

# **HELLER, HELLER & McCOY**

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July 8, 2024

Town of Ledyard Planning and Zoning Commission  
Attn: Ms. Elizabeth Burdick, Director of Planning  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Re: Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Dear Ms. Burdick:

Enclosed herewith please find an application for:

- (i) Special permit approval for the industrial site preparation of 26 acres, more or less, of finished, level, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses, which site preparation shall include the extraction of rock and the excavation of surficial material on a 40 +/- acre portion of the Gales Ferry Intermodal, LLC properties located at the above referenced addresses.
- (ii) Site plan approval for the regrading of approximately 40 acres of the property of Gales Ferry Intermodal, LLC located at the above referenced addresses to create 26 acres of prime industrial land with both rail and deep water access in accordance with a site development plan entitled "Gales Ferry Intermodal Industrial Site Preparation Plans Gales Ferry Intermodal 1737 & 1761 Route 12 Gales Ferry, CT 06335 March 28, 2024 Property Owner/Applicant: Gales Ferry Intermodal LLC 549 South Street Quincy MA 02169 Sheets 1 of 16 to 16 of 16" prepared by Loureiro Engineering Associates, Inc., submitted herewith.
- (iii) Coastal site plan review. The property which is the subject of the site plan and special permit application is located within the coastal management area; and, therefore, the application submitted for consideration contains a request for coastal site plan review and approval of a coastal management plan (Sheet No. 13 of 16).

Submitted herewith and constituting the application to the Town of Ledyard Planning and Zoning Commission for the submitted permits are the following:

1. Original and three (3) copies of the completed “Town of Ledyard Application for Planning & Zoning Commission Review” seeking site plan, special permit and CAM review and approval.
2. Original and three (3) copies of the list of owners of property within 100 feet of the application parcels.
3. Authorization signed by Gales Ferry Intermodal, LLC authorizing the law firm of Heller, Heller, Heller & McCoy, the engineering firm of Loureiro Engineering Associates, Inc., Continental Placer Inc., F.A. Hesketh & Associates, Verdantas LLC, Maine Drilling and Blasting, Alan Perrault, and MacCormack Appraisal Services, RSG Inc., Chase Davis and Michael Cherry to represent its interests in all proceedings before the Town of Ledyard Planning and Zoning Commission with respect to these applications.
4. Original and three (3) copies of the Project Narrative. The Project Narrative satisfies both certain requirements of the Town of Ledyard Zoning Regulations for a site plan and special permit application as well as a delineation of the compliance of the project with coastal use policies and coastal resource policies consistent with the requirements of the Coastal Management Act.
5. Three (3) 24” x 36” and five (5) 11” x 17” sets of the project site plan for the proposed project entitled “Gales Ferry Intermodal Industrial Site Preparation Plans Gales Ferry Intermodal 1737 & 1761 Route 12 Gales Ferry, CT 06335 March 28, 2024 Property Owner/Applicant: Gales Ferry Intermodal LLC 549 South Street Quincy MA 02169 Sheets 1 of 16 to 16 of 16” prepared by Loureiro Engineering Associates, Inc. were submitted to the Town of Ledyard Land Use Department in conjunction with a prior withdrawn application pursuant to this office’s transmittal dated April 4, 2024. The prior application was withdrawn at the request of the Town of Ledyard to allow transition to the new land use staff. The site plan for the instant application is identical to that which was filed on April 4, 2024 and then subsequently withdrawn. The Applicant therefore requests that the site plan submitted with the April 4, 2024 application be incorporated into the instant application.
6. A copy of a portion of the Town of Ledyard Assessor’s Map 61 delineating the area of the proposed project.
7. In conjunction with the prior application which was submitted on April 4, 2024 for

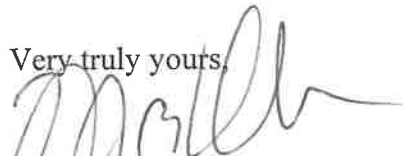
consideration by the Ledyard Planning and Zoning Commission, three (3) copies of a Zoning Compliance Manual prepared for the administration of the prior application to demonstrate compliance with the applicable permitting parameters for this site preparation application contained in the Ledyard Zoning Regulations were submitted for consideration. The Applicant hereby requests that the Zoning Compliance Manual previously submitted be incorporated into the instant application. The Zoning Compliance Manual contains an index to the applicable reports and investigations and the particular evaluation criteria as contained in the Regulations to which they are applicable.

8. A copy of the Town of Ledyard Assessor's street card for the property.
9. Please note that a permit for all wetland activities associated with this application was granted by the Ledyard Inland Wetlands and Watercourses Commission on July 11, 2023.
10. A copy of the deed to the property vesting title thereto in Gales Ferry Intermodal, LLC as recorded in Volume 621, Page 981 of the Ledyard Land Records.
11. In conjunction with the application submitted on April 4, 2024 for consideration by the Ledyard Planning and Zoning Commission, an application fee was submitted in the amount of \$760.00. Since the prior application was withdrawn at the request of the Town of Ledyard, and not as a result of any act or omission of the Applicant, the Applicant hereby requests that the application fee for this application be waived by the Ledyard Planning and Zoning Commission and that the fee paid with the April 4, 2024 submission constitute payment of the application fee for the instant application.

Request is hereby made that you place this matter on the agenda of the regularly scheduled meeting of the Town of Ledyard Planning and Zoning Commission of Thursday, July 11, 2024.

Should you have any questions concerning the application, or need anything further at this time, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb  
Enclosures