



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Tony Capon

Special Meeting

Thursday, September 26, 2024

6:00 PM

Ledyard Middle School - 1860 CT-12,
Gales Ferry, CT 06335 - Hybrid
Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

[https://us06web.zoom.us/j/88238067217?
pwd=GSPvEbOwMOjuST1j7TOrUaWBSR8ZUF.1](https://us06web.zoom.us/j/88238067217?pwd=GSPvEbOwMOjuST1j7TOrUaWBSR8ZUF.1)

Meeting ID: 882 3806 7217 Passcode: 985570

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

Present Commissioner Marcelle Wood
 Chairman Tony Capon
 Commissioner Howard Craig
 Commissioner Jessica Cobb
 Alternate Member Matthew Miello
 Alternate Member Beth E. Ribe

Excused Vice Chair Paul Whitescarver

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick
Zoning Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn

- IV. 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 a Special Use Permit (SUP) and Coastal Area Management Review to modify an existing SUP/Coastal Site Plan for Mixed-Use (Commercial/Industrial) Development for addition of Excavation Operation, Major. *(Submitted 07/9/24, Date of Receipt 7/11/24, PH set for 9-12-24, PH must close by 10-16-24, DRD 65-days from close PH).*

Chairman Capon reopened the public hearing.

Attorney Harry Heller of Heller, Heller & McCoy, 736 Rte. 32, Uncasville, CT, representing Gales Ferry Intermodal, LLC introduced the structure of the presentation as well as the various presenters. He discussed the CT Plan of Conservation and gave documents to Director Burdick. Director Burdick marked them as exhibit #85.

Attorney Heller referenced the resubmission of the revised civil plan set to the Ledyard Land Use Department which have been marked as exhibits #91, #91-1, #91-2, #91-3, #91-4.

David George of Heritage Consultants, Cultural Resources Coordinator, gave his presentation and spoke about the process of his site investigation and his findings. He spoke about the ongoing communication between his department and the applicant to preserve historic artifacts and land.

Commissioner Cobb asked if the Archeological team had found any Native American artifacts on site. David George mentioned two minor findings that they believe could be related to Native American Heritage.

Commissioner Cobb asked if anyone had reached out to the Mashantucket Pequot Tribal Nation regarding historical significance of the site. David George stated that a staff archeologist had reached out to the Tribal Historic Preservation Officer who did not express concern over the project.

Attorney Wilson Carroll of Cohen & Wolf, 11 Broad Street, Bridgeport, CT, clarified what actions the applicant has taken to preserve the historical archeology of the property.

Attorney Harry Heller of Heller, Heller & McCoy, 736 Rte. 32, Uncasville, CT, commented that the applicant has drafted and circulated to both Archeological Preservation and the CT State Historic Preservation Office donation agreements for archeological and historical preservation.

George Andrews, Principal Engineer of Loureiro Engineering Associates, representing Gales Ferry Intermodal, introduced his presentation. He spoke about the process of proposed site operations and site preparation, soil erosion and sediment controls and grading and stormwater management.

Commissioner Wood and George Andrews of Loureiro Engineering discussed relocation of topsoil from the site. They discussed the frequency of topsoil transportation from the site by roadway. They discussed where trucks used to transport topsoil will be parked during the project. They discussed what size and kinds of trucks will be used to transport topsoil. They discussed source of power for the conveyor during the project. They discussed the stabilization plan of the project as well as features of the final surficial finish. They discussed the bench heights of the rock cuts.

Commissioner Cobb and George Andrews discussed the methods and numbers used to model the peak flow events. They discussed the use of calcium chloride during the project for dust control. They discussed the water source for the project and potential impacts on the town.

Chairman Capon commented that there have not been any water restrictions during his time on the Ledyard Water Pollution Control Authority.

Commissioner Miello and George Andrews discussed how the final benching is completed. They clarified technicalities of transportation of topsoil. Commissioner Miello and George Andrews clarified who will be responsible for ensuring compliance with the mitigations that are put in place during the project. They discussed bonding between Gales Ferry Intermodal and the Town of Ledyard.

Commissioner Ribe and Attorney Heller clarified that American Styrenics will not be moving from the property during operations.

Commissioner Ribe and George Andrews clarified that timeline of the operation is over the course of 7 years give or take depending on the operator. They clarified monitoring and reporting procedures for the 25 cents per cubic yard back to the Town of Ledyard.

Attorney Wilson Carroll of Cohen and Wolf and George Andrews discussed the amount of water used per day during the operations. They discussed who makes determinations on whether the conveyor systems need to be misted to mitigate dust emissions.

Attorney Heller introduced the next speaker of the presentation. He discussed blasting in regard to the Ledyard Zoning Regulations

Tim Harmon of Maine Drilling and Blasting, representing Gales Ferry Intermodal, LLC, introduced himself and his expertise. He discussed technicalities of blasting in relationship to the application.

Commissioner Wood and Tim Harmon discussed calculations of blasting vibrations. They discussed how often and how many pounds of blast will be used during the operations. They discussed blasting detonation.

Commissioner Cobb and Tim Harmon discussed measurements of sound and vibrations per blast. They discussed how the blasting team will ensure they are within the site boundaries and how errors in over blasting will be avoided.

Commissioner Miello and Tim Harmon discussed pre blasting surveys related to the project. They discussed generated decibels of noise per blast.

Commissioner Ribe and Tim Harmon discussed what weather conditions are permissible for blasting.

Chairman Capon and Tim Harmon referenced where the closest dwelling to the blasting at Baldwin Hill is located. They discussed the proximity of Chapman Lane to the proposed blasting on site.

Attorney Wilson Carroll and Tim Harmon discussed the process of pre blast surveys. They discussed which company will be responsible for conducting the pre blast surveys and how the records for the surveys will be stored. They discussed privacy policies regarding personal information obtained from the pre blast surveys. They discussed how filed complaints from residents would be handled. They discussed impacts on traffic and what time of day blasting on site would occur.

Commissioner Miello and Tim Harmon discussed potential impact of blasting over the course of years.

Scott Hesketh, P.E., of F.A. Hesketh & Associates, Inc, introduced himself and his expertise. He gave his presentation on the technicalities of his traffic study in relationship to the application.

Commissioner Miello and Scott Heskth discussed what traffic data was used for the model.

Chairman Capon and Attorney Heller discussed if truck traffic from the site will be mainly going North or South bound on Route 12.

Commissioner Miello and Attorney Heller discussed hours of operation for the trucks coming and going from the site.

Steven MacCormack of MacCormack Appraisal Services, CT Certified General Real Estate Appraiser, introduced himself and his expertise. He presented the methods and findings of his report.

Commissioner Cobb and Steven MacCormack clarified what variables were used in his analysis.

Commissioner Miello and Steven MacCormack discussed how condition of homes is assessed.

Attorney Wilson Carroll and Steven MacCormack discussed technicalities of his report.

Suzanne Pisano, PE, of Verdantas LLC introduced herself and her expertise. She made her presentation about the purpose of Air Emissions Modeling, the methods of her model for the Gales Ferry Intermodal Site, and the results of her air emissions model.

Commissioner Wood and Suzanne Pisano clarified the numbers used in the model are conservative and are representative of the worst-case scenario. They discussed specific technicalities and the calculations of the air emissions model.

Commissioner Cobb and Suzanne Pisano clarified information regarding the Scenario 1 Results. They clarified information on the Prevailing Wind Conditions slide.

Commissioner Miello and Suzanne Pisano clarified information regarding Scenario 2 Results.

Attorney Wilson Carroll and Suzanne Pisano discussed the method of the creating air emissions model for the application. They discussed legal standards for air emissions.

Attorney Heller addressed the monitoring process of the application.

Chairman Capon stated that without objection the public hearing on PZ#24-8SUP-9CAM is continued to the October 10, 2024 Special Meeting at 6:00pm at the Ledyard Middle School Auditorium and on Zoom.

RESULT: CONTINUE

- 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 opened 9-12-24, PH Cont. to 9/26/24, PH must close by 10-16-24, DRD 65-days from close PH).*

RESULT: NO ACTION

V. ADJOURNMENT

Chairman Capon stated that without objection the meeting is adjourned at 10:17pm

The meeting adjourned at 10:17 p.m.

VOTE: 6-0 Approved and so declared

Respectively Submitted,

Secretary, Marty Wood
Planning and Zoning Commission