

**EAST LYME ZONING COMMISSION  
PUBLIC HEARING I  
Thursday, SEPTEMBER 16th, 2004  
MINUTES**

The East Lyme Zoning Commission held the Application of Reverend Randall Hyde and Harvest Christian Fellowship Church Public Hearing on September 16, 2004 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson opened the Public Hearing and called it to order at 7:30 PM.

**PRESENT:** Mark Nickerson, Chairman, Ed Gada, Secretary, Norm Peck,  
Shawn McLaughlin, Rosanna Carabelas, Marc Salerno,  
Alternate

**ALSO PRESENT:** Reverend Randall Hyde, applicant  
William Dwyer, Alternate

FILED IN EAST LYME TOWN  
CLERK'S OFFICE

**ABSENT:** Pamela Byrnes, William Henderson, Alternate

Sept 21 20 04 at 3:20 AM  
PM

**PANEL:** Mark Nickerson, Chairman, Ed Gada, Secretary,  
Shawn McLaughlin, Rosanna Carabelas, Marc Salerno,  
Alternate, William Dwyer, Alternate

Esther B. Williams  
EAST LYME TOWN CLERK

**Pledge of Allegiance**

The Pledge was observed.

**Public Hearing I**

**1. Application of Reverend Randall Hyde and Harvest Christian Fellowship Church to operate a Church at 5 Freedom Way, Niantic, Connecticut.**

Mr. Nickerson noted that he was seating Marc Salerno, Alternate this evening.

Mr. Peck stated for the record that he has a conflict of interest and would recuse himself from this hearing.

Mr. Nickerson seated William Dwyer, Alternate at the table, to replace Mr. Peck for this hearing.

Mr. Nickerson read the following correspondence into the record:

- ◆ Letter dated 8/13/04 to Wm. Mulholland, ZO from Reverend Hyde – Re: the need for 7-10 parking spaces for Sunday Service and noting that the stage was located on the far wall to minimize noise.

Mr. Nickerson called upon Reverend Hyde to make a presentation.

Reverend Hyde said that they have been here for 10 years and that they have a small bookstore that they wish to close and move to Freedom Way that will service the church members. They currently meet at the Chesterfield Fire House and they hope to grow and be able to purchase land and build their own church. This will enable them to settle for a while and save for the purchase of land to build their church.

Mr. Nickerson noted for everyone that Churches are permitted in any zone. He also said that the parking requirement is one space for every five seats. He then asked Reverend Hyde how many seats he expected to have.

Reverend Hyde said that they would have around 50 seats to start.

Mr. Nickerson asked if they were pews or regular seats.

Reverend Hyde replied that they are regular seats.

Mr. Nickerson asked Reverend Hyde what he would do if the membership grew and the parking became an issue.

Reverend Hyde said that he would be willing to work with them on this and would go to more services so that everyone would not be there at the same time. He noted that none of the other businesses are open on Sunday.

Ms. Carabelas asked if they teach now.

Reverend Hyde said that they teach at Chesterfield now. He added that the bookstore would be pretty much phased out and only for the church members.

Mr. Dwyer asked if they have enough parking.

Reverend Hyde said that they do currently have enough parking. He added that the whole area would be pretty much empty on Sundays.

Mr. Dwyer said that they would be using parking that belongs to someone else.

Mr. Nickerson explained that the spaces are not set aside or assigned. The spaces are designated for the building as a whole as everyone is renting space.

Mr. Dwyer said that he wanted to make certain that liability would not go to another tenant if someone hit a car.

Ms. Carabelas commented that the driver would be liable or the landlord.

Mr. Nickerson asked if they had any other questions –

Hearing none –

Mr. Nickerson called for anyone from the public who wished to speak on this application –

Joseph Kwasniewski, 67 Walnut Hill Road said that he is all for them being able to move there.

Bob Gadbois, 358 Boston Post Road said that it seems that they are a good tenant and there is no reason not to let them have the opportunity to move there.

Mr. Nickerson called for any other comments –

Hearing none –

Mr. Nickerson called for a motion to close the public hearing.

**\*\*MOTION (1)**

**Mr. Salerno moved that this Public Hearing be closed.**

**Ms. Carabelas seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Mr. Nickerson closed this Public Hearing at 7:50 PM.

Respectfully submitted,

Karen Zmitruk,

Recording Secretary

(Note: Mr. Peck returned to the table and Mr. Dwyer, Alternate returned to the audience)