

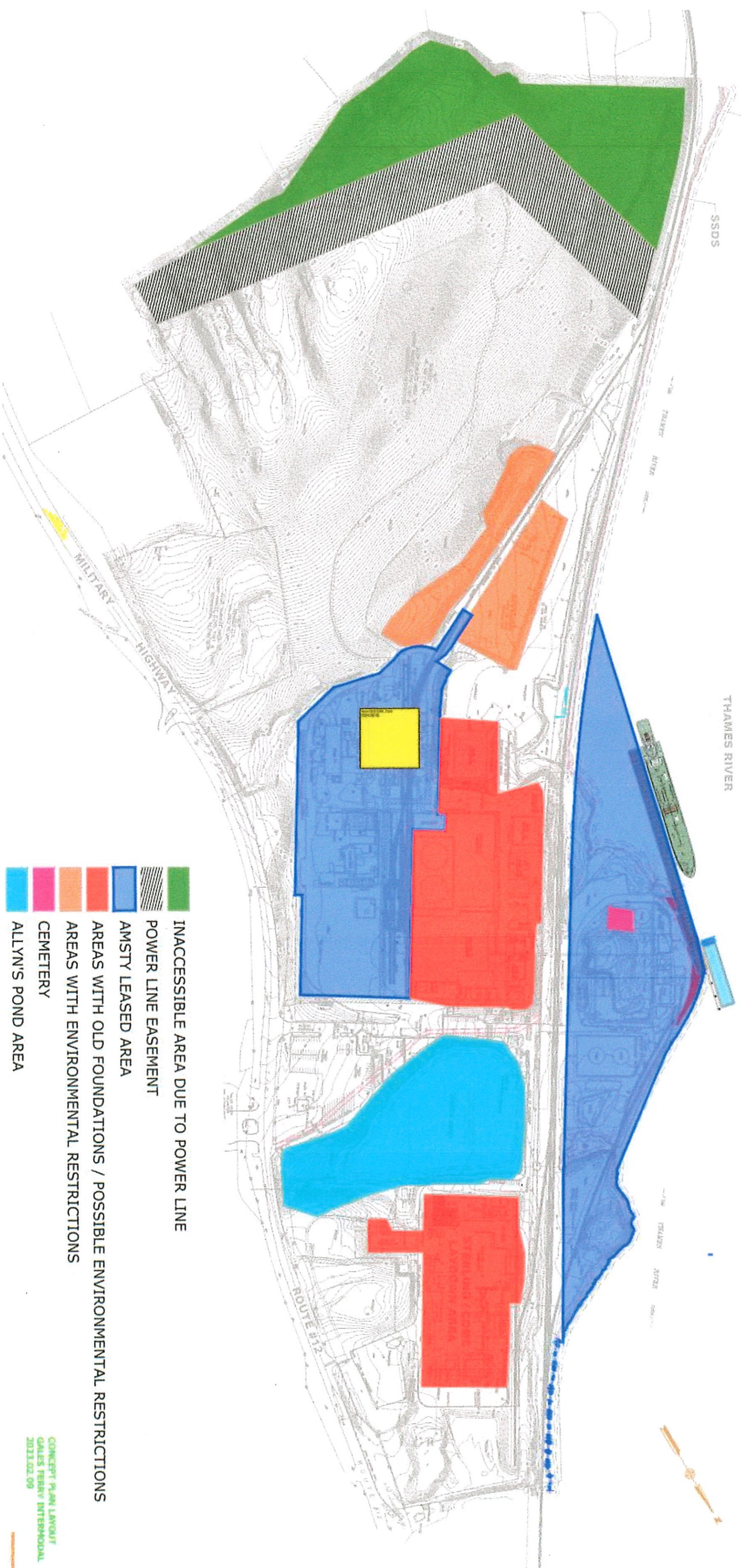
Exhibit 46

**Presentation to Ledyard Planning and Zoning Commission
June 29, 2023**

Chronology for Special Permit and CAM Approval

- Submitted plans to Land Use Office on 3-8-2023
- 4-13-2023, Public Meeting held
- 5-11-2023 received comments from Planning Director; P&Z Hearing continued to 6/8
- 6-8-2029 P&Z Hearing continued to 6-29-2023
- 6/21 & 6/22/2023 provided revised plans and narrative and reviewed with Planning Director

Areas of Site that are leased or under CT Transfer Act



- INACCESSIBLE AREA DUE TO POWER LINE
- POWER LINE EASEMENT
- AMSTY LEASED AREA
- AREAS WITH OLD FOUNDATIONS / POSSIBLE ENVIRONMENTAL RESTRICTIONS
- AREAS WITH ENVIRONMENTAL RESTRICTIONS
- CEMETERY
- ALLYN'S POND AREA

CONCEPT PLAN LAYOUT
 GALEA TRUSS INTERMEDIATE
 2023.02.09

Aerial View of Existing Site Conditions



Natural Diversity Data Base

Generated by CT. DEEP e-Natural Diversity Database on: 5/8/2023

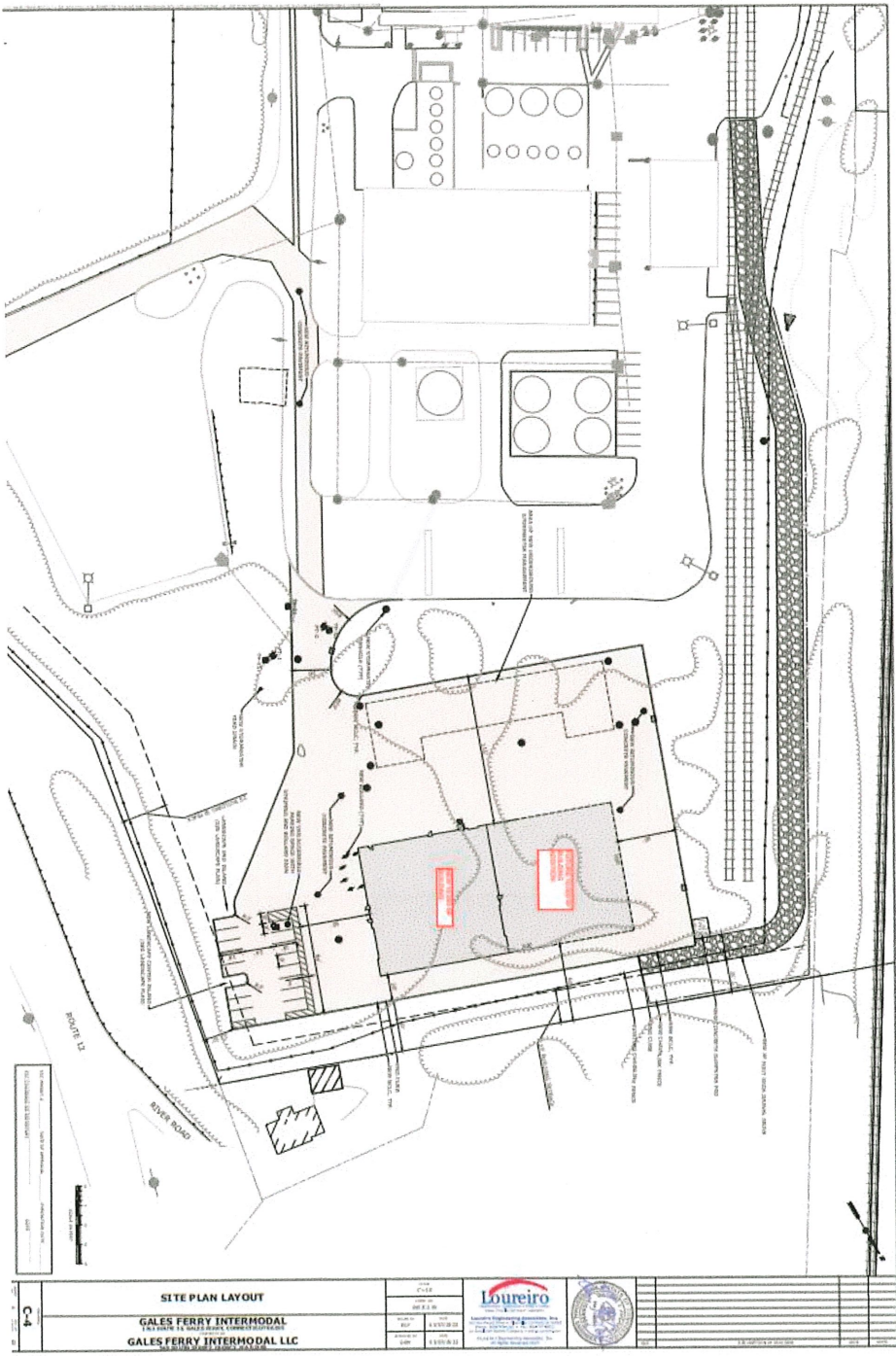
Subject: **Gales Ferry Intermodal Filing # 98093 NDDDB – New**

Determination Number: 202304072

1761 ROUTE 12 GALES FERRY; Expiration: 5/8/2025

Based on current data maintained by the Natural Diversity Database (NDDDB) and housed in the DEEP ezFile portal, **no extant populations of Federal or State Endangered, Threatened or Special Concern species (RCSA Sec. 26-306) are known to occur within the project area delineated for the Building and Infrastructure Development (including stormwater discharge associate with construction) / New Commercial, Industrial at Gales Ferry Intermodal.**

Plan discussed at 4-13-2023 Planning and Zoning Public Hearing



SITE PLAN LAYOUT	DATE	04/13/23
	SCALE	AS SHOWN
GALES FERRY INTERMODAL TERMINAL & RAIL YARD DEVELOPMENT	PROJECT NO.	23-0001-01
	CLIENT	GALES FERRY INTERMODAL LLC
GALES FERRY INTERMODAL LLC	DESIGNED BY	LOUREIRO ASSOCIATES, INC.
	DATE	04/13/23

Loureiro
ASSOCIATES, INC.
ARCHITECTS & ENGINEERS
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GALES FERRY INTERMODAL LLC
TERMINAL & RAIL YARD DEVELOPMENT
SITE PLAN LAYOUT
04/13/23

C-4

Revised Plan (6-21-2023)

Plan Features:

- Rotates building 90 degrees & backs it up to the rail siding
- Moves the building so that nearest part of building to Property line is over 150'
- Provides 100' development buffer to north which is 4 times zoning requirement
- Preserves majority of existing vegetated buffer to neighbors
- 6,000 sf building on an existing pad facing CT 12 in front of laydown area
- Utilizes existing low area parallel to CT12 for natural stormwater retention

