

Town of

P.O. Drawer 519
Zoning Department



East Lyme

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Niantic, Connecticut 06357
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DATE: September 2, 2021
TO: East Lyme Zoning Commission
FROM: William Mulholland
RE: Special Permit Application Harvest Christian Fellowship of Niantic, Inc
N Bride Brook Road, Assessor's Map 24.0 lot 76

The applicant is applying for a Special permit and Site Plan approval to construct a church at the property referenced above.

The proposed building would be 8,430 sq ft in area with 72 parking spaces on a 21-acre parcel. The site has substantial wetlands which required a review and approval by the Town of East Lyme Inland Wetlands Agency. This permit was issued on February 8, 2021.

The applicant submitted a site plan which was reviewed by the Town Land Use team. This group is composed of the Town Planner/Inland Wetlands Agent, the Town Engineer, Town Water and Sewer Engineer, Zoning Official, Fire Marshal and other pertinent Town officials.

The technical review of the submittal package is to ensure compliance with our regulatory requirements. The Team comments were forwarded to the applicants engineer and were subsequently addressed.

The zoning regulations under Section 20.1.2.A permits churches and religious uses by Special Permit in any zoning district in the community. The use is also subject to section 25.5, "Table of Minimum Controls for Specific Special Permit" which does not contain any additional criteria.

In addition, the application must comply with the requirements of Section 24, Site Plan and Section 22, Parking.

The applicant is here this evening with their professionals to present the application which addresses all of the noted requirements.

In conclusion, it is my view that the applicant has met all of the applicable requirements of the zoning regulations. The commission will need to evaluate the application with regard to the Special Permit standards in Section 25 and determine whether the application is compliant.

Motion to Approve Application of Harvest Christian Fellowship of Niantic, Inc., for a Special Permit for a church/religious institution on the subject property. Said parcel is located at N Bride Brook Rd, East Lyme Assessor's Map 24.0, Lot 76.

Motion to Deny Application of Harvest Christian Fellowship of Niantic, Inc., for a Special Permit for a church/religious institution on the subject property. Said parcel is located at N Bride Brook Rd, East Lyme Assessor's Map 24.0, Lot 76.