

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Filed in East Lyme Town
Clerk's Office

ZONING COMMISSION

PUBLIC HEARING

April 18, 1996

April 22, 1996 AT 3:30 ^{AM} _{PM}
Lesley A. Blair, AIC
East Lyme Town Clerk

PRESENT:

Wayne Fraser, Chairman
Norman Peck III, Christopher Mullaney
Alternates: Donn Jourdan and Kent Presley

ABSENT:

Athena Cone, William Dwyer, Paul Formica
Alt. Shawn McLaughlin

Called to order at 7:37 p.m. by Wayne Fraser, chairman.
Alternates Donn Jourdan and Kent Presley sat with the Commission.

PUBLIC DELEGATIONS:

Mr. Robert Simpson, 30 Sleepy Hollow Rd., spoke about the Chapman Farms project in relation to empty condominiums in the area which have remained unsold for two to three years.

PUBLIC HEARING:

1. Application of Randall L. Hyde, agent for the Harvest Christian Fellowship Church, for a Special Permit to establish a church at 57 Penn. Ave., Niantic, Ct., further identified as Lot 14 on East Lyme Tax Assessor's Map 12.1.

Mr. Fraser welcomed Donn Jourdan as a new alternate to the Commission, and stated that Norman Peck III will act as secretary of the Commission in the absence of Paul Formica.

1. A letter from the Harvest Christian Fellowship Church regarding the use of the property at 57 Pennsylvania Ave., owned by George P. Mitchell. The use of the property is for private religious education. The focus of use would be on Sundays from 7 to 12 noon and from 5:30 p.m. to 9:00 p.m. They last met at the Niantic Cinema, but are seeking a more stable location from which to work for the good of the community.

It was noted that this hearing was legally advertised in "The Day".

A memo from Bill Mulholland noted that certain waivers would be needed as to landscaping etc. as this is an existing location, and so they probably would not be able to comply.

The Reverend Randall Hyde was present to speak for the application. He said they are not a traditional church, and they are trying to reach those who would not attend a regular church. They hope to reach the troubled people who are struggling in life. He resides in Waterford.

Speaking in favor:

Joanne Lawton, who lives in Groton and works at Bride Brook Rehab, spoke in favor and said she sees a real sincerity on the part of the Reverend Hyde.

Anita Jennins of Groton read a letter from a back yard neighbor to the proposed location(a Beckwith St. resident) who was in favor of the church.

Speaking against: none

Mr. Fraser spoke of the regulations which previously required 500 ft. from a church as to any liquor outlet. It was changed to 200 ft. from a beer and wine outlet. The question arises is this causing a non-conformity. He did not think it really matters as the church is ware of this regulation and does not see it as a problem. The regulation was originally put into effect to preserve any church from a hardship.

Donn Jourdan suggested something be noted in our deliberations about this beer/wine matter. Mr. Peck suggested the Commission clarify the regulation.

The Public Hearing was closed at 8:00 p.m.

Attest:

Elizabeth J. Taylor
Elizabeth J. Taylor
Recording Secretary