



TOWN OF LEDYARD

Planning & Zoning Commission

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Marty
Wood

Special Meeting

Thursday, November 21, 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/83723708463?pwd=92g3TrA9hX2Ca7OsFksBIhsGRWjKzD.1>

Meeting ID: 837 2370 8463 Passcode: 841093

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

I. CALL TO ORDER

Chairman Wood called the meeting to order at 6:03 p.m. at the Ledyard Middle School Auditorium and on Zoom.

Present Chairman Marcelle Wood
 Secretary Howard Craig
 Alternate Member Matthew Miello
 Commissioner Beth E. Ribe
 Alternate Member James Harwood
Recused Vice Chair Paul Whitescarver

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND APPOINTMENT OF ALTERNATES

Present Chairman Marcelle Wood
 Commissioner Beth E. Ribe
 Alternate Member James Harwood
Excused Vice Chair Paul Whitescarver
 Secretary Howard Craig
Late Alternate Member Matthew Miello

In addition, the following were present:

Director of Land Use & Planning, Elizabeth Burdick

Land Use Attorney, Matthew Willis
Zoning Enforcement Official, Hannah Gienau
Land Use Assistant, Anna Wynn

Chairman Wood outlined rules of conduct for the proceedings of the meeting.

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

Director Burdick stated for the record that she received an additional public comment letter before the meeting from Donna Worthen and it will be marked as exhibit #160.

Chairman Wood opened the floor to public comment and stated that members of the public with presentations will go first. He additionally outlined the proceedings of the public comment portion of the hearing.

Joanne Kelley, 12 Thamesview Pentway, Gales Ferry, presenting as an expert, completed her presentation from the previous meeting.

Attorney Heller of Heller, Heller & McCoy, 736 Route 32, Uncasville, CT, representing the applicant, cross examined Joanne Kelley.

Chairman Wood warned the audience to maintain order during the hearing and that if there was a second outburst the meeting would be adjourned for the evening and resumed in December.

Director Burdick asked Attorney Heller to submit two photographs he referenced during his cross examination of Joanne Kelley for the record and to identify what they are in writing on the backs.

Attorney Heller submitted two photographs for the record. Ms. Burdick stated that they have been marked as exhibits #162-1 and 162-2 for the record.

Attorney Wilson Carroll of Cohen & Wolf, 1115 Broad St, Bridgeport CT, cross examined Joanne Kelley.

Eric Treaster, 10 Huntington Way, Ledyard, asked to defer giving his presentation until the next meeting to give other members of the public a chance to speak. Chairman Wood consented and deferred until the next meeting.

Director Burdick commented that Mr. Sauvageau's presentation had already been marked as exhibit #158 and that his previous public comment was marked #127. Brian Sauvageau, presenting as an expert, introduced himself and gave the first half of his presentation concerning radon.

Chairman Wood asked that for the sake of time if Mr. Sauvageau could finish his presentation at the next meeting. The Commission did not have any questions about the presentation at this time.

Attorney Heller cross examined Mr. Sauvageau on several points of the presentation. Attorney Heller submitted an academic study for the record and Director Burdick stated for the record it will be marked as exhibit #163. Attorney Heller continued his cross examination.

Director Burdick asked that the study that was referenced during the cross examination be submitted for the record. Attorney Heller gave the name of the study and stated he would submit a copy after the meeting. Chairman Wood asked if Attorney Carroll had any questions for Mr. Sauvageau. Attorney Carroll stated he did not. Mr. Sauvageau made a few closing statements to the Commission regarding his presentation.

Attorney Heller asked a few more questions to Mr. Sauvageau regarding his knowledge and expertise.

Mary Larson, 53 Harvard Terrace, Gales Ferry, made her public comment statement in opposition of the application. She submitted her written transcript for the record. Director Burdick stated that it will be marked as exhibit #164 for the record.

****10 MINUTE RECESS ****

Doug Kelley, 40 Pinelock Drive, Gales Ferry, member of the Ledyard Historic District Commission, gave his public comment statement in opposition of the application. He mentioned that the written transcript of his comment had already been marked as exhibit #56.

Commissioner Miello joined the meeting by zoom but was not seated as a voting member.

James Gauld, 13 LedgeWood Drive, Gales Ferry, made his public comment statement with his concerns for the application.

Diane Blonshine 34 Tanager Lane, Gales Ferry, gave her public comment statement with concerns and opposition against the application. Director Burdick marked Ms. Blonshine's written public comment statement as exhibit #165.

Markos Samos, 33 Robin Hood Drive, Gales Ferry, gave his public comment statement in opposition of the application.

Jim Kelley, 17 Winthrop Rd, Gales Ferry, gave his public comment statement in opposition

of the application.

Robin Franklin, 13 Kalmia Drive, Gales Ferry, gave her public comment statement with concerns and in opposition of the application.

Christopher Foster, 1102 Long Cove Rd, Gales ferry, gave his public comment statement with concerns and in opposition of the application. He handed his written transcript to Ms. Burdick who marked them as exhibit #167 for the record.

Laurel Eddings, 16 Old Quarry Rd, Gales Ferry, gave her public comment statement with concerns and in opposition of the application. She submitted for the record two written public comment statements from herself and from her daughter. Ms. Burdick marked these as exhibits #168 and #169 for the record

Kevin Blacker, 11 Church St, Noank, CT, gave his public comment statement. Director Burdick asked if Mr. Blacker had a written statement to submit for the record, he responded he did not.

Bruce Edwards, 30 Bluff Rd West, Gales Ferry, stated that he would like to defer his presentation to the next meeting. Chairman Wood asked if Mr. Edwards planned to submit his presentation for the record when he presents. Mr. Edwards said yes.

Tony Sheridan, representing the Chamber of Commerce of Eastern CT, gave his public comment statement in support of the application. Mr. Sheridan submitted his written transcript for the record, Elizabeth Burdick stated that it will be marked as exhibit #170 for the record.

RESULT: PUBLIC HEARING CLOSED

MOVER: Marcelle Wood

AYE: 3 Wood, Ribe, and Harwood

EXCUSED: 2 Whitescarver, and Craig

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

RESULT: CONTINUE

V. ADJOURNMENT

Chairman Wood stated that without objection the meeting is adjourned at 9:45 p.m.

VOTE: 3-0 Approved and so declared

Respectively Submitted,

Chairman Wood
Planning & Zoning Commission

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