



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman Marty
Wood

Special Meeting

Thursday, December 12, 2024

6:00 PM

Ledyard Middle School - 1860 CT-12,
Gales Ferry, CT 06335 (aka 1854 CT-12)

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/86264308167?pwd=CiTQgrZlHMTn1Kg9x7EEgzBEuz71QW.1>

Meeting ID: 862 6430 8167 Passcode: 727251

Dial by your location: +1 646 558 8656 US (New York)

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND APPOINTMENT OF ALTERNATES
- IV. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO THE ORDER OF THE AGENDA
- V. CITIZENS PETITIONS (NON-AGENDA ITEMS ONLY)
- VI. PRE APPLICATION DISCUSSION AND/OR WORKSHOP
- None.
- VII. OLD BUSINESS

- A. PZ#24-10SITE & PZ#24-11CAM - 109 Military Highway (Parcel ID: 106-1590-109), Gales Ferry, CT - Applicant: Frank C. Borawski, P.E. - Owners: James & Sandra Onorato for Site Plan & Coastal Site Plan Approval for Bank Stabilization Project on Mill Cove (Submitted 8/19/24, Date of Receipt 09/12/24, Orig. DRD 11/15/24, Tabled to 12/12/24 w Ext. Granted, Rqst to table to 1/9/25 w Ext. Granted, DRD 1/9/25).

- Attachments:** [FD#1 24-10SITE & 24-11CAM 109MilitaryHwy Application&SupportingDocs](#)
[FD#2 24-10SITE24-11CAM 109MilitaryHigHwy ReferralDEEPLWRD 082624](#)
[FD#3 24-10SITE24-11CAM 109MilitaryHwy MTVReferral 082624](#)
[FD#4 24-10SITE24-11CAM EmailQuispe DEEPLWRD ConfimReceiptReferral 082724](#)
[FD#5 24-10SITE24-11CAM ReferralTE 091624](#)
[FD#6 24-10SUP24-11CAM ReqToTableWExt. 111424](#)
[FD#7 24-10SUP-11CAM 2ndReqToTableWExt 120424](#)

- B.** PZ#24-12SITE - 5A Lorenz Industrial Parkway, (Parcel ID: 138-1380-5A), Ledyard, CT, 06339 - Agent, Peter Gardner - Applicant/Owner, A&R Associates Inc. for site plan approval for new 2370sf building and associated site improvements (Submitted 10/29/24, Date of Receipt 11/14/24, Tabled to 12/12/24, Request to Table to 1/9/25, DRD 01/17/24)

VIII. NEW BUSINESS

None.

IX. PUBLIC HEARINGS/APPLICATIONS

- A.** Public Hearing: PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, 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. (Submitted 07/9/24, Date of Receipt 7/11/24, PH must open by 9/13/24, PH set for 9-12-24, PH must close by 10-16-24, PH Cont. to 9/26/24, PH Cont. to 10/10/24, PH Cont. to 10/24/24, PH Cont. to 11/14/24, PH Cont. to 11/21/24, PH Cont. 12/5/24, PH Cont. to 12/12/24, 65 Day Ext. Granted, PH must close by 12/20/24, DRD 65-days from close PH).

- Attachments:** [EX#1-1 24-8SUP24-9CAM HellerAppSubmittalLtr Rec070924](#)
[EX#1-2 24-8SUP24-9CAM Application Rec070924](#)
[EX#1-3 24-8SUP24-9CAM AuthorizationLtr Rec070924](#)
[EX#1-4 24-8SUP24-9CAM AppNarrative Rec070924](#)
[EX#1-5 24-8SUP24-9CAM AbuttersList Rec070924](#)
[EX#1-6 24-8SUP24-9CAM AsessorsMap Rec070924](#)
[EX#1-7 24-8SUP24-9CAM 1737PropCard Rec070924](#)
[EX#1-8 24-8SUP24-9CAM 1761PropCard Rec070924](#)
[EX#1-9 24-8SUP24-9CAM WarrantyDeed Rec070924](#)
[EX#2 24-8SUP24-9CAM ZoningComplianceManual Dated040824 Rec070924](#)
[EX#3 24-SUP24-9CAM PlanSetDated032824 Rec070924](#)
[EX#4 24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralTownMontville 071024](#)
[EX#5 PZ#24-8SUP24-9CAM 1737&1761Rte12 GFI, LLC ReferralDEEPLWRD 071024](#)
[EX#6-1 24-8SUP24-9CAM EmailTreater RqstExperts Rec071524](#)
[EX#6-2 24-8SUP24-9CAM TreasterRequestExperts Rec071524](#)
[EX#7-1 24-8SUP24-9CAM EmailPierson RequestExperts Rec071624](#)
[EX#7-2 24-8SUP24-9CAM PiersonRequestExperts Rec071624](#)
[EX#8-1 24-8SUP24-9CAM EmailFiore RqstExperts Rec071724](#)
[EX#8-2 24-8SUP24-9CAM FioreRqstExperts Rec071724](#)
[EX#9 24-8SUP24-9CAM Collins RqstExperts Rec072224](#)
[EX#10 24-8SUP24-9CAM Zeronsa RqstExperts Rec072224](#)
[EX#11 24-8SUP24-9CAM TainterRqstExperts Rec072224](#)
[EX#12-1 24-8SUP24-9CAM EmailSamosRqstExperts Rec072324](#)
[EX#12-2 24-8SUP24-9CAM SamosRqstExperts Rec072324](#)
[EX#13 24-8SUP24-9CAM MillarRqstExperts Rec072424](#)
[EX#14 24-8SUP24-9CAM MaciagRqstExperts Rec072424](#)
[EX#15 24-8SUP24-9CAM HazlinRqstExperts Rec072424](#)
[EX#16 24-8SUP24-9CAM LaCasseRqstExperts Rec072424](#)
[EX#17 24-8SUP24-9CAM AtwoodRqstExperts Rec072424](#)
[EX#18 24-8SUP24-9CAM NAtwoodRqstExperts Rec072424](#)
[EX#19 24-8SUP24-9CAM ChrisLaCasseRqstExperts Rec072424](#)
[EX#20 24-8SUP24-9CAM LAndersonRqstExperts Rec072524](#)
[EX#21 24-8SUP24-9CAM SnowbergerRqstExperts 072524](#)
[EX#22 24-8SUP24-9CAM LAnderson RqstIWWCResubmission Rec080524](#)
[EX#23 24-8SUP24-9CAM LWillkinsonRqstExperts Rec080524](#)
[EX#24 24-8SUP24-9CAM LWillkinsonRqstExperts2 Rec080524](#)
[EX#25 24-8SUP24-9CAM KJonesRqstExperts Rec080524](#)
[EX#26 24-8SUP24-9CAM CPorazzi RqstIWWCResubmission Rec080524](#)
[EX#27 24-8SUP24-9CAM ARoberts-Pierson RqstExperts Rec080524](#)

[EX#28 24-8SUP24-9CAM ARoberts-Pierson RqstIWWCResubmission Rec080524](#)
[EX#29 24-8SUP24-9CAM BRussoCLA IndependentWetlands Review Rec080524](#)
[EX#30 24-8SUP24-9CAM LUDComments1 ReIWWC 080624](#)
[EX#31 24-8SUP24-9CAM LSmith RqstIWWCResubmission Rec080624](#)
[EX#32 24-8SUP24-9CAM LUDComments2 ReExperts](#)
[EX#33 24-8SUP24-9CAM NoticePH](#)
[EX#34 24-8SUP24-9 NoticePublicHearing ApplicantHeller 082724](#)
[EX#35 24-8SUP24-9CAM EmailDay ConfirmLegalNoticePH 082724](#)
[EX#36-1 24-8SUP24-9CAM LtrHellerReNoticeAbutters Rec083024](#)
[EX#36-2 24-8SUP24-9CAM LtrsNoticeAbutters Rec083024](#)
[EX#36-3 24-8SUP24-9CAM EnclosureNoticeAbuttersLtrs Rec083024](#)
[EX#36-4 24-8SUP24-9CAM CertMailinsNoticeAbuttersLtrs Rec083024](#)
[EX#37 24-8SUP24-9CAM GFILLC RegradingSoundStudy Rec090424](#)
[EX#38 24-8SUP24-9CAM FortDecatur PhaseIIReport Rec090524](#)
[EX#39-1 24-8SUP24-9CAM EmailAttyHeller ReAdditionsZonCompMan 090624](#)
[EX#39-2 24-8SUP24-9CAM RevZonCompManAddResumesPhase2CultResrceAssess 090624](#)
[EX#40 24-8SUP24-9CAM VerifiedNotIntevention22a-19 GalesFerryFireDistrict 090924](#)
[EX#41 24-8SUP24-9CAM VerifiedNotIntevention22a-19 LeeAnnBerry 090924](#)
[EX#42 24-8SUP-9CAM Charles&MaryDuzy PubComments 090924](#)
[EX#43 24-8SUP-9CAM NoraTaylor PubComment 091024](#)
[EX#44 24-8SUP-9CAM SandraOnorato PubComment 091024](#)
[EX#45 24-8SUP-9CAM StefonDanczuk PubComment 091024](#)
[EX#46 24-8SUP-9CAM EllenAtwood PubComment 091024](#)
[EX#47 24-8SUP-9CAM NormanAtwood PubComment 091024](#)
[EX#48 24-8SUP-9CAM KathrynConroy PubComments 091024](#)
[EX#49 24-8SUP-9CAM AmySidel PubComment 091024](#)
[EX#51 24-8SUP-9CAM LoriEdwards PubComments 091024](#)
[EX#52 24-8SUP-9CAM MikeMyers PubComments 091024](#)
[EX#53 LaCasseStartzRice PubComments 091024](#)
[EX#54 24-8SUP-9CAM CatherineHill PubComment 091124](#)
[EX#55 24-8SUP24-9SITE ARobertsPierson RequestRecusals 091124](#)
[EX#56 24-8SUP-9CAM DougKelley PubComment 091124](#)
[EX#57 24-8SUP24-9CAM ConceptualProcessingOperationsPlan 091124](#)
[EX#58 24-8SUP-9CAM Kim&JimMillar PubComment 091124](#)
[EX#59 24-8SUP-9CAM BruceEdwards PubComment 091124](#)

- [EX#60 24-8SUP-9CAM CatherineMarshall PubComment 091224](#)
- [EX#61 24-8SUP-9CAM PaulSanderson PubComment 091224](#)
- [EX#62 24-8SUP-9CAM Paul&SusanBillings PubComment 091224](#)
- [EX#63 24-8SUP24-9CAM EQuispeDEEPLWRD ReviewComments 091224](#)
- [EX#64 24-8SUP-9CAM GFDistrictRqstRecusal 091224](#)
- [EX#65 24-8SUP24-9CAM CommissionerWhitescarverRecusal 091224](#)
- [EX#66 24-8SUP-9CAM AttyCarollOppositionLettr 091224](#)
- [EX#67 24-8SUP24-9CAM LtrAttyRAvena ReConflicts 091224](#)
- [EX#68 24-8SUP24-9CAM LUDComments3 091224](#)
- [EX#69 24-8SUP-9CAM JonathanHiller PubComment 091224](#)
- [EX#70 24-8SUP-9CAM MJPeterson PubComment 091224](#)
- [EX#71 24-8SUP-9CAM RuthEichelberg PubComment](#)
- [EX#72 24-8SUP-9CAM GF FireDistIncorporation 091224](#)
- [EX#73 24-8SUP-9CAM AttyHeller&AllanPerraultEmail 091224](#)
- [EX#74 24-8SUP-9CAM Section7POCD 091224](#)
- [EX#75 24-8SUP-9CAM CoreGraniteSiteSamples 091224](#)
- [EX#76 24-8SUP-9CAM AcidicRockOffSite 091224](#)
- [EX#77 24-8SUP-9CAM GFIntermodalPresentation 091224](#)
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- [EX#80 Treaster ZoeBlastingComplaint Rec092324](#)
- [EX#81 VirginiaBeall PublicComment Rec092324](#)
- [EX#82 24-8SUP24-9CAM Dodge Public Comments 092424](#)
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- [EX#84-248SUP-9CAM MHall Pubcomment 092624](#)
- [EX#85 24-8SUP-9CAM LocationalMap&Criteria](#)
- [EX#86 24-8SUP-9CAM Presentation2 092624](#)
- [EX#87 24-8SUP24-9SITE KStroutPubComment Rec092224](#)
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- [EX#89 24-8SUP24-9 ETreaster SurficialMaterialDefinition Rec093024](#)
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- [EX#91 24-8SUP24-9CAM EmailLoureiro RevDocs Rec093024](#)
- [EX#91-1 24-8SUP24-9CAM StormwaterManagmentRep Rev092424 Rec093024](#)
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[EX#91-3 24-SUP24-9CAM PlanSet Revised092524 Rec093024](#)
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[EX#94 24-8SUP24-9CAM SaulsSeismicGPoole](#)
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[EX#95-1 24-8SUP24-9CAM EmailKberlinerTheArchConservancy](#)
[PreservationFortDecaturUpdate Rec101024](#)
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[EX#99 24-8SUP24-9CAM JWeeksComments 101524](#)
[EX#100 24-8SUP24-9CAM CLAEngineersKHaubert Comments 1](#)
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[LandUsePropertyImpactMemo - Final 101024](#)
[EX#103 24-8SUP24-9CAM GomanYork 1737-1761 Route 12 FEIS -](#)
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[EX#104-1 24-8SUP24-9CAM EmailWAttachment](#)
[AttyCarrollIntervenorGFFDAnderson 101724](#)
[EX#104-2 24-8SUP24-9CAM TrinkausLtrJDebrodtIWWC](#)
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[MDBCmplntInvestigationProcedure Rec101024](#)
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[EX#113 24-8SUP-9CAM NATwood PubComment 102424](#)
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[EX#127 24-8SUP-9CAM BSauvageau PublicComment 103124](#)
[EX#128 24-8SUP-9CAM HARNED CORRECTION TO HELLER
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[EX#129 24-8SUP-9CAM SWard PubComment 110424](#)
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[EX#131 24-8SUP-9CAM PMarcek PubComment 110724](#)
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[EX#133-1 24-8SUP24-9CAM LWilkinsonPublicComment 111024](#)
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[EX#146-3 24-8SUP24-9CAM GomanYorkDPoland GFI LandUsePropertyImpactMemoFordPhoenixCntrAttachment Rec111924](#)
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[EX#149 LorraineHealy PublicComment 112024](#)
[EX#150 24-8SUP-9CAM RobertChester PublicComment 111924](#)
[EX#151 24-8SUP-9CAM ChrisTurner PublicComment 112024](#)
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[EX#159 24-8SUP-9CAM MattOpalenik PublicComment 112124](#)
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[EX#161-1 24-8SUP-9CAM JKellyPresentationDoc Goman&York FiscalReport 112124](#)
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[EX#163 24-8SUP-9CAM RadonExposureGrantieQuarry 112124](#)
[EX#164 24-8SUP-9CAM MaryLarson PublicComment 112124](#)
[EX#165 24-8SUP-9CAM DianeBlonshine Public Comment 112124](#)
[EX#166 24-8SUP-9CAM RobinFranklin PublicComment 112124](#)
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[EX#168 24-8SUP-9CAM LaurelEddings PublicComment 112124](#)
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[EX#175 24-8SUP-9CAM LoureiroResponseCommentsCLA 112524](#)
[EX#176 24-8SUP-9CAM LourerioResponseToIntervenorTrinkaus 112524](#)
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[EX#178 24-8SUP-9CAM CarynOreksy PublicComment 112624](#)
[EX#179 24-8SUP-9CAM AshleyWetherbee PublicComment 112624](#)
[EX#180 24-8SUP-9CAM LeeOConnell PublicComment 112624](#)
[EX#181 24-8SUP-9CAM HealthDistrictRefferal 112524](#)
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[EX#183 24-8SUP-9CAM MicheleSolarek PublicComment 112624](#)
[EX#184 24-8SUP-9CAM KimberlyJenkinson PublicComment 112624](#)
[EX#185 24-8SUP-9CAM JenniferHepburn PublicComment 112624](#)
[EX#186 24-8SUP-9CAM KyleMorris PublicComment 112724](#)

- [E#187-2 24-8SUP-9CAM PhilFioreStatementReport PublicComment 112724](#)
- [EX# 187-1 24-8SUP-9CAM PhilFioreEmail PublicComment 112724](#)
- [EX#188 24-8SUP-9CAM MarkHage PublicComment 120224](#)
- [EX#189 24-8SUP-9CAM P&AJapp PublicComment 120224](#)
- [EX#190 24-8SUP24-9CAM EmailKBaldwinReReferralRadon 120224](#)
- [Ex#191 24-8SUP-9CAM HeatherCarvalho PublicComment 120324](#)
- [EX#192 24-8SUP-9CAM JeannineWeeks PublicComment 120324](#)
- [EX#193 24-8SUP-9CAM MikeBallerstrini PublicComment 120324](#)
- [EX#194 24-8SUP-9CAM DwightSnowberger PublicComment 120424](#)
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- [EX#198 24-8SUP-9CAM NatasciaKilmas PublicComment 120424](#)
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- [EX#200 24-8SUP-9CAM AlysiaWalsh PublicComment 120524](#)
- [EX#201 24-8SUP-9CAM SamanthaLewis PublicComment 120524](#)
- [EX#202 24-8SUP-9CAM JoycePerlot PublicComment 120524](#)
- [EX#203 PZ#24-8-SUP-9CAM ThomasThomasPresentation PublicComment 120524](#)
- [EX#204 24-8SUP-9CAM EricTreaster PresentationNarrative PublicComment 120524](#)
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- [EX#205-2 24-8USP-9CAM LauraPalmese AttchPublicComment 120524](#)
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- [EX#209 24-8SUP-9CAM DaveShroder PublicComment 120524](#)
- [EX#210 24-8SUP-9CAM AnneRPierson PublicComment 120524](#)
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- [EX#212 24-8SUP-9CAM MichaelHouser PublicComment 120924](#)
- [EX#213 24-8SUP-9CAM IsabelSturtz PublicComment 120924](#)
- [EX#214 24-8SUP-9CAM KathrynStrout PublicComment 120924](#)
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- [EX#216 24-8SUP-9CAM ChristopherJelden PublicComment 120924](#)
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- [EX#229 24-8SUP-9CAM SusanAxline PublicComment 121224](#)
- [EX#230-1 24-8SUP-9CAM SamuelRoudebush PublicComment 121224](#)
- [EX#231 24-8SUP-9CAM MLaForestCommunityConcernsPresentation PublicComment 121224](#)
- [EX#232 24-8SUP-9CAM BruceEdwardsPresentation PublicComment 121224](#)
- [EX#233-1 24-8SUP-9CAM JolieIsenburg PublicComment 121224](#)
- [EX#233-2 24-8SUP-9CAM JolieIsenburg Plan&ZAoneExam PublicComment 121224](#)
- [EX#234 24-8SUP-9CAM GlennTainter PublicComment 121224](#)
- [EX#235-1 24-8SUP-9CAM DouglasSchwartzPresentation PublicComment 121224](#)

- [EX#235-2 24-8SUP-9CAM DouglasShchwartzNotes PublicComment 121224](#)
- [EX#235-3 24-8SUP-9CAM DouglasSchwartzRockSample PublicComment 121224](#)
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- [EX#236-2 24-8SUP-9CAM ElizabethSmithArticle PublicComment 121224](#)
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- [EX#239 24-8SUP-9CAM KarynCollins PublicComment 121624](#)
- [EX#240 24-8SUP-9CAM JasonHartlingLedyardPublicSchoolDistrict PublicComment 121624](#)
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B. Discussion & Decision: PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12 (Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT - Agent, Harry Heller, Esq., Heller, Heller & McCoy - Applicant/Owner, Gales Ferry Intermodal, 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. (Submitted 07/9/24, Date of Receipt 7/11/24, PH must open by 9/13/24, PH set for 9-12-24, PH must close by 10-16-24, PH Cont. to 9/26/24, PH Cont. to 10/10/24, PH Cont. to 10/24/24, PH Cont. to 11/14/24, PH Cont. to 11/21/24, PH Cont. 12/5/24, PH Cont. to 12/12/24, 65 Day Ext. Granted, PH must close by 12/20/24, DRD 65-days from close PH).

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. MOTION to approve PZC Special Meeting Minutes of November 21, 2024

Attachments: [PZC Special Meeting 11-21-2024 Draft](#)

B. MOTION to approve PZC Special Meeting Minutes of December 5, 2024

XI. CORRESPONDENCE

XII. REPORTS

XIII. ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.