICER AT COMPLETION OF PERMIT FOR FINAL INSPECTION AND SIGN OFF.
3. ADDITIONAL WORK BEYOND THIS PERMIT IN THE WETLANDS OR WATERCOURSE OR ITS 100' REGULATED AREA WILL REQUIRE APPROVAL FROM THE INLAND WETLANDS AGENCY OR ITS CERTIFIED AGENT.
4. CHANGES TO THE PLAN LISTED ON THIS PERMIT REQUIRE NOTIFICATION TO THE WETLANDS ENFORCEMENT OFFICER AND MAY REQUIRE AGENCY APPROVAL. A NEW PLAN WILL BE GIVEN TO AGENT BEFORE WORK BEGINS.

**PERMIT NOTES**

1. ANY APPLICATION TO RENEW A PERMIT SHALL BE GRANTED UNLESS THE AGENCY FINDS THAT THERE HAS BEEN A SUBSTANTIAL CHANGE IN CIRCUMSTANCES. NO PERMIT SHALL BE VALID FOR MORE THAN 10 YEARS.
2. NO PERMIT SHALL BE ASSIGNED OR TRANSFERRED WITHOUT THE WRITTEN PERMISSION OF THE INLAND WETLANDS AGENCY OR ITS AGENT.
3. THIS AGENCY HAS RELIED IN WHOLE OR PART ON INFORMATION PROVIDED BY THE APPLICANT, IF SUCH INFORMATION PROVES TO BE FALSE, DECEPTIVE, INCOMPLETE OR INACCURATE, THE PERMIT MAY BE MODIFIED, SUSPENDED OR REVOKED.
4. CONSERVATION TAGS, IF REQUIRED FOR THIS PERMIT, ARE PROVIDED BY THE WETLANDS ENFORCEMENT OFFICER AND INSTALLED BY PERMIT OWNER.
5. IF THE ACTIVITY AUTHORIZED BY THE AGENCY'S PERMIT ALSO INVOLVES AN ACTIVITY WHICH REQUIRES ZONING OR SUBDIVISION APPROVAL, SPECIAL PERMIT, VARIANCE, OR SPECIAL EXCEPTION, UNDER SECTIONS 8-3G, 8-3C, OR 8-26 OF THE CT GENERAL STATUTES, NO WORK PURSUANT TO THE WETLAND PERMIT MAY BEGIN UNTIL SUCH APPROVAL IS OBTAINED.
6. THE PERMITEE SHALL IMPLEMENT SUCH MANAGEMENT PRACTICES CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT AS NEEDED TO CONTROL STORM WATER DISCHARGES AND PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS AND WATERCOURSES. EROSION DEVICES SHALL BE REMOVED UPON COMPLETION OF THE WORK, AND THE DISTURBED AREAS SHALL BE STABILIZED.