

# Town of East Lyme

## APPLICATION FOR SPECIAL PERMIT

Date of Application: 7/30/2021 Zone: RU-40 Rural

Applicant's Name: Harvest Christian Fellowship of Niantic, Inc.

Applicant's Address: 5 Freedom Way #D6, Niantic, CT 06357 Telephone: \_\_\_\_\_

Location of Affected Premises: North Bride Brook Road Assessor's Map/Block/Lot: 24/76

Owner of Record: <Same as above> Volume/Page: 921/294

Owner's Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

**DESCRIPTION OF SPECIAL PERMIT REQUESTED** *{Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}*:

Section 20.1.2 A ~ To permit a church/religious institution on the subject property in an RU-40 zone.

Signature of Owner: 

Signature of Applicant: 

**Attach a true copy of the Deed and a Site Plan {10 copies required}.** A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

**Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1).** Proof of posting of the Special Permit Application for Public Notice must be submitted.

\*\*\*\*\*

**Below this line for Office Use Only:**

\*\*\*\*\*

Deed Copies Attached:	YES	<input checked="" type="radio"/> NO		PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	<u>500.00</u>	
				OUTDOOR DINING RENEWAL	\$20.00	_____	
Site Plan Attached:		<input checked="" type="radio"/> YES	NO	N/A	SITE PLAN FEE	\$300.00	<u>300.00</u>
					STORM WATER	\$300.00	<u>300.00</u>
					STATE FEE:		\$60.00
CHECK #:	<u>5643</u>			TOTAL DUE:		<u>\$ 1160.00</u>	

Date Approved: \_\_\_\_\_ Date Denied: \_\_\_\_\_

Approval subject to conditions below:

1. \_\_\_\_\_
2. \_\_\_\_\_

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: \_\_\_\_\_ Attest \_\_\_\_\_  
East Lyme Zoning Chairman

### Project Narrative

This project entails the construction of an 8,450 s.f. church building, 72-car paved parking lot and access road, and associated improvements. The owner and applicant is locally based Harvest Christian Fellowship presently located on Freedom Way. The existing lot is more than 21 acres and has frontage on Woodrow and North Bride Brook Roads. There are wetlands, a vernal pool, and multiple utility easements and infrastructure on the property. The majority of the land was used for crop farming and cultivation for many years until recently as part of the original Scott Farm.

Many controls have been incorporated into the overall plan to reduce runoff and enhance stormwater quality. First and foremost, the original farming use extended well into the wetland buffer areas and there were no controls for runoff, pesticides, fertilizers, etc. With this plan, natural buffers will be allowed to re-establish and no fertilizers will no longer be used in those areas. Additionally, many LID features i.e. crushed stone aprons, check dams, swales, curbless parking areas, overland flow, stormwater management basin, replanted buffer areas, rain garden, etc. have been implemented to reduce peak rates of runoff, enhance water quality, and promote infiltration and groundwater recharge.

This project has been reviewed and approved by the Inland Wetlands Commission and the Ledge Light Health District. The town engineer provided comment on the stormwater design and evaluation during the wetlands review process and had no outstanding comments.

SLR prepared a traffic analysis report and copies are submitted with the application for review. A photometric analysis of the access drive lighting and parking lot lighting is included with the application as well demonstrating no light trespass onto adjacent properties. Evergreen screening buffers are included to the nearest adjoining residential properties and new trees and shrubs and grasses are proposed to add to the site aesthetics ~ in total, there are 109 trees, shrubs and grasses proposed. Trash and recyclable dumpster will be within a fence enclosure on site and a detail is provided in the plans.

Below is a list of projected activities as provided by HCF:

Weekly events:

Sundays- 9am to 12:30pm, Sunday School and worship service. 22 cars, 58 people including children. The first Sunday of every month is special and includes a potluck lunch after the service. We finish at about 1:30 pm this day.

Mondays- nothing

Tuesdays- 6pm-9pm, one of the following on each Tuesday of the month (nothing on the 5th Tuesday if there is one): either men's Bible study, women's Bible study, or marriage refuel. 13 cars, 17 people.

Wednesdays- usually nothing but we recently had a first ever special class that met for 12 weeks from 6pm to 9pm. 11 cars, 22 people including children.

Thursdays- 6pm to 9pm, three events at the same time encompassing all age ranges of the church. Adult teaching, Youth group, and Children's program. 14 cars, 33 people total.

Fridays- 6pm to 9:30pm. Target 10:10 (support groups). 16 cars, 29 people.

Saturdays- ONLY on the first Saturday of each month. 8am to 10:30am. Men's breakfast and teaching. 10 cars, 12 people.

All food is done as potluck.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
Rolling	Public Water	1 Paved	2 Suburban	Code	Description	Appraised Value	Assessed Value
4	2	1	2	5-1	VAC RSLN	200,700	140,490
7	6						
SUPPLEMENTAL DATA							
Other ID: Block 000							
Sub-Div Fire							
Photo Tot Disabled							
Devl Lot # Heart							
Vet Exempt Freeze							
Tract 07161							
GIS ID: 24.0 76 ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/a	SALE PRICE	V.C.
HARVEST CHRISTIAN	921/ 294	09/16/2013	U	V	120,000		
SCOTT WEBSTER, M & LISA J	256/ 517	01/11/1988			0		
<b>Total:</b>				<b>140,490</b>		<b>140,490</b>	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
<b>Total:</b>							

OTHER ASSESSMENTS		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	5-1	140,490	2016	5-1	140,490	2016	5-1
<b>Total:</b>				<b>140,490</b>		<b>140,490</b>	

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/ SUB	0050/A			
<b>NOTES</b>				
AGREE 569/150, 154				
SURVEY MAP DR5/743-749				
FRMLY 33 DEAN RD				
10/1/03 625/64; 630/181 WTR LN ESMT				
10/1/14 BAA NO CHANGE				

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments				
<b>APPRaised VALUE SUMMARY</b>														
Appraised Bldg. Value (Card) 0														
Appraised XF (B) Value (Bldg) 0														
Appraised OB (L) Value (Bldg) 0														
Appraised Land Value (Bldg) 200,700														
Special Land Value 0														
Total Appraised Parcel Value 200,700														
Valuation Method: C														
Adjustment: 0														
<b>Net Total Appraised Parcel Value 200,700</b>														
VISIT/ CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									08/30/2016			DM	63	Review
									10/14/2011			DM	63	Review
									05/12/2011			RS	00	Measur+Listed
									11/09/2000			GM	00	Measur+Listed
									07/19/1991	X		DH	10	Measur/LtrSnt Letter Sel

LAND LINE VALUATION SECTION																	
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	Acre Disc	C. Factor	S.T. Idx	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1300 RES ACLNDV MDL-00	R40		40,000	SF	3.59	1.0000	1	1.0000	1.00	0050	0.95			1.00	3.41	136,400
1	1300 RES ACLNDV MDL-00	R40		20.81	AC	6,500.00	1.0000	1	1.0000	0.50	0050	0.95	RA TOPO		1.00	3,087.50	64,300
<b>Total Card Land Units: 21.73 AC</b>											<b>Parcel Total Land Area: 21.73 AC</b>		<b>Total Land Value: 200,700</b>				

**VISION**

6045  
EAST LYME, CT

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
00	Vacant									
		<b>MIXED USE</b>								
Code	Description	Code	Percentage							
1300	RES ACLNDV MDL-00		100							
		<b>COST/MARKET VALUATION</b>								
	Adj. Base Rate:		0.00							
	Net Other Adj:		0							
	Replace Cost		0.00							
	AYB		0							
	EYB		0							
	Dep Code		0							
	Remodel Rating		0							
	Year Remodeled		0							
	Dep %		0							
	Functional ObsInc		0							
	External ObsInc		0							
	Cost Trend Factor		1							
	Condition		0							
	% Complete		0							
	Overall % Cond		0							
	Apprais Val		0							
	Dep % Ovr		0							
	Dep Ovr Comment		0							
	Misc Imp Ovr		0							
	Misc Imp Ovr Comment		0							
	Cost to Cure Ovr		0							
	Cost to Cure Ovr Comment		0							
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>										
Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value				
		0	0	0	0	0				



Ttl. Gross Liv/Lease Area: 0 0 0 0

# N BRIDE BROOK RD

**Location** N BRIDE BROOK RD

**Mblu** 24.0/ 76/ 11

**Acct#** 006149

**Owner** HARVEST CHRISTIAN

**Assessment** \$140,490

**Appraisal** \$200,700

**PID** 6744

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$200,700	\$200,700

  

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$140,490	\$140,490

## Owner of Record

**Owner** HARVEST CHRISTIAN  
**Co-Owner** FELLOWSHIP OF NIANTIC INC  
**Address** 5 FREEDOM WAY  
 NIANTIC, CT 06357

**Sale Price** \$120,000  
**Certificate**  
**Book & Page** 0921/0294  
**Sale Date** 09/16/2013

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SCOTT WEBSTER M & LISA J	\$0		0256/0517	01/11/1988

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Attributes**

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

### Building Photo



(<http://images.vgsi.com/photos2/EastLymeCTPhotos/\01\01\17\09.JPG>)

### Building Layout

(ParcelSketch.ashx?pid=6744&bid=6964)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

Land Use	Land Line Valuation
<b>Use Code</b> 1300	<b>Size (Acres)</b> 21.73
<b>Description</b> RES ACLNDV M-00	<b>Frontage</b> 0
<b>Zone</b> R40	<b>Depth</b> 0
<b>Neighborhood</b> 0050	<b>Assessed Value</b> \$140,490
<b>Alt Land Appr</b> No	<b>Appraised Value</b> \$200,700
<b>Category</b>	

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$0	\$200,700	\$200,700
2019	\$0	\$200,700	\$200,700
2018	\$0	\$200,700	\$200,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$140,490	\$140,490
2019	\$0	\$140,490	\$140,490
2018	\$0	\$140,490	\$140,490



Date: March 11, 2021

To: Indigo Land Design, LLC

Subject Property: N Bride Brook Rd – Map 24 Lot 76, East Lyme

Plan Designed by: Joe Wren, P.E.

Last Revision Date: 11/13/2020

Plan Date: September 8, 2020

Date Paid: November 17, 2020

The plan and associated information submitted to our office on November 17, 2020 for a proposed church/religious institution, 1130 GPD, public water service and private on-site subsurface sewage disposal at the above stated property, in the Town of East Lyme, is:

- Approved w/conditions: Complies with the requirements of Section 19-13-B103 and 19-13-B100a of the Connecticut Public Health Code and the Ledge Light Health District Plan Review Policies.**

**“Conditional Approval Requirements”**

1. The plans are lacking an original stamp and signature from the P.E. Prior to issuance of the septic permit, engineer is to submit plans with a raised seal or otherwise original stamp and signature, or provide plans already on file with such.
2. The proposed roof drain is not to be backfilled with free draining material.
3. Installer to submit scaled and/or tied as-built to LLHD upon 30 days of completion with distances to flow line at house, inlet and outlet cover of tank, d-boxes, cleanouts and ends of leaching rows, well/water line, footing/curtain drains and between tie points. In addition, provide the name of installer, date, house location and street/directional arrow.
4. All tanks requiring risers shall maintain the original covers on the tanks, have riser covers that weight at least 59 lbs. and/or install a safety device below the riser to prevent individuals from falling into a tank. All below grade tank or riser cover handles shall contain or be fitted with a material that can be located with a metal detector.

**The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.**

1. It is strongly encouraged to keep the original tank covers on all tanks requiring risers to prevent the escape of sewer gases and prevent individuals from falling into tanks.
2. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

**\*Please note that soils testing indicated on this plan are representative of actual soil conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be**



Promoting  
healthy  
communities

**aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.**

Please call me at 860-448-4884 with any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Danielle Holmes, REHS/RS'.

Danielle Holmes, REHS/RS  
Sanitarian II

Cc: **Town of East Lyme Code Officials**

Town of



East Lyme

P.O. Drawer 519

**Department of Planning &  
Inland Wetlands Agency**

*Gary A. Goeschel II, Director of Planning /  
Wetlands Enforcement Officer*

108 Pennsylvania Ave  
Niantic, Connecticut 06357

**Phone: (860) 691-4114**

**Fax: (860) 860-691-0351**

October 23, 2020

CERTIFIED MAIL: 7018 0680 0000 9737 3474

Randall Hyde, Pastor  
Harvest Christian Fellowship Inc  
5 Freedom Way  
Niantic CT 06357

**RE: Inland Wetland Application- Harvest Christian Fellowship Inc, N Bride Brook Road**

Dear Pastor Hyde,

Please be advised that your application to the Inland Wetlands Agency is scheduled for a Public Hearing on November 16, 2020 at 7:00 p.m. at the Town Hall, 108 Pennsylvania Avenue, Niantic, CT 06357. Please note you will need to provide notice to the property abutters as provided in your application. A copy of the legal notice is enclosed for your convenience.

If you have any questions regarding this letter please do not hesitate to contact me at (860) 691-4114 or visit our office.

Sincerely,

Gary A. Goeschel II  
Director of Planning /  
Wetlands Enforcement Officer

GG/jld

cc: Joseph Wren, P.E., Indigo Land Design LLC

Town of



East Lyme

108 Pennsylvania Ave  
Niantic, Connecticut 06357  
Phone: (860) 691-4114  
Fax: (860) 860-691-0351

P.O. Drawer 519

Department of Planning &  
Inland Wetlands Agency

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

October 22, 2020

Account #D20603

Advertising Department  
The Day Publishing Co.  
Eugene O'Neill Drive  
New London, CT 06320

**Please publish the following notice on November 4 and November 12, 2020**

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TOWN OF EAST LYME

**INLAND WETLANDS AGENCY**

**Notice of Public Hearing**

The East Lyme Inland Wetlands Agency will hold a Public Hearing on November 16, 2020, at 7:00 p.m., via Zoom virtual meeting, (meeting instructions below) to consider the following:

1. **Harvest Christian Fellowship of Niantic, Applicant/Owner;** Application to conduct regulated activities including but not limited to clearing, grading, and revegetating previously cultivated areas within portions of the 100-ft Upland Review Area associated with the construction of an 8,450-square foot building, 72 - car paved parking lot, subsurface sewage disposal system, and associated appurtenances on a 21.7± - acre parcel of land located east of and with frontage along North Bride Brook Road between 269 North Bride Brook Road and 2 Woodrow Drive and also having frontage along the Woodrow Drive cul-de-sac, East Lyme Assessor's Map# 24.0, Lot# 7.

Join Zoom Meeting

<https://us02web.zoom.us/j/88269603391?pwd=Q3htOUx0d1JYbnFxeFZiT2JhUUU1CzZ09>

Meeting ID: 882 6960 3391      Passcode: 517091

Dial: 1 646 558 8656 US (New York)

A copy of the proposal is available in the Land Use offices, or online:

<https://eltownhall.com/government/boards-commissions/inland-wetland-agency/inland-wetland-agency-2020-materials/inland-wetland-agency-2020-materials-november-16/>

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Gary Goeschel, Inland Wetlands Agent

# Town of

**P.O. Drawer 519**

**Department of Planning &  
Inland Wetlands Agency**

*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**

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

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**

**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

**Applicant Name:** Pastor Randall Hyde

**Owner Name:** Harvest Christian Fellowship, Inc.

**Owner Address:** 5 Freedom Way

Niantic CT 06537

**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.

**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



**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.