



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215, Fax: (860) 464-0098

Email: planner@ledyardct.org

STAFF MEMORANDUM FOR THE RECORD #3
RELATIVE TO REQUESTS FOR EXPERTS REVIEWS FROM PUBLIC

APPLICATION PZ#24-8SITE & 24-9CAM

PUBLIC HEARING & REGULAR MEETING – THURSDAY, SEPT. 12, 2024

Prepared by Liz Burdick, Director of Land Use & Planning on 9/12/24

Application:	PZ#24-8SUP24-9CAM – Special Use Permit (SUP) and Coastal Area Management Site Plan Review to modify an existing SUP/Coastal Site Plan for a Mixed-Use (Commercial/Industrial) Development for the addition of an Excavation Operation, Major.
Property Address(es):	1737 & 1761 Route 12 (Parcel IDs: 61-2120-1737 & 1761), Gales Ferry, CT
Applicant(s):	Gales Ferry Intermodal, LLC
Property Owner(s):	Gales Ferry Intermodal, LLC
Owner Address(es)	549 South Street, Quincy, MA 02169
Attorney:	Harry Heller, Esq., Heller, Heller & McCoy
Land Surveyor/Engineer:	George Andrews, Jr., P.E. Loureiro Engineering Associates, Inc.
Lot Size:	165-acres
Lot Frontage:	3700-Feet on CT Route 12
Zoning District:	Industrial (I)
Wetlands/Watercourses:	Yes on-site.
Flood Hazard Zone:	Yes. The site is located in Zone AE (EL12) and Zone X.
CAM Zone:	Yes. Application was referred to DEEP LWRD on 7/10/24
ADJACENT MUNICIPALITY:	Yes. Application was referred to Town of Montville via certified mail on 7/10/24.
Public Water Supply Watershed:	No.
Proposed Public Improvements:	No.
Legal:	<i>(Submitted 07-09-24, Date of Receipt 07-11-24, PH set for 9-12-24, PH must close by 10-16-24, DRD 65-days from close PH).</i>
Proposal:	GFI, LLC for Special Use Permit/Site Plan Approval and Coastal Site Plan Review to modify an existing mixed-use (commercial/industrial) development for the addition of an Excavation Operation, Major.

Please be advised of my following comments to date:

1. Application #24-8SUP & 24-9CAM is for Special Use Permit/Site Plan Approval and Coastal Site Plan Review to modify an existing mixed-use (commercial/industrial) development for the addition of an Excavation Operation, Major in accordance with the Ledyard Zoning Regulations (ZR) Sections, including but not limited to: 2 (Definitions), 6.4 (Schedule of Permitted and Specially Permitted Uses – Mixed Use Commercial Industrial

(§8.23) & Excavation Operations, Major (≥ 300 cu yds) (§8.16). A special use permit & coastal review is required for this application.

2. The site is located in the State of CT Coastal Boundary and a Coastal Area Management review & approval is required. The Application and all supporting documents was referred to Eimy Quispe, CT DEEP LWRD on July 10, 2024 (Exhibit #5). A response was received from Ms. Quispe on 9/12/24 (EX#63).

3. The site is within 500' of adjacent municipality Montville and the application and supporting documents link was sent in accordance with CGS §8-7(d) on July 10, 2024 via certified mail. No comments have been received to date.

4. A legal notice of public hearing was posted as required in The Day newspaper on August 30, 2024 & September 6, 2024 (EX#33).

5. Two Verified Notices of Intervention Pursuant to CGS §22a-19, Et Seq were submitted on behalf of 1. Gales Ferry District (aka Gales Ferry Fire District) (EX#41) and 2. Lee Ann Berry (EX#42) via email by Attorney Wilson T. Carroll on 9/9/24. Additionally, on 9/12/24, Attorney Carroll submitted a letter of opposition on behalf of both intervenors with attached expert report & resume (EX#66). Said Notices will be addressed by Attorney Matt Willis of Halloran & Sage on behalf of the Commission.

6. Reports from experts of behalf of the Commission (CLA Engineers, Weston & Sampson & HMMH) are pending.

7. All documents submitted to the Land Use Office as of the time of this writing have been marked as exhibits and posted to the Town website for public viewing.

Director Land Use & Planning Recommendation: Reserved at this time.

C: Harry Heller, Esq., Heller, Heller & McCoy for the Applicant, GFI, LLC
George Andrews, Jr., P.E. Loureiro Engineering Associates, Inc.
Tony Capon, Chairman, Ledyard PZC
Alex Samalot, Zoning & Wetlands Official
Anna Wynn, Land Use Assistant
Eimy Quispe, DEEP LWRD
Application File (Paper & Electronic)