



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Chairman Marty
Wood

Special Meeting

Thursday, November 14, 2024

6:00 PM

Ledyard High School - 24 Gallup Hill
Rd, Ledyard, CT 06339

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/89730385202?pwd=V9eGHREQ8G3XraEzPHk25DgxiyAAMe.1>

Meeting ID: 897 3038 5202 Passcode: 631635

Dial by 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, DRD 11/15/24).

- 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](#)

VIII. NEW BUSINESS

- A. 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, DRD 01/17/24)
- B. MOTION to approve 2025 Planning and Zoning Commission Meeting Schedule
- Attachments:** [PZC MEETING SCHEDULE 2025](#)
- C. Election of Officers

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, 65 Day Ext. Granted, 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 AseorsMap 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 EmailTreasr 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](#)
[EX#78 24-8SUP-9CAM AnneRobertsPierson PubComment 091624](#)
[EX#79-1 24-8SUP24-9CAM EmailAttyHeller
ReAddtionsAddRegradingSoundStudy 091124](#)
[EX#80 Treaster ZoeBlastingComplaint Rec092324](#)
[EX#81 VirginiaBeall PublicComment Rec092324](#)
[EX#82 24-8SUP24-9CAM Dodge Public Comments 092424](#)
[EX#83-1 24-8SITE24-9CAM EmailHeller ReAnalysisBlastingUtilities
Rec092524](#)
[EX#83-2 24-8SITE24-9CAM Dr.AimoneMartin
AnalysisBlastingUtilities Rec092524](#)
[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](#)
[EX#88 24-8SUP24-9SITE LWilkinson PubCommentAttachments
Rec093021](#)
[EX#89 24-8SUP24-9 ETreaster SurficialMaterialDefinition
Rec093024](#)
[EX#90 24-9SUP24-8SITE LedyardCemeteryCommitte4e
DecaturCemeteryCommLtr Rec093024](#)
[EX#91 24-8SUP24-9CAM EmailLoureiro RevDocs Rec093024](#)
[EX#91-1 24-8SUP24-9CAM StormwaterManagmentRep Rev092424
Rec093024](#)
[EX#91-2 24-8SUP24-9CAM SLoureiroRespTrinkausRep 092624
Rec093024](#)

[EX#91-3 24-SUP24-9CAM PlanSet Revised092524 Rec093024](#)
[EX#91-4 24-8SUP24-9CAM](#)
[AddendumEngControlOpMaintenacePlan 092524 Rec093024](#)
[EX#92 24-8SUP24-9SITE EmailHeller RfriLedWPCA 092524](#)
[EX#93 24-8SUP24-9CAM GPooleCurriculumVitae Rec100924](#)
[EX#94 24-8SUP24-9CAM SaulsSeismicGPoole](#)
[VibrationImpactAnalysis Rec100924](#)
[EX#95-1 24-8SUP24-9CAM EmailKberlinerTheArchConservancy](#)
[PreservationFortDecaturUpdate Rec101024](#)
[EX#95-2 24-8SUP24-9CAM LtrKberlinerTheArchConservancy](#)
[PreservationFortDecaturUpdate Rec101024](#)
[EX#96 24-8SUP24-9CAM MyersComments Rec101024](#)
[EX#97 24-8SUP24-9CAM ExtTimePublicHearing AttyHeller 101024](#)
[EX#98 24-8SUP-24-9CAM GFIPresentation3 101024](#)
[EX#99 24-8SUP24-9CAM JWeeksComments 101524](#)
[EX#100 24-8SUP24-9CAM CLAEngineersKHaubert Comments 1](#)
[101624](#)
[EX#101 24-8SUP24-9SITE W&STrafficPeerReview GFI 101024](#)
[EX#102 24-8SUP24-9CAM GomanYorkDPoland GFI](#)
[LandUsePropertyImpactMemo - Final 101024](#)
[EX#103 24-8SUP24-9CAM GomanYork 1737-1761 Route 12 FEIS -](#)
[Final Oct2024 101724](#)
[EX#104-1 24-8SUP24-9CAM EmailWAttachment](#)
[AttyCarrollIntervenorGFFDAnderson 101724](#)
[EX#104-2 24-8SUP24-9CAM TrinkausLtrJDebrodtIWWC](#)
[Rec101724](#)
[EX#105 24-8SUP24-9CAM Verdantas LedyardAirDispersionReport](#)
[Rec101024](#)
[EX#106-1 24-8SUP24-9CAM AttyHellerLtr](#)
[ReponsesToQuestionsExperts Rec101024](#)
[EX#106-2 24-8SUP24-9CAM HellerLtrAttchmnt](#)
[GAndrewsRespComments Rec101024](#)
[EX#106-3 24-8SUP24-9CAM HellerLtrAttchmnt](#)
[MDBRespComments Rec101024](#)
[EX#106-4 24-8SUP24-9CAM HellerLtrAttchmnt](#)
[MDBPreBlastSurveyPlan Rec101024](#)
[EX#106-5 24-8SUP24-9CAM HellerLtrAttchmnt](#)
[MDBCmplntInvestigationProcedure Rec101024](#)
[EX#106-6 24-8SUP24-9CAM HellerLtrAttchmnt SPisanoResponses](#)
[Rec101024](#)
[EX#107 24-8SUP24-9CAM ReferralQuispeDEEPLWRD RevPlans](#)
[101824](#)
[EX#108 24-8SUP-9CAM CatherineHiller PubComment 102224](#)
[EX#109 24-8SUP24-9CAM GSchneiderPubComment 102324](#)
[EX#110 24-8SUP24-9CAM ETreaster HartfordCourant5.31.24](#)
[Rec102424](#)

[EX#111 24-8SUP-9CAM EAtwood PubComment 102424](#)
[EX#112 24-8SUP-9CAM WIrwin PubComment 102424](#)
[EX#113 24-8SUP-9CAM NATwood PubComment 102424](#)
[EX#114 8SUP-9CAM CLaCasse PubComment 102424](#)
[EX#115 PZ#24-8SUP-9CAM JHodgeMemo 102424](#)
[EX#116 PZ#24-8SUP-9CAM PartAppNarrative102424](#)
[EX#117 PZ#24-8SUP-9CAM LaraStauning PunComment 102424](#)
[EX#118 PZ#24-8SUP-9CAM TwnPresetonZoningComm 102424](#)
[EX#119 PZ#24-8SUP-9CAM DHarnedPresentation 102424](#)
[EX#120 24-8SUP-9CAM DHarnedPresentNarrative 102424](#)
[EX#121 24-8SUP-9CAM PFiorePresent 102424](#)
[EX#122 24-8SUP-9CAM PFiorePresentNrrative 102424](#)
[EX#123 -1 24-8SUP24-9CAM EmailELynchWPCA
ReCashmanBlastReportAffectsUtilities Rec102424](#)
[EX#123-2 24-8SUP24-9CAM WPCAMinutes102224](#)
[EX#124 24-8SUP24-9 AmericanBattlefieldTrustLetterPublicComment
102424](#)
[EX#125 24-8SUP24-9CAM JJeffcoatPublicComment Rec102824](#)
[EX#126 24-8SUP24-CAM HARNED CORRECTION TO HELLER
2ND TOPIC DURING 10 24 24 Q&A Rec103024](#)
[EX#127 24-8SUP-9CAM BSauvageau PublicComment 103124](#)
[EX#128 24-8SUP-9CAM HARNED CORRECTION TO HELLER
2ND TOPIC DURING 10 24 24 Q&A Revised 110424](#)
[EX#129 24-8SUP-9CAM SWard PubComment 110424](#)
[EX#130 24-8SUP-9CAM HMMHPeerReview 110724](#)
[EX#131 24-8SUP-9CAM PMarcek PubComment 110724](#)
[EX#132 24-8SUP24-9CAM HMMHPeerReview GFI Revised 111024](#)
[EX#133-1 24-8SUP24-9CAM LWilkinsonPublicComment 111024](#)
[EX#133-2 24-8SUP24-9CAM LWilkinsonPublicComment 111024](#)
[EX#134 24-8SUP24-9CAM MillarPublicComment Rec111324](#)
[EX#135-1 24-8SUP24-9CAM UMCGFPublicComment 111324](#)
[EX#135-2 24-8SUP24-9CAM UMCGFLtrPublicComment 111324](#)
[EX#136 24-8SUP24-9CAM JimGauldPublicComment 111324](#)
[EX#137-1 24-8SUP24-9CAM EmailHellerReNDDB 111324](#)
[EX#137-2 24-8SUP24-9CAM GFI NDDB Rep 110222 Rec 111324](#)
[EX#137-3 24-8SUP24-9CAM GFI NDDB Rep 050823 Rec 111324](#)
[EX#137-4 24-8SUP24-9CAM GFI NDDB Rep 112823 Rec 111324](#)
[EX#138-1 24-8SUP24-9CAM EmailHellerReFioreReport 111424](#)
[EX#138-2 24-8SUP24-9CAM EmailLtr RJLeeGroup ReFioreReport
111424](#)
[EX#139 24-8SUP24-9CAM SaulsSeismicRespToHMMH Rec
111424](#)
[EX#140 24-8SUP-9CAM JoanneKellyPresentation 111424](#)
[EX#141 24-8SUP24-9CAM JimGauldPublicComment2 Rec111824](#)

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, 65 Day Ext. Granted, DRD 65-days from close PH).

X. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. MOTION to approve PZC Special Meeting Minutes of October 24, 2024

Attachments: [PZC Special Meeting Minutes 10-24-24](#)

XI. CORRESPONDENCE

XII. REPORTS

XIII. ADJOURNMENT

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