



TOWN OF LEDYARD
Department of Land Use and Planning
Juliet Hodge, Director

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MEMORANDUM FOR THE RECORD

June 29, 2023 PZC Meeting

Property Address: 1761 and 1737 Route 12, Gales Ferry, CT
Application: #PZ23-4SUP – Special Permit Approval and #PZ23-05CAM
Applicant/Owner: Gales Ferry Intermodal
Lot Size: 158 acres (6,882,480F)
Lot Frontage: 3,700ft on Rte. 12
Zoning District: Industrial.
Public Water/Sewer: Public Water/On-site septic.
Wetlands/Watercourses: Occur on the site. Property is also adjacent to the Thames River.
Flood Hazard Zone: Yes. Zone AE (Elev. 12) and Zone X
CAM Zone: Yes.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes.
Legal: #PZ23-04 SUP and PZ23-05CAM Submitted to Land Use Office on 3/8/23. Received by PZC on 3/09/23. Public Hearing opened 4/13/23 and was continued to 5/11/23.

PROPOSAL: 10,000sf commercial/industrial building and associated site improvements for Motor vehicle, RV, Boat and Equipment Repair Facility. **Addition of a 6,000sf Regional Office building; reconfiguration of stormwater system; additional buffer area provided and new location for 10,000sf building proposed.**

GROTON PUBLIC UTILITIES: NO COMMENTS RECEIVED.

LEDGE LIGHT HEALTH DISTRICT: **Initial plan review comments received 5/9/23. Additional test holes required and revisions required to plans. Pending final review.**

DPW DIRECTOR/TOWN ENGINEER: Steve Masalin provided initial review dated 4/3/23. **Comments on the revised Stormwater Report received 6/28/23.**

BOND: A site erosion & sediment control bond estimate or estimate for the Stormwater management systems have not been submitted. Must be submitted for review & approval by the Town Engineer. **To date – not received.**

STAFF COMMENTS:

1. Utilities Plan

- a. Notes on the Utility Plan only state that the domestic water service and fire protection service require Groton Utilities Approval and will be sized prior to construction which does not satisfy the requirement above that the applicant demonstrate that there is adequate water supply. **No comments received to date.**

New Comments 6/28/23

My understanding is that at this time the only use being applied for is the construction of a 6000 ft.² office building and a 10,000 ft.² industrial building both associated with a motor vehicle, ship machinery and/or equipment repair use with accessory outdoor storage as permitted in Section 9.7. The activity occurring outside, according to the revised narrative, includes the transient storage of equipment machinery and parts utilized by Cashman Marine in its Marine contracting and dredging business.

The following items need to be resolved:

1. Please provide a bond estimate for any of the stormwater elements.
2. Please provide building plans (floor plans) and elevations.
3. Please provide a letter from Groton Utilities indicating that they can supply adequate water for fire suppression.
4. LLHD requires additional test holes to be dug to show code compliant areas for a reserve septic system for all existing uses on the property. This cannot be done until the end of the week or next week. LLHD approval is more relevant to approval of the Zoning and Building Permits associated with the proposed new construction. The application can be conditioned on LLHD approval prior to the issuance of further permits.
5. Per Section 9.4.3D, one (1) loading berth is required to be shown on the plan (Can be condition of approval if needed).
6. The Storm pipe trench requires removal of pavement within the laydown area. Is this permitted given the environmental issues/restrictions on disturbance?
7. Please provide a Spill Prevention plan to address containment of any hazardous substances that may leak onto the laydown area or parking areas. What is to prevent runoff containing oils and other similar fluids from getting into the existing catch basins that eventually discharge into Allyn's Pond?
8. The construction trailer needs its own Zoning permit, or the Commission could add relevant language from Section 7.3 as a condition of approval.
9. Please clarify the type of activity and type of vehicles, equipment and material to be stored in the outdoor storage areas.
10. Per Section 9.6, the refuse storage area must be screened.

These are some conditions for the Commission to consider:

1. Stake out limit of disturbance area prior to start of construction.
2. The proposed 100ft plus buffer area and supplemental proposed landscaping shown on the site plan must be maintained in a condition that satisfies the purpose and requirements provided in Section 9.3 A-F (which includes intent outlined in 9.2C by reference).
3. Future signage will require permits.
4. Construction Trailer is permitted to remain until the construction of the 10,000sf and 6,000sf buildings and associated site work, utility installation and, parking and access areas, and landscaping is complete. All requirements pertaining to the use and placement of the Construction Trailer outlined in Section 7.3 apply. Once the construction activity has been completed, the trailer must be removed within 2 weeks.
5. All repair work that includes draining or changing of fluids must take place inside on impervious floors and is prohibited outside unless an approved spill containment "system" is utilized.

1. No washing of vehicles or marine/water craft is allowed that would allow wash waters to enter any storm drainage system or surface waters. Rinsing with only plain water (no detergents or chemicals) of marine/water craft is allowed.
2. Fire Suppression? Sprinklers?
3. Soundproofing?

Respectfully submitted,

Juliet Hodge