



TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

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STAFF MEMORANDUM FOR THE RECORD #2
RELATIVE TO REQUESTS FOR EXPERTS REVIEWS FROM PUBLIC

APPLICATION PZ#24-5SITE & 24-6CAM

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

Prepared by Liz Burdick, Director of Land Use & Planning on 8/19/24

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>

The Land Use Dept. has received multiple requests from members of the public, including residents for various experts to review the above-referenced application as follows: Environmental, Health and Safety (EHS) Consultant; Air Emissions/Carcinogenic Dust Expert; Blasting Consultant, River Ecology Consultant, Traffic Safety Consultant, Acoustics Expert, Stormwater Consultant; Historian/Archeologist; Residential Appraisal Consultant; and Landscape Architect Expert.

Pursuant to said requests, the Town/PZC is in the final stage of considering proposals to retain independent dependent review of:

1. Noise, dust and vibration, including blasting.
2. The traffic study submitted by the Applicant.
3. Stormwater.
4. Economic Impact that will include an analysis of uses proposed in this application to determine whether impacts to residential properties can occur.

The following requests for independent reviews have not been considered at this time for the following reasons:

1. Landscape Architect Expert. One request was received and there is minimal landscaping proposed as part of the project.
2. River Ecology. The application was referred to CT DEEP Land Water Resource Division for review and comment on coastal resources. Comments are pending.
3. Residential Appraiser. See Economic Impact Analysis in #4 above.
4. Historian/Archeology Expert. State of CT Historic Preservation Office comments pending per applicant.

All additional Town staff and independent review comments will be submitted for the record and posted to the Town website as received.

The public hearing for this application will be opened on 9/12/24.

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)