

From: [Frank Ellsworth](#)
To: [Joe Wren](#); [John Way](#)
Cc: [Bill Mulholland](#); [Jennifer Lindo](#); [Flanders Chief](#); [Jim Barone](#); [Donald Highlander](#); [Glen Trematore](#); [Alex Klose](#); [Steven E. Way](#)
Subject: RE: Harvest Christian Fellowship Church
Date: Tuesday, September 14, 2021 10:43:20 AM

Mr. Wren;

The dead end exists from the front doors of the church to the dumpster enclosure which based on your phone call the other day is in excess of 274 feet. The 154 feet you discuss in your proposal is from the dumpster enclosure to the 90-degree corner in the middle of the designed dead end and ignores the 130 feet across the front of the building to the "T" at the front doors. While the number of vehicles isn't addressed in the code directly, access to the building and its occupants is. The building is on paper only at this time. Perhaps moving the foot print forward and allowing a road around the structure is more prudent. This allows a safe access road for first responders to exit the property and gives them access on all sides of the structure.

With respect to fire Lanes being labeled the length of the access road:

I counted 72 parking spaces. The occupant load of the sanctuary is 226 people. The fellowship hall at less concentrated, 15 sqft., tables and chairs, is 98; calculated at concentrated, 7 sqft., chairs only is 209. Just these two areas not counting the other spaces shows parking to be a premium. The proposed access road is already at the bare minimum of 20 feet so there is zero allowance to provide or allow parking on just one side for large event such as Easter, Christmas or any other event.

I received a call from the State notifying me that you had called regarding fire lanes. Perhaps the above explanation has cleared up that issue.

There are also proposals for the building design itself regarding fire compartmentation, elimination of sprinklers and using stoves for warming only. Those items are being evaluated at this time and we may seek input from the State for clarification of some items. In an attempt to bring multiple e-mails to one discussion I'll offer the following code section regarding the stove:

609.2 Where Required

A [Type I hood](#) shall be installed at or above all [commercial cooking appliances](#) and domestic cooking appliances used for commercial purposes that produce grease vapors.

Exception: A [Type I hood](#) shall not be required for an electric cooking appliance where an approved testing [agency](#) provides documentation that the appliance effluent contains 5 mg/m³ or less of grease when tested at an exhaust flow rate of 500 cfm (0.236 m³/s) in accordance with UL 710B.

The following is an answer from an NFPA fact sheet regarding building use and occupancy loads:

Once a building is designed and built, it is very difficult to control how it will be used over its

lifetime. Remember, building and life safety codes prescribe minimum requirements for safety; providing adequate egress facilities is critical and is not an area in which to cut corners.

The point of building use and control is of particular importance. Stating a stove is for warming only in a wood structure, without sprinklers, single access and over two miles away from busy town fire departments is a potentially problematic.

I hope this further addresses the code challenges presented.

With the exception of the outstanding issue regarding access we would support the project moving through the zoning process.

From: Joe Wren <jwren@indigo-land.com>
Sent: Wednesday, September 08, 2021 4:13 PM
To: John Way <jway@eltownhall.com>
Cc: Bill Mulholland <billm@eltownhall.com>; Jennifer Lindo <jlindo@eltownhall.com>; Frank Ellsworth <fellsworth@eltownhall.com>; Flanders Chief <flanderschief@eltownhall.com>; Jim Barone <jbarone@eltownhall.com>; Donald Highlander <don@connectingspaces.com>; Glen Trematore <glen@churchdevelopment.com>; Alex Klose <aklose@eltownhall.com>
Subject: Re: Harvest Christian Fellowship Church

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Understood but my biggest question is where that is measured from and to. From the beginning of the parking spaces in that wing all the way to the gate at the dumpster enclosure is 154 feet. If necessary, we could eliminate a few parking spaces to reduce the length of that wing if necessary. I think we all agree that the "T" at the top of the access drive in front of the church is an adequate turnaround for the access drive.

Thank you,
Joe

Joe Wren, PE
Principal
Indigo Land Design, LLC
40 Elm Street, 2nd Floor
Old Saybrook, CT 06475

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E: jwren@Indigo-Land.com
W: www.Indigo-Land.com

On Wed, Sep 8, 2021 at 1:50 PM John Way <jway@eltownhall.com> wrote:

Mr. Wren,

In regard to the question of Fire Apparatus access.

2018 CT State Fire Safety Code 503.2.5

Dead Ends Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Thank you

John J. Way
Fire Marshal
Town of East Lyme Fire Marshal's Office
171 Boston Post Road
East Lyme, CT 06333

Office 860-739-2420
Cell 860-912-1477
Fax 860-739-4381
jway@eltownhall.com

From: Joe Wren <jwren@indigo-land.com>

Sent: Wednesday, September 8, 2021 12:06

To: John Way <jway@eltownhall.com>; Bill Mulholland <billm@eltownhall.com>; Jennifer Lindo <jlindo@eltownhall.com>; Frank Ellsworth <fellsworth@eltownhall.com>

Cc: Donald Highlander <don@connectingspaces.com>; Glen Trematore <glen@churchdevelopment.com>; Alex Klose <aklose@eltownhall.com>

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Mr. Way, thank you for discussing your comments with me over the phone - we understand that you are not able to meet in person over the next several days. I understand your concern of the hydrant location and we will relocate or add a hydrant to the parking lot island as discussed and mentioned in your comments. For the turnaround, I understand your concerns of access to a second side of the building (Side B). Our hope is that the present parking lot configuration with 24' wide aisles and a "T" turnaround at the front of the proposed church building would be sufficient for safe maneuvering of your fire apparatus. Any additional pavement areas would result in extra costs and potential wetland permitting related issues

and would be preferred to be avoided if possible.

As discussed, all fire alarm and sprinkler related concerns will be ironed out at the building permit stage and are not zoning related.

Lastly, we discussed the neighbor that may be reaching out to you. You said you are not able to meet in person over the next several days leading up to the meeting on the 16th so if there is any scheduled phone call or other type of discussion with that neighbor, you will let us know so we can be part of the conversation.

Thank you,
Joe

Joe Wren, PE
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On Wed, Sep 8, 2021 at 10:38 AM John Way <jway@eltownhall.com> wrote:

Mr. Wren,

Which comment or comments are you looking to discuss?

If time permits, please call our office this morning between 1045 and 1200 hours.

860-739-2420

John J. Way
Fire Marshal
Town of East Lyme Fire Marshal's Office
171 Boston Post Road
East Lyme, CT 06333

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From: Joe Wren <jwren@indigo-land.com>

Sent: Wednesday, September 8, 2021 10:19

To: John Way <jway@eltownhall.com>; Frank Ellsworth <fellsworth@eltownhall.com>

Cc: Bill Mulholland <billm@eltownhall.com>; Jennifer Lindo <jlindo@eltownhall.com>; Alex Klose <aklose@eltownhall.com>; Glen Trematore <glen@churchdevelopment.com>; Donald Highlander <don@connectingspaces.com>

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Hi Mr. Way and Mr. Ellsworth,

I am the site/civil engineer for this project and am in receipt of your review dated August 31, 2021. We would like to meet with you ASAP to discuss your comments in preparation for our hearing on Thursday, 9/16. Please let us know your availability.

Thank you!

Joe

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