

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 2/4/26 Zone: RU-40 Email: [redacted]

Applicant's Name: Jillian Heaps-Oyler

Applicant's Address: 73 Scott Rd Telephone: [redacted]

Business Name (if applicable): Heaps Farm

Location of Affected Premises: 73 Scott Rd Assessor's Map/Block/Lot: 34.0 16

Owner of Record: Jillian Heaps-Oyler Volume/Page: 1119/0508

Owner's Address: 73 Scott Rd Telephone: [redacted]

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}

52.4 Roadside Stand for display and sale of agricultural produce grown on lot

Signature of Owner: [Signature]

Signature of Applicant: [Signature]

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 25.3.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Table with columns for Deed Copies Attached, Site Plan Attached, Permit Fee, Outdoor Dining Renewal, Site Plan Fee, Storm Water, State Fee, and Total Due. Includes handwritten 'Received' and '150'.

Approval box containing Date Approved, Date Denied, Publication Date, Effective Date, and conditions for approval.

Business Registration Statement

Business Name: Leaps Farm

Business Structure: Sole Proprietorship LLC

Owner: Jillian Lepore-Oyler

Address: 73 Scott Rd, East Lyme CT 06333

Phone:

Email: j

Nature of Business

Leaps Farm is a small-scale, sustainably operated vegetable farm based in East Lyme, Connecticut. The farm focuses on both vegetable production and educational outreach. It offers fresh, seasonal produce through a small, self-serve farm-stand (to open 2026) and emphasizes with online education on sustainable home gardening and small-plot farming.

The mission of Leaps Farm is to reconnect individuals and families with local food systems through practical learning experiences and exposure to regenerative agriculture practices.

Primary Business Activities

- Cultivation and harvesting of seasonal vegetables
- Operation of an on-site farm-stand for local sales
- Providing education on sustainable gardening, soil health, and composting
- Demonstrating regenerative agriculture and organic techniques

Business Start Date:

3/21/2025

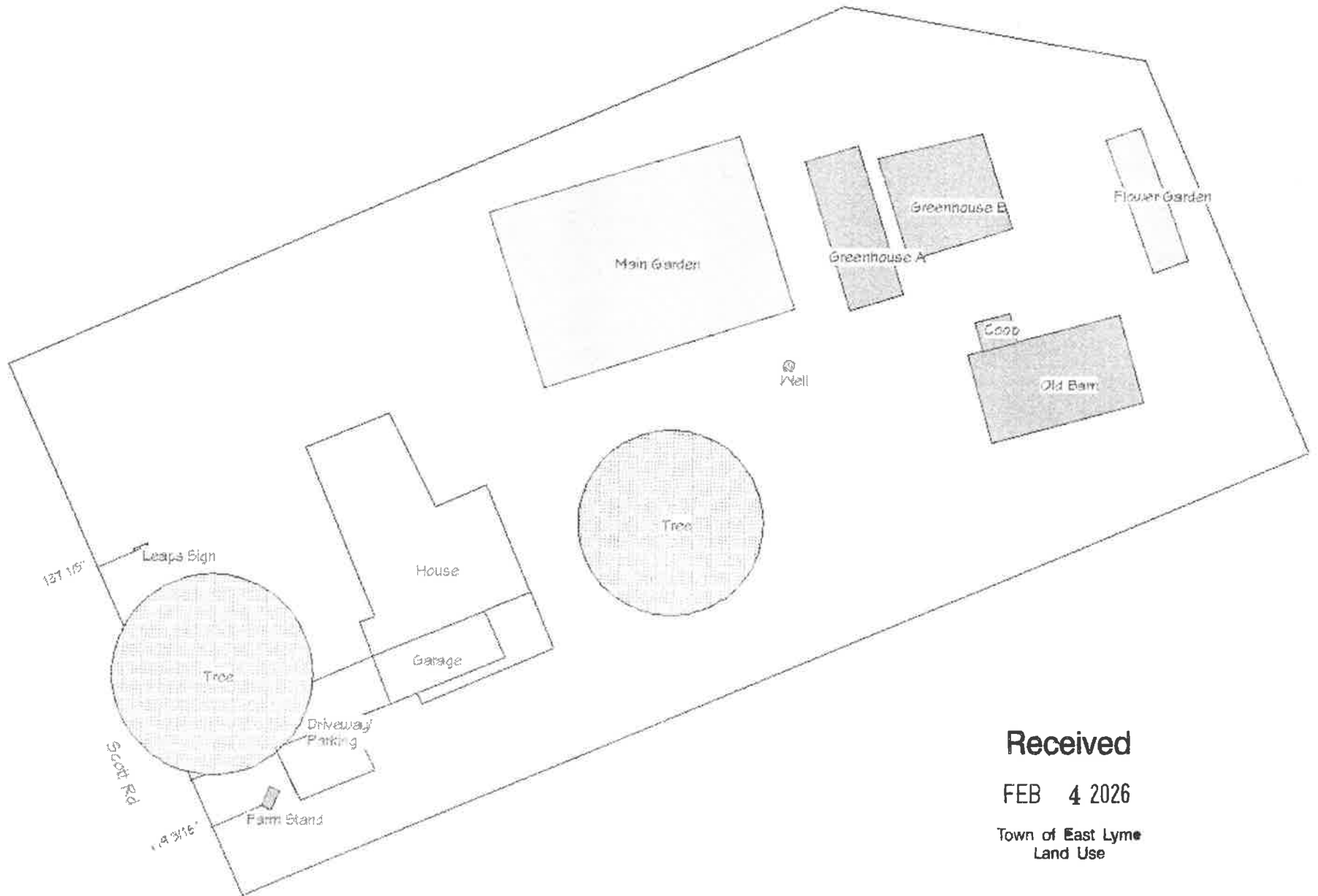
Estimated Number of Employees:

Owner operated

NAICS Codes:

- 111219 – Other Vegetable (except Potato) and Melon Farming

Site Map Overview



Received

FEB 4 2026

Town of East Lyme
Land Use

Special Permit – Roadside Farm Stand

March 4, 2026

To Whom It May Concern,

My name is Jillian Lepore-Oyler, and I am submitting this letter in support a special permit application for a roadside farm stand for Leaps Farm, located at 73 Scott Road, East Lyme, Connecticut.

Leaps Farm is a small-scale regenerative agriculture operation focused on the on-site cultivation of vegetables and flowers. The farm utilizes natural farming practices and does not use synthetic pesticides or herbicides. The proposed farm stand are intended to support the farm's limited direct-to-consumer sales while remaining consistent with the rural and residential character of the surrounding area.

This application seeks approval for a roadside farm stand to allow for the sale of agricultural products grown exclusively on-site at Leaps Farm. No third-party, wholesale, or off-site products will be sold. The farm stand is intended to operate on a limited, seasonal basis and at a scale appropriate for the property and neighborhood.

Detailed dimensions, materials, and design specifications for the farm stand, are included in the attached application materials. Please do not hesitate to contact me should additional information or clarification be required.

Thank you for your consideration.

Sincerely,

Jillian Lepore-Oyler

Received

MAR 5 2026

Town of East Lyme
Land Use

Leaps Farm- Farm Stand Site Map

Property Information:

Leaps Farm

73 Scott Road

East Lyme, Connecticut

Jillian Lepore-Oyler

This site map illustrates the overall layout of the Leaps Farm property and the specific location of the proposed farm stand. The maps are provided as part of the farm stand proposal to demonstrate site orientation, layout, and compliance with local zoning and setback requirements.

Overall Property Orientation

The following image provides an overview of the full property, showing the relative locations of the house, gardens, greenhouses, barn, driveway, trees, and road frontage to help orient the reviewer.

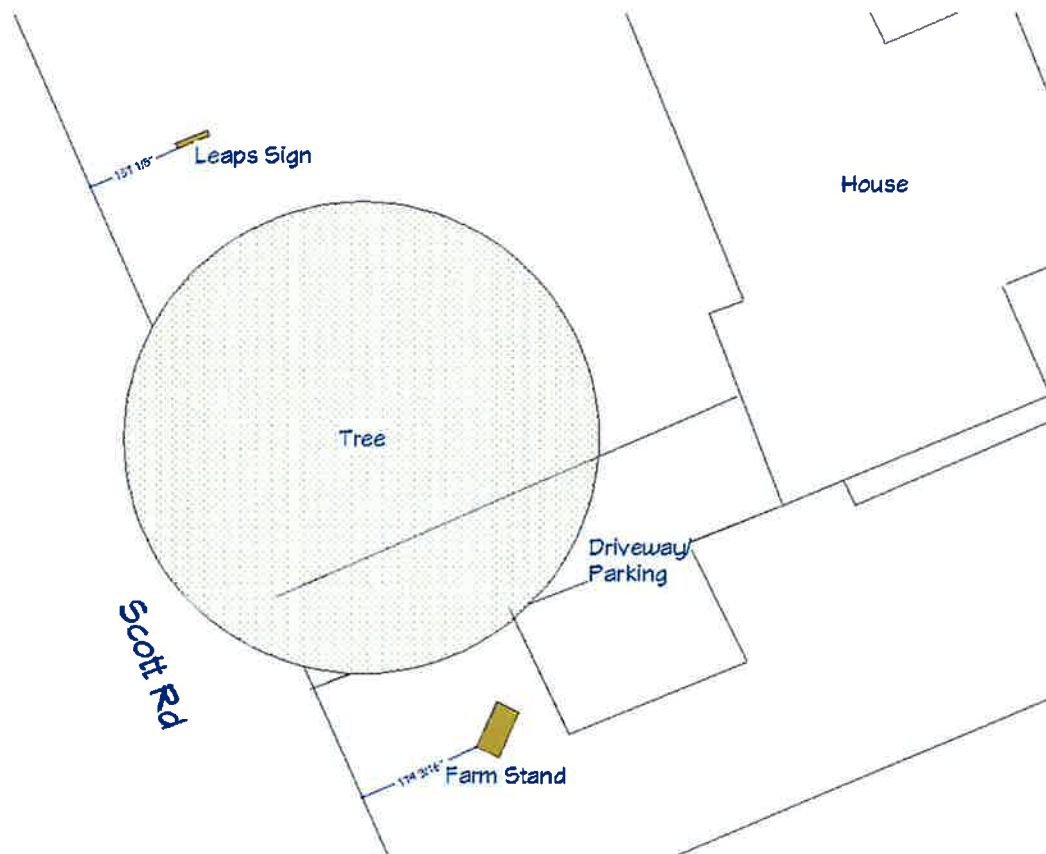


Farm Stand Location & Road Setback

The image below is a detailed view focusing on the proposed farm stand location relative to Scott Road and nearby site features.

Setback Requirement:

- The proposed farm stand is located greater than ten (10) feet from Scott Road, exceeding the minimum required road setback.



The detailed site map identifies Scott Road frontage, the house, driveway and parking area, existing trees, and the proposed farm stand location with measured distances clearly labeled. This image is intended to serve as the primary reference for review of the farm stand placement.

FARM STAND STRUCTURE – SUPPORTING INFORMATION

The following information is provided as supplemental documentation for the farm stand structure associated with Leaps Farm. This structure supports on-site farm produce sales and display and is accessory to the agricultural use of the property.

Design Reference

