



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission

### ~ AGENDA ~

Chairman  
Tony Capon

Special Meeting

**Thursday, October 24, 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/82570911859?pwd=ncP0TFXyWjB1VzVnMukgbSY35wGk4w.1>

**Meeting ID: 825 7091 1859    Passcode: 857774**

**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. OLD BUSINESS

A. Discussion & Decision: PZ#24-2RESUB - 96, 98, and 100 Stoddards Wharf Rd., Ledyard, CT Agent: Harry Heller, Esq. Heller, Heller & McCoy - Applicant/Owner: Avery Brook Homes, LLC, for an 18-Lot Resubdivision/Affordable Housing Development pursuant to CGS §8-30g. (Submitted 3/28/24, Date of Receipt 4/11/24, PH originally set for 5/9/24, PH Opening Postponed to 5/30/24, PH Opened 5/30/24 PH must close by 7/3/24, PH Cont. to 6/13/24, PH Cont.to 7/11/24 with 35-day extension, PH Cont. to 8/8/24. PH Cont. to 8/22/24 w extension, PH Closed 8/22/24, DRD 10/25/24).

V. 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).

**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 AassessorsMap 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 EmailTreasurer RqstExperts Rec071524](#)  
[EX#6-2 24-8SUP24-9CAM TreasurerRequestExperts 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](#)  
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[EX#9 24-8SUP24-9CAM Collins RqstExperts Rec072224](#)  
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[EX#11 24-8SUP24-9CAM TainterRqstExperts Rec072224](#)  
[EX#12-1 24-8SUP24-9CAM EmailSamosRqstExperts Rec072324](#)  
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[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](#)  
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[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](#)  
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[EX#31 24-8SUP24-9CAM LSmith RqstIWWCResubmission Rec080624](#)  
[EX#32 24-8SUP24-9CAM LUDComments2 ReExperts](#)  
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[EX#34 24-8SUP24-9 NoticePublicHearing ApplicantHeller 082724](#)  
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[EX#36-1 24-8SUP24-9CAM LtrHellerReNoticeAbutters Rec083024](#)  
[EX#36-2 24-8SUP24-9CAM LtrsNoticeAbutters Rec083024](#)  
[EX#36-3 24-8SUP24-9CAM EnclosureNoticeAbuttersLtrs Rec083024](#)  
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[EX#40 24-8SUP24-9CAM VerifiedNotIntevention22a-19 GalesFerryFireDistrict 090924](#)  
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[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](#)  
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[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](#)  
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[EX#65 24-8SUP24-9CAM CommissionerWhitescarverRecusal 091224](#)  
[EX#66 24-8SUP-9CAM AttyCarollOppositionLettr 091224](#)  
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[EX#70 24-8SUP-9CAM MJPeterson PubComment 091224](#)  
[EX#71 24-8SUP-9CAM RuthEichelberg PubComment](#)  
[EX#72 24-8SUP-9CAM GF FireDistIncorporation 091224](#)  
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[EX#91 24-8SUP24-9CAM EmailLoureiro RevDocs Rec093024](#)  
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[AddendumEngControlOpMaintenacePlan 092524 Rec093024](#)  
[EX#92 24-8SUP24-9SITE EmailHeller RfriLedWPCA 092524](#)  
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[EX#95-1 24-8SUP24-9CAM EmailKberlinerTheArchConservancy](#)  
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[EX#102 24-8SUP24-9CAM GomanYorkDPoland GFI](#)  
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[AttyCarrollIntervenorGFFDAnderson 101724](#)  
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[EX#108 24-8SUP-9CAM CatherineHiller PubComment 102224](#)  
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[EX#115 PZ#24-8SUP-9CAM JHodgeMemo 102424](#)  
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[EX#123 -1 24-8SUP24-9CAM EmailELynchWPCA  
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[EX#128 24-8SUP-9CAM HARNED CORRECTION TO HELLER  
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[EX#129 24-8SUP-9CAM SWard PubComment 110424](#)

- 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).

## VI. ADJOURNMENT

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