

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 04/27/22 Zone: LI - Light Industrial
 Applicant's Name: The Light House Voc-Ed Center Inc.
 Applicant's Address: 125 Shaw St New London, CT 06320 Telephone: 860-389-1749
 Location of Affected Premises: 15 Liberty Way Niantic Assessor's Map/Block/Lot: 09.48
 Owner of Record: Fifteen Liberty Way LLC Volume/Page: 420/181
 Owner's Address: 6 Vista Dr, Suite 200, Old Lyme, CT Telephone: 860-662-4017 *

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):
Application for Special Permit 20.1.2 (D) for Light House Voc-Ed Inc., a private non-profit school. See attached narrative.

Signature of Owner: [Signature] *
 Signature of Applicant: [Signature] Jeremy Ostrout

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	NO		PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	<u>150.00</u>
				OUTDOOR DINING RENEWAL	\$20.00	_____
Site Plan Attached:	YES	NO	N/A	SITE PLAN FEE	\$300.00	_____
				STORM WATER	\$300.00	_____
				STATE FEE:		\$60.00
CHECK #: <u>10521</u>				TOTAL DUE:		\$ <u>210.00</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



125 Shaw St.
New London, CT
06320

PH: 860 445 7626
FX: 860 449 1378
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4/22/22

Town of East Lyme – Zoning Commission
William Mulholland
108 Pennsylvania Ave
Niantic, CT 06357

Dear Chairman Mulholland & Commissioners

Please accept our Special Permit application to allow use of 15 Liberty Way Niantic, CT 06357. We are seeking to acquire a Special Use Permit as defined in the General Regulations, Section 20, sub-section 20.1.2 D. In that, private, non-profit schools may be permitted in any Zoning District when granted as a Special Permit by the Zoning Commission. The Light House Voc-Ed Center Inc, a 501(c)(3) is pursuing the purchase of a new building in order to expand our state approved private schools.

Project scope will include minimal repairs, minor electrical upgrades, installation of Fire & Safety upgrades as per the Fire Marshall and a possible replacement of the roof. In the event the roof is to be replaced, proper permits will be pulled. We are also seeking the approval of the installation of a small outside learning space, located in the Northwest of our parking lot, outlined in the attached narrative.

In accordance with our mission we see this building as the perfect opportunity to relocate to a safe, desirable area that allows for future growth.

Thank you for your consideration.

Sincerely,

Jeremy Ostrout
Operations Manager
The Light House Voc-Ed Center Inc.

To Educate and Prepare for Life



The Light House Voc-Ed Center Inc.

Special Permit - Narrative

15 Liberty Way

125 Shaw St.
New London, CT
06320

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Proposed Use:

The Light House Voc-Ed Center Inc. is a state-approved private, non-profit special education school for children 5-22 that addresses the social, emotional, behavioral, and academic needs of students with significant intellectual and developmental differences. Functional, student-centered academics and behavioral supports are combined with community-based programming in order to promote development in areas of social communication, pre-vocational skills, daily living, and self-regulation.

For the past decade, downtown Niantic has been the home of our two school sites. It has served as a safe and accessible community in which to fulfill our mission of education and preparing students for life. However, we have reached the point where our two locations are no longer adequate to handle our growing population.

15 Liberty Way not only promotes an ideal environment for our population with its location near local parks, playgrounds and volunteer sites, it also allows us to accommodate a larger population than we are currently serving and promotes future growth as an agency. We are currently approved through the Department of Education for 30 students, but we will be seeking approval for 40 students.

The building contains an ideal space for our mission with individual classrooms, functional kitchens for community lunch, large meeting areas, administration space, open second floor plan and dedicated spaces for our therapeutic and related service providers (physical and occupational therapists). The environment and location are ideal complements for our program's mission and goals.

An outdoor learning and recreational area is delineated on a map submitted with this application. The usable outdoor area shall be limited to the outlined area on the map. To construct, we are requiring the use of 5 parking spaces, located in the Northwest of the parking lot.



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Suitability of the site per Zoning Regulations:

15 Liberty Way is currently zoned as LI, Light Industrial. We currently seek approval through Section 20, sub-section 20.1.2 (D) Private, non-profit schools for uses permitted in any zone.

Current frontage, setback or coverage will not be altered, as outlined in Section 11, sub-section 11.3 Dimensional Requirements.

As outlined in section 24, sub-section 24.6 Standards, proper surfacing & drainage will be maintained and the property properly graded & paved. The driveway, as it is currently, is of an appropriate size for proper and sufficient entry and egress for our proposed use. We do not anticipate adverse effects on traffic flow. The current site condition is properly maintained in an uncluttered state. Proper landscape buffers exist at the front of the property and contain grass & suitable ground cover.

As outlined in section 25, sub-section 25.3.2, our operations will not be more objectionable to nearby properties by reason of noise, fumes, vibration or flashing lights, than would be the operations of any permitted use.

Proposed Building Use:

The current building on the property is approximately 24,000 square feet with no adjacent buildings on site. No new buildings, construction or changes to the exterior of the building are proposed.

The building itself is currently well-suited for our programming needs and no major interior changes are needed at this time. As we grow as an agency, we also do not anticipate making any large changes to the interior of the building. If at the time, we did find we needed to make structural or major changes to the building, all applicable permits would be pulled.

Currently, the building meets all fire codes, health codes, has working water, septic, is properly maintained and has had inspections done on both the sprinkler system and elevator. As part of our own requirements with the Department of Education, we will seek annual re-approval from both the local Fire Marshall and local health department.

As part of our mission and based on the population we serve, we do require ADA compliance, to which this building meets. No new modifications are necessary as all functional ADA requirements have been met.

At this time, this building currently contains an outbuilding and an enclosure. It is for the cooling tower, as outlined below, and also contains equipment for the AT&T tower on the roof. The other building is an enclosure for the dumpster & recycling bins. At this time, we do not anticipate adding either an outbuilding or an auxiliary building nor changing the use of the existing additional buildings.



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Hours of Operation & Parking:

The Light House Voc-Ed Center currently holds operating hours between 8AM-2PM, Monday-Friday, with additional respite services offered 2PM-4:30PM, Monday-Friday. We are requesting approval for hours of operation for 6AM-10PM, Monday-Saturday. We are looking to add this increase of hours for operations to allow for office hours, group meetings, and other activities related to school functions. We are also requesting approval for hours of operation for 6AM-5PM on Sunday. With our proposed staffing, traffic flow through the site at any given moment is minimal. Currently, we see no additional modifications to accommodate additional parking or increased traffic, based on current usage.

Access to the site is through the existing driveway, wide enough to accommodate traffic going both ways. Student drop-off and pick-up will take place at the main entrance, with staggered schedules and utilizing the additional parking spots at the front of building. Appropriate signage, as outlined by the Department of Education, will be utilized to signal the student drop-off area and hung at the appropriate height for traffic.

As noted in the East Lyme Zoning Regulations, section 22, our current program does not fall under any outlined uses for parking lot size. We propose a ratio of one spot per one employee. Using this, we anticipate having up to 40 employees (1:1 ratio for the proposed 40 students), up to 20 auxiliary staff and contracting services and up to 6 total visitors. We also propose a maintained fleet, owned by the company, of up to 10 vans. We do not own school buses or commercial vehicles exceeding 10,000 lbs. With our proposed recreational area, we would be at 76 spots.

Due to the nature of our programming and our own cliental, the appropriate number of handicap parking spots will be maintained.

Fire & Safety:

Currently, 15 Liberty Way possesses a functional and properly inspected fire panel and system, as well as a sprinkler system. Portable fire extinguishers are located throughout the building, on all floors and are routinely inspected. Wired-in smoke detectors, tied into fire panel, are also located on every floor, as well as emergency lighting and exit signs. All of these shall be routinely inspected, as required by the local Fire Marshall. An annual walkthrough will take place with the local Fire Marshall, to assess that all appropriate Fire Safety measures are taking place and required remediation's are handled, as required by State Department of Education.

Additional fire and safety will include maglock doors where necessary, a fire evacuation plan as well as routine do fire drills and lockdown drills, and installation of a crash bar on our rear exit door. We also intend to implement a camera and buzzer system.



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Signage:

Currently, there is an existing sign, located at the entrance to the property. We intend to replace this signs text, but not its size or scope. We do not intend to add up-lighting at this time for said signage but in the event we do, appropriate permits will be pulled.

Outdoor Lighting:

No changes will be made to the current setup of outdoor lighting, which includes flood lighting and provides safe access to the front and rear of the buildings. There are parking lot lights, on timers, throughout the parking lot as well.

Water, Sewage & Refuse Collection:

15 Liberty Way is currently on city water and septic. Due to change in use, we will be filing a B100A with Ledge Light Public Health. We do not anticipate changing the usage from the current allotted amount and would not require a larger septic tank.

Currently, 15 Liberty Way operates trash removal through All Waste (CWPM does collection) and we will continue to use this service. It is enclosed, in the Northeast of the parking lot, in a 6 foot vinyl fence.

Public Health Department (Ledge Light):

As stated, we are required to have an annual inspection by the public health department. We are not changing use of our kitchen, which currently operates as a vocational programming use. We will continue to operate our kitchen in this capacity.

Due to the property containing a septic tank, a B100A form will be filed with Ledge Light and submitted on behalf of a change in use. There is no occupancy increase based on current approved amounts.

Heating & HVAC:

Currently, 15 Liberty Way operates off two gas-fired cast iron boilers, supplying hot water to the VAV's (variable air volume) and CAV's (continuous air volume) heat exchanger boxes throughout the building. Both are within their recommended lifespan and appear to have been maintained. We do not anticipate needing changes to these systems.

Cooling is provided by one exterior cooling tower, located within an auxiliary structure in the parking lot. This pumps chilled water into the mechanical rooms and cold air throughout the building to the VAV's and CAV's.



Additionally, electric baseboards are located on the third floor to provide a secondary heat source. We do not anticipate, at this time, needing additional heating units.

Environmental Concerns:

Based on the age of the building, property management record and building inspection report, there is no asbestos located on the property nor is there evidence of lead paint ever being used. A commercial inspection failed to locate any evidence of either of these.

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CURRENT OWNER FIFTEEN LIBERTY WAY LLC 6 VISTA DR, SUITE 200 OLD LYME, CT 06371 Additional Owners:	UTILITIES 2 Public Water 3 Public Sewer	STRT. ROAD 1 Paved 2 Suburban	LOCATION	CURRENT ASSESSMENT
TOPO. 1 Level				Code 2-1 2-2 2-5 4-1
Assessed Value 222,390 1,042,790 35,560 105,000	Appraised Value 317,700 1,489,700 50,800 150,000			
SUPPLEMENTAL DATA				
Other ID: Sub-Div Photo Devl Lot # Vet Exempt Tract	Block Fire Tot Disabled Heart Freeze	6045 EAST LYME, CT		
GIS ID: 09.4.8	ASSOC PID# 07161	VISION		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.
FIFTEEN LIBERTY WAY LLC	420/181		01/02/1997	U	I	425,000	14
RI WATERMAN PROPERTIES INC	402/143		01/09/1996	U	I	0	25
CT GALAXY PROPERTIES INC	400/354		12/04/1995	U	I	0	14
RI WATERMAN PROPERTIES INC	393/494		07/18/1995	U	I	780,000	25
CT GALAXY PROPERTIES INC	392/134		06/13/1995	U	I	0	14
RCM ASSOCIATES LTD PARTNERSHIP	316/353		06/28/1991	Q	I	1,330,000	00
Total:							

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			

ASSESSING NEIGHBORHOOD

Street Index Name: _____ Tracing: _____ Batch: _____

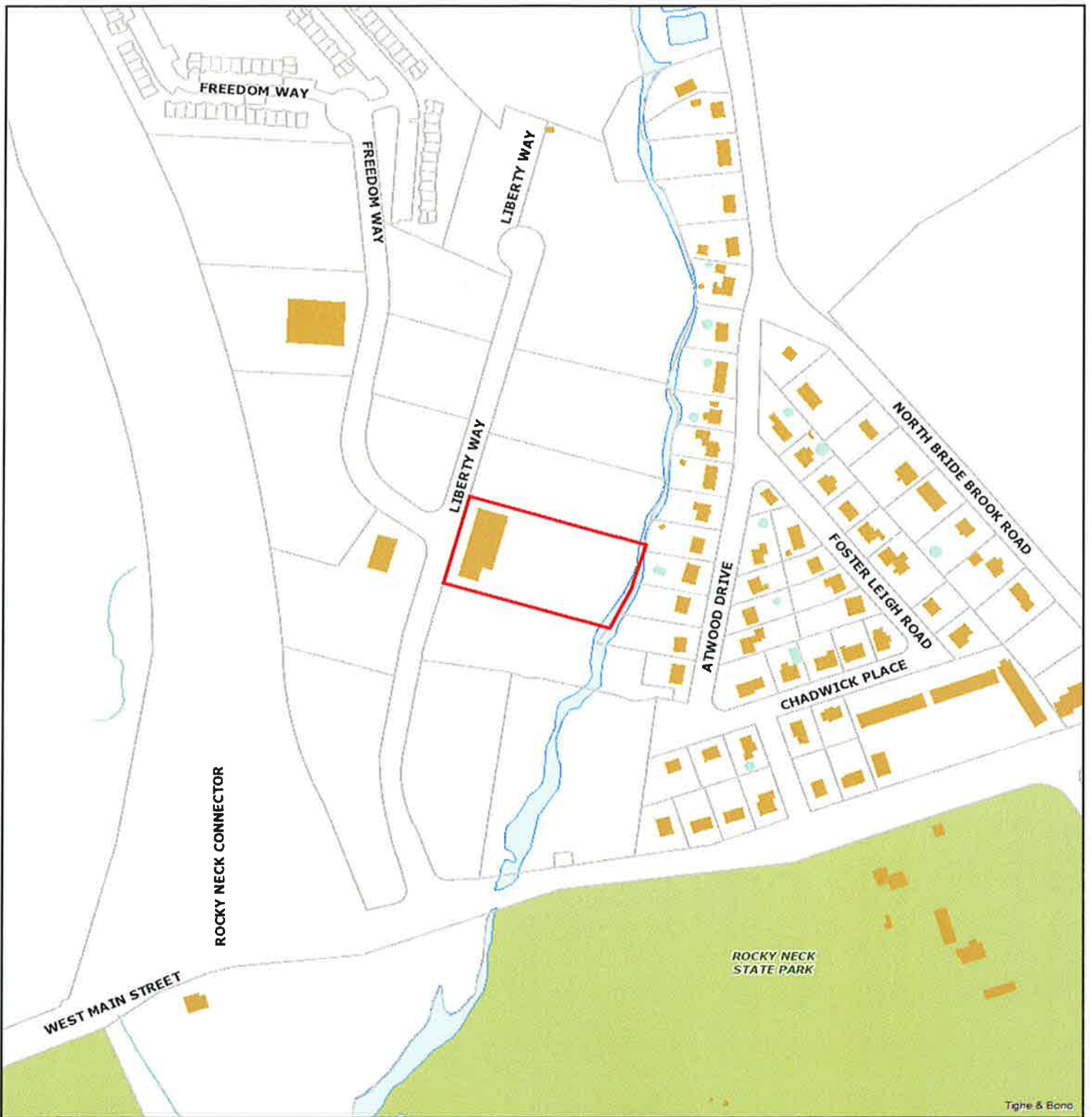
NOTES

AT&T WIRELESS ANTENNA EXT;774/94 ASSI
10/1/11 BAA NO CHANGE
E = 36% VAC(FUS+)
CELL ARRAY

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
B130717-3	07/30/2013	CM	Commercial	4,500		100	10/01/2013	TOWER UPGRADE	12/19/2016
B121219-6	12/19/2012	CM	Commercial	25,000		100	10/01/2013	3 ANTENNA/6 REMOT	12/22/2011
B13610	04/14/2004	CM	Commercial	40,000		100	07/08/2004	TOILET ROOM RENO	02/24/2011
B480	05/05/1997	CM	Commercial	124,000		100	04/14/1998	ALTERATIO	06/20/2006
8659	07/19/1991	CM	Commercial	45,000		100	09/10/1991		01/18/2001

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
B130717-3	07/30/2013	CM	Commercial	4,500		100	10/01/2013	TOWER UPGRADE	12/19/2016	RT			50	Hearing Change
B121219-6	12/19/2012	CM	Commercial	25,000		100	10/01/2013	3 ANTENNA/6 REMOT	12/22/2011	AD			40	Hearing-No Change
B13610	04/14/2004	CM	Commercial	40,000		100	07/08/2004	TOILET ROOM RENO	02/24/2011	AD			40	Measur-Listed
B480	05/05/1997	CM	Commercial	124,000		100	04/14/1998	ALTERATIO	06/20/2006	BD			63	Review
8659	07/19/1991	CM	Commercial	45,000		100	09/10/1991		01/18/2001	NS			00	Measur-Listed

LAND LINE VALUATION SECTION																	
B #	Use	Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	ST.	Notes-Adj	Special Pricing	S Adj Fact	Unit Price	Land Value		
1	3400	OFFICE BLD MDL-94	LI		1.78 AC	150,300.00	1.2500	C	1.0000	1.0000	0.95	ALL SITE	1.00	178,481.25	317,700		
1	4330	RAD/TV TR	LI		1.00 BL	150,000.00	1.0000	0	1.0000	1.0000	0.00	CELL SITE ARRAY	1.00	150,000.00	150,000		
Total Card Land Units:														1.78 AC	Parcel Total Land Area: 1.78 AC	Total Land Value:	467,700



Tigre & Bond

15 LIBERTY WAY

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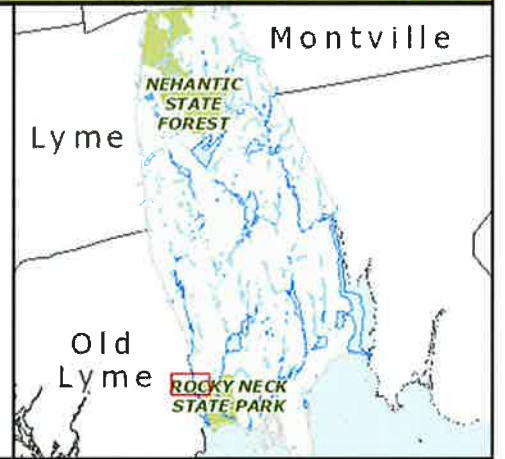
1"=300'

Property Information

Parcel ID	09.4 B
Address	15 LIBERTY WAY
Sale Price	425000



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



15 LIBERTY WAY

Location 15 LIBERTY WAY

Mblu 09.4/ 8/ / /

Acct# 007790

Owner FIFTEEN LIBERTY WAY LLC

Assessment \$1,284,990

Appraisal \$1,835,700

PID 6062

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,357,400	\$478,300	\$1,835,700

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$950,180	\$334,810	\$1,284,990

Owner of Record

Owner FIFTEEN LIBERTY WAY LLC
Co-Owner
Address 6 VISTA DR, SUITE 200
OLD LYME, CT 06371

Sale Price \$425,000
Certificate
Book & Page 0420/0181
Sale Date 01/02/1997
Instrument 14

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RI WATERMAN PROPERTIES INC	\$0		0402/0143	25	01/09/1996
CT GALAXY PROPERTIES INC	\$0		0400/0354	14	12/04/1995
RI WATERMAN PROPERTIES INC	\$780,000		0393/0494	25	07/18/1995
CT GALAXY PROPERTIES INC	\$0		0392/0134	14	06/13/1995

Building Information

Building 1 : Section 1

Year Built: 1988
Living Area: 23,811
Replacement Cost: \$2,416,414

Building Percent Good: 52
Replacement Cost
Less Depreciation: \$1,256,500

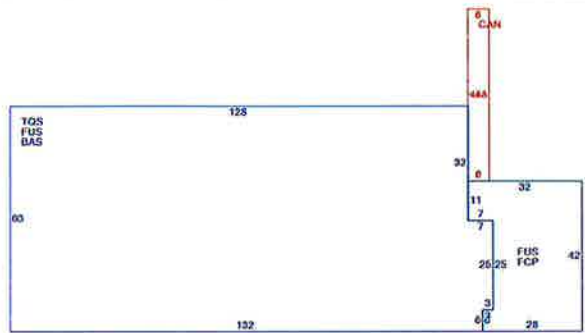
Building Photo



(http://images.vgsi.com/photos2/EastLymeCTPhotos/A0101\12193.JPG)

Building Attributes	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	2.75
Occupancy	3.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Glis/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	OFFICE BLD M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3400
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	0.00

Building Layout



(ParcelSketch.ashx?pid=6062&bid=6192)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	9,408	8,938
BAS	First Floor	8,263	8,263
TQS	Three Quarter Story	8,263	6,610
CAN	Canopy	288	0
FCP	Carport	1,145	0
		27,367	23,811

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR2	WET/CONCEALED	25934.00 S.F.	\$16,200	1
MSC17	ELEVATOR	1.00 UNIT	\$33,300	1

Land

Land Use

Use Code 3400
Description OFFICE BLD M94
Zone LI
Neighborhood 0050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.78
Frontage 0
Depth 0
Assessed Value \$334,810
Appraised Value \$478,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			28000.00 S.F.	\$42,000	1
LT1	LIGHTS-IN W/PL			7.00 UNITS	\$3,500	1
LT2	W/DOUBLE LIGHT			6.00 UNITS	\$4,100	1
SHD1	SHED FRAME			300.00 S.F.	\$1,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,540,500	\$467,700	\$2,008,200
2019	\$1,540,500	\$467,700	\$2,008,200
2018	\$1,540,500	\$467,700	\$2,008,200

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$1,078,350	\$327,390	\$1,405,740
2019	\$1,078,350	\$327,390	\$1,405,740
2018	\$1,078,350	\$327,390	\$1,405,740

Floor 2



GROSS INTERNAL AREA
FLOOR 1: 7856 sq. ft. FLOOR 2: 29065 sq. ft.
FLOOR 3: 6950 sq. ft.
TOTAL: 22871 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

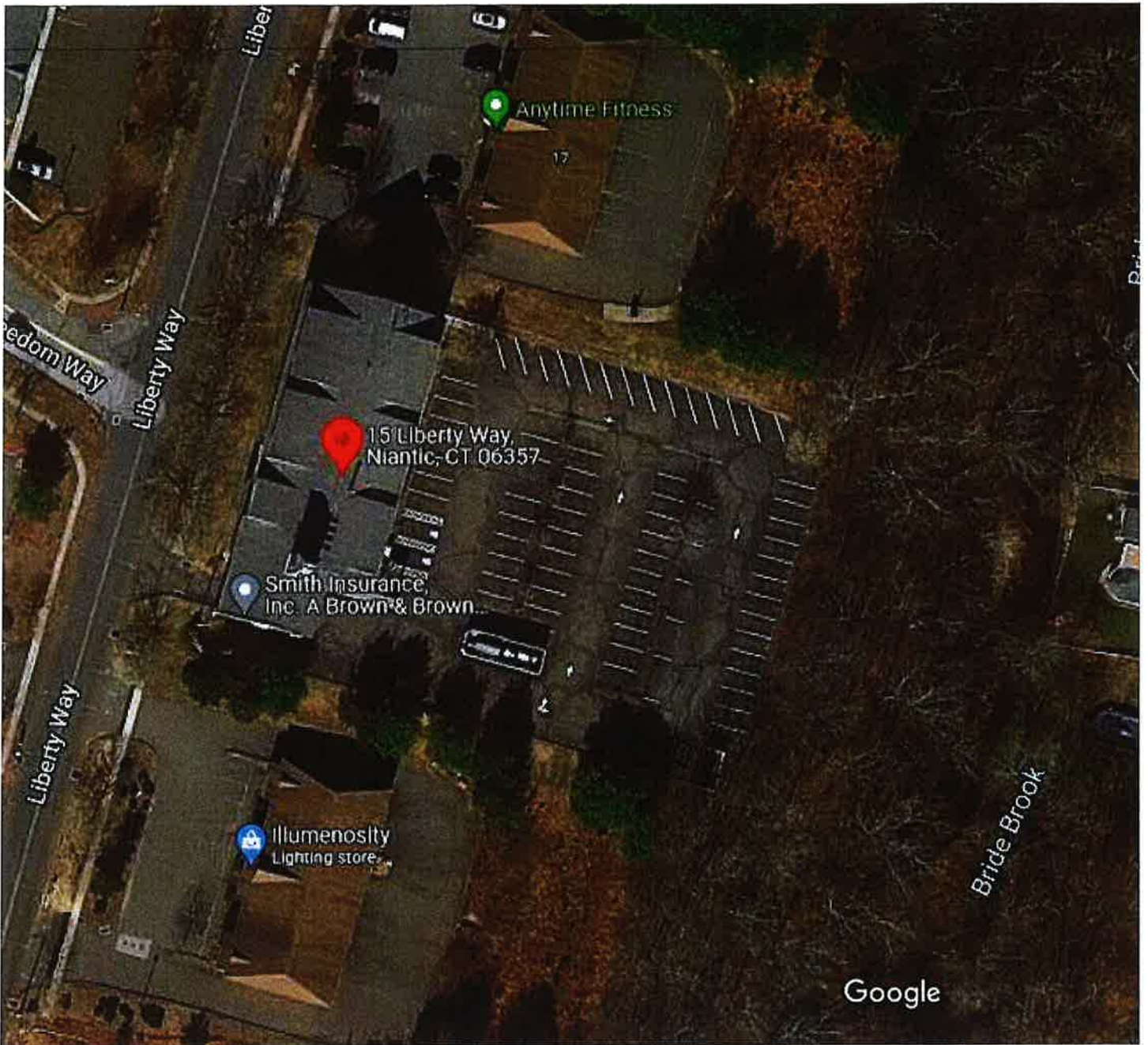


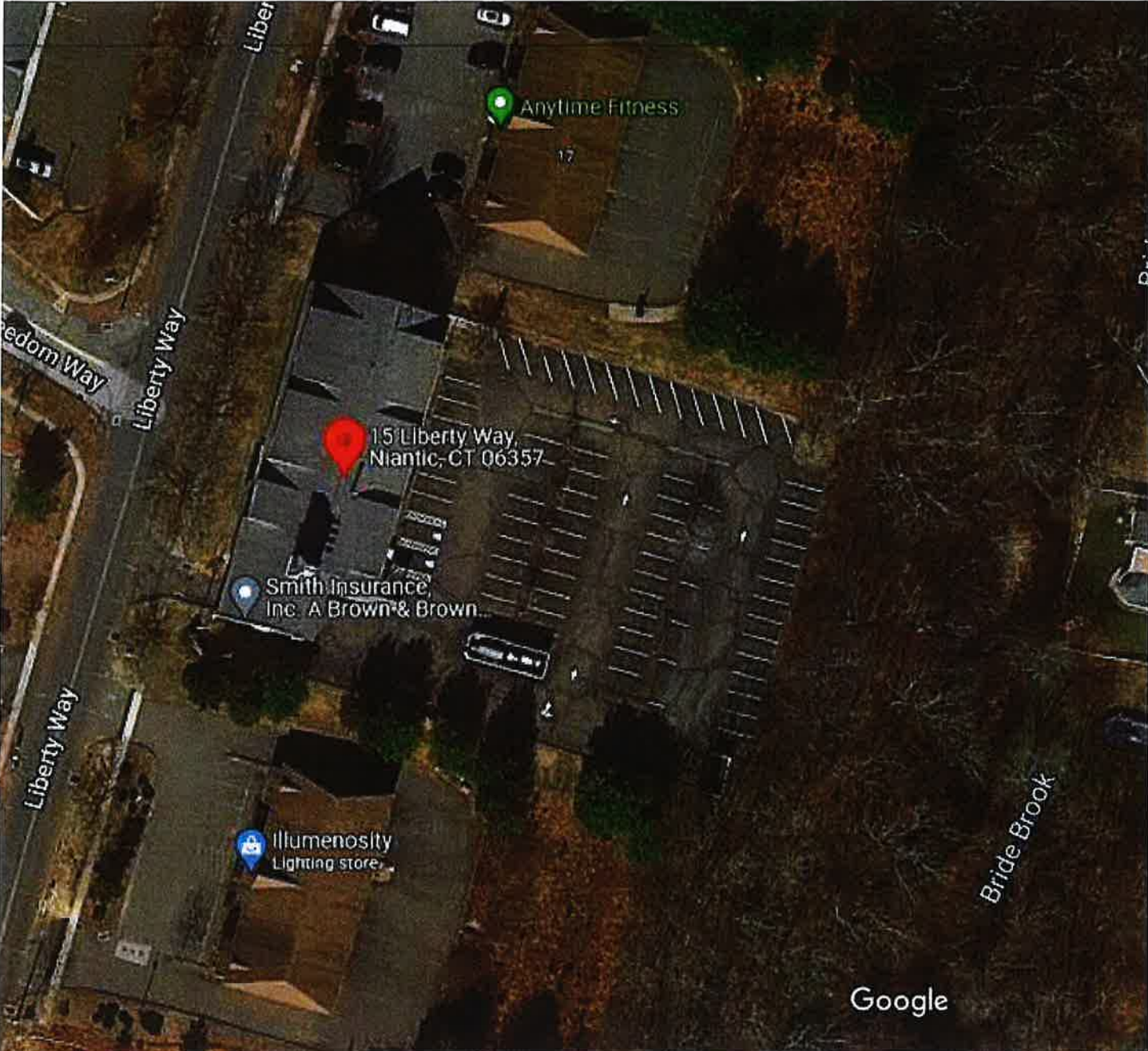
Floor 3

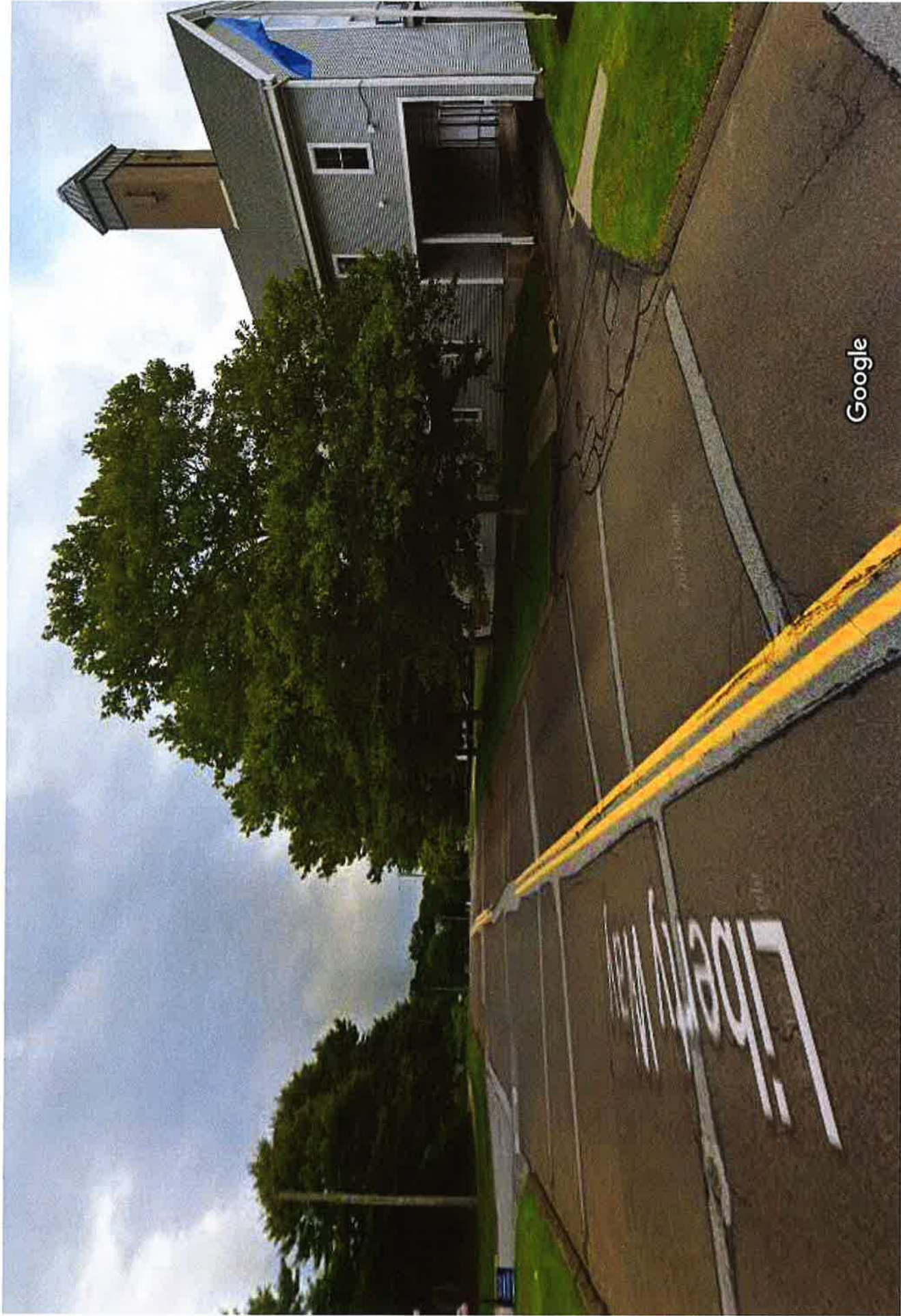


GROSS INTERNAL AREA
FLOOR 1: 7856 sq. ft., FLOOR 2: 9065 sq. ft.
FLOOR 3: 6950 sq. ft.
TOTAL: 23871 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



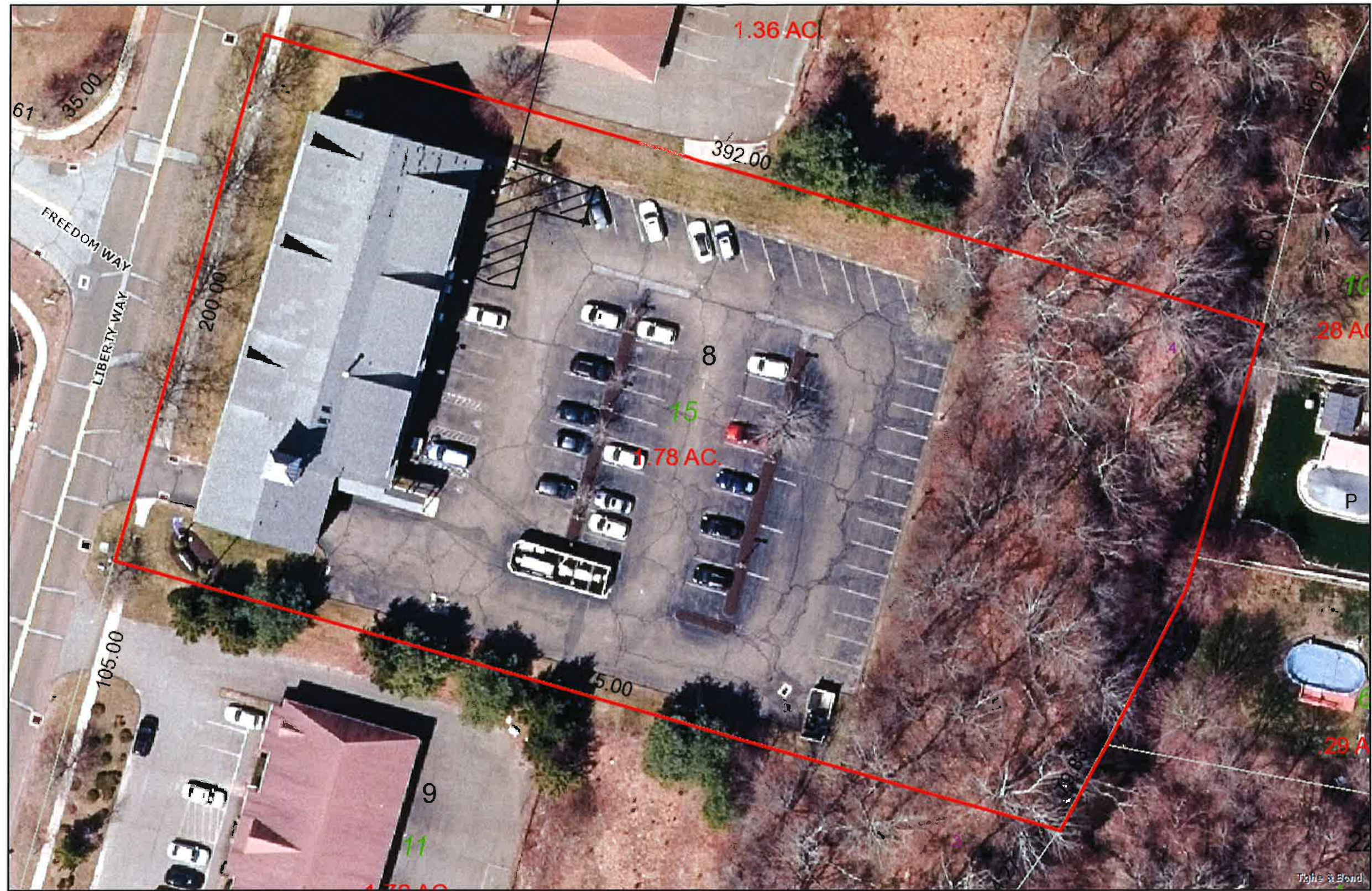






Google

Proposed Rec Area, ~800 SF, ~5 parking spaces



15 Liberty Way

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

4/27/2022 12:06:30 PM
Scale: 1"=50'
Scale is approximate



escape pathing \vec{v}_e , \vec{v}_c , \vec{v}_f and \vec{v}_g

