



Chairman  
Tony Capon

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Planning & Zoning Commission

### ~ AGENDA ~

Regular Meeting

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**Thursday, August 10, 2023**

**6:00 PM**

**Council Chambers - Hybrid Format**

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#### REMOTE MEETING INFORMATION

Town Hall Annex - Council Chambers

#### **Join Zoom Meeting**

**<https://us06web.zoom.us/j/85170450956?pwd=b1VCUTROTW1hVDN0VU92ME82aEtrZz09>**

**Meeting ID: 851 7045 0956**

**Passcode: 674603**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS ONLY -- LIMITED TO THREE MINUTES )
- V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA
- VI. PRE APPLICATION OR WORKSHOP
- VII. PUBLIC HEARINGS/APPLICATIONS

- A. Application PZ#23-6SUP of Dieter and Gardner, Inc, 1641 Route 12, Gales Ferry, CT 06335, for a special use permit at 1340 Baldwin Hill Road, Gales Ferry, CT 06335, for continued processing of earth materials and removal of ledge material.

**Attachments:** [Exhibit #1 - Application](#)  
[Exhibit #2 - Initial Site Plan](#)  
[Exhibit #3 - Narrative from Dieter & Gardner](#)  
[Exhibit #4 - Revised Site Plan Dated May 11](#)  
[Exhibit #5 - Copy of receipt for Legal Ad](#)  
[Exhibit #6 - Notice of PH 6-8](#)  
[Exhibit #7 PH Notice to Applicant for 5-18-23](#)  
[Exhibit #8 - Email to JH from Ed Lynch, WPCA](#)  
[Exhibit #9 - Staff Comments](#)  
[Exhibit #10 - Updated Plan July 11](#)  
[Exhibit #11 - Well Permit for 1347 Baldwin Hill](#)  
[Exhibit #12, Revised Plan Set](#)  
[Exhibit #13 - Revised Plan to include IWWC - Jul 13](#)  
[Exhibit #14 - 100 Scale Map](#)

- B. Application PZ#23-4SUP of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for a special use permit for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Route 12, Gales Ferry, CT 06335.

- Attachments:** [Exhibit #1 - Application, Authorization, Deeds](#)  
[Exhibit #2 - Project Narrative 3/29/23](#)  
[Exhibit #3 - Prop Survey, CME Assoc. 2010](#)  
[Exhibit #4 - Exterior Elevations](#)  
[Exhibit #5 - Loureiro Plan Set, March 7, 2023](#)  
[Exhibit #6 - Stormwater Mgmt Report, March 7, 2023](#)  
[Exhibit #7 - List of Abutters, Notices Sent, and Certs](#)  
[Exhibit #8 - Letter from Karen Sacco, Dated 4/3/23](#)  
[Exhibit #9 - Memo from Steve Masalin, PWD dated 3/31/23](#)  
[Exhibit #10 - Revised Narrative \(compare 3.28.23 to 4.5.23\)](#)  
[Exhibit #11 - Revised Storm Water Mgmt Report Dated 4/5/23](#)  
[Exhibit #12 - Revised Loureiro Plan Set, Revised 4/6/23](#)  
[Exhibit #13 - Soil Investigation Report from REMA Ecological Services Dated 4/6/23](#)  
[Exhibit #14 - Natural Diversity Data Base Letter, Dated 11/2/2022](#)  
[Exhibit #15 - Comments from Citizens Alliance for Land Use Dated 4/10/23](#)  
[Exhibit #16 - Response to Planner Comments from 3/28 Mtg. from Loureiro](#)  
[Exhibit #17 - Response to Town Engineer Memo dated 3/31](#)  
[Exhibit #18\(a\) Deed for 3 River Rd submitted by Stanley Lucas](#)  
[Exhibit # 18\(b\) Tax Map 3 River rd](#)  
[Exhibit # 18\(c\) Map land acquired for Relocation of Rte. 12](#)  
[Exhibit #19 - Comments from Jake Troy, April 13, 2023](#)  
[Exhibit #20 - Stormwater Management Report, Loureiro Revised 4 12 23](#)  
[Exhibit #21 - Rendering from Cashman showing potential build](#)  
[Exhibit #22 - Historic Photo of Site from Com. Baudro](#)  
[Exhibit #23 - Powerpoint Presentation - CALU](#)  
[Exhibit #24 - Revised Plan Set 5-1](#)  
[Exhibit #25 - Revised Stormwater Mgmt Report 5-1](#)  
[Exhibit #26 - Notice to Montville](#)  
[Exhibit #27 - NDDDB](#)  
[Exhibit #28 CALU Hearing Summary 05.10](#)  
[Exhibit #29 - CALU Overheads Presentation](#)  
[Exhibit #30 - Revised Comments from PWD 5-11](#)  
[Exhibit #31 - LLHD plan review 1 comments](#)  
[Exhibit #32 Cashman Application Planner Comments](#)  
[Exhibit #33 - Ltr from Belli Maintenance](#)  
[Exhibit #34 - Ltr from Tech Painting](#)  
[Exhibit #35 - Letter Request for Gales Ferry Extension](#)  
[Exhibit #36 - Gales Ferry Extension Request](#)  
[Exhibit #37 - Applicant Response to Planner, 6-21-23](#)  
[Exhibit #38 - Revised Stormwater Report, revised 6-22-23](#)  
[Exhibit #39 - Revised Plan Set, 6-21-23](#)

[Exhibit #40 - Revised Narrative, 6-20-23](#)  
[Exhibit #41 - Comments from CALU, dated June 27](#)  
[Exhibit #42 - CALU Reference Info for PZC](#)  
[Exhibit #43 - Revised Comments from S.Masalin](#)  
[Exhibit #44 - Cashman Application Planner Comments 6\\_28\\_23](#)  
[Exhibit #51 - Planner's Supplemental Comments](#)  
[Exhibit #50 - Copy of comments preseted by G. Calise](#)  
[Exhibit #49 - Copy of comments presented by P. Fiore](#)  
[Exhibit #48 - Copy of comments presented by N. Taylor](#)  
[Exhibit #47 - Copy of comments presented by J. Motti](#)  
[Exhibit #46 - Powerpoint from Cashman](#)  
[Exhibit #45 - Extension from Applicant, dated 6-29](#)  
[Exhibit #46 - Powerpoint from Cashman](#)  
[Exhibit #47 - Copy of comments presented by J. Motti](#)  
[Exhibit #48 - Copy of comments presented by N. Taylor](#)  
[Exhibit #49 - Copy of comments presented by P. Fiore](#)  
[Exhibit #50 - Copy of comments preseted by G. Calise](#)  
[Exhibit #51 - Planner's Supplemental Comments](#)  
[Exhibit #52 - GU Comments](#)  
[Exhibit #57 - Bond Estimate for SESC and Loam and Seed](#)  
[Exhibit #56 - Bldg Floor Plans & Elevations 2](#)  
[Exhibit #55 -Bldg Floor Plans & Elevations - Copy](#)  
[Exhibit #54 - \\_Rev4\\_ Sterling\\_ Civil Plan Set](#)  
[Exhibit #53 - Response ltr to Town](#)  
[Exhibit #58 - Sterling Tier I SPCC Plan](#)  
[Exhibit #59 - P&Z Powerpoint](#)  
[Exhibit #60 - Cross Sections](#)  
[Exhibit #61 - Ltr to Planner, re notice](#)  
[Department of Transportation Letter](#)

- C. Application PZ#23-5CAM of Gales Ferry Intermodal LLC / Heller, Heller, McCoy, 549 South Street, Quincy, MA 02169, for coastal area management approval for the construction of an industrial building with appurtenant facilities on a portion of the property located at 1761 Route 12, Gales Ferry, CT 06335.

- Attachments:** [Exhibit #1 - Application, Authorization, Deeds, Rec. 3-29](#)  
[Exhibit #2 - Project Narrative Dated 3-29](#)  
[Exhibit #3 - Prop Survey, CME Assoc. 2010](#)  
[Exhibit #4 - Exterior Elevations](#)  
[Exhibit #5 - Loureiro Plan Set, Rec. 3-8](#)  
[Exhibit #6 - Stormwater Mgmt Report, Loureiro 3-8](#)  
[Exhibit #7 - List of Abutters, Notices Sent, and Certs 3-8](#)  
[Exhibit #8 - Letter - Karen Sacco, Rec 4-5](#)  
[Exhibit #9 - Memo from PWD - SM Dated 4-3](#)  
[Exhibit #10 - Revised Narrative - replacing exhibit #2](#)  
[Exhibit #11 - Revised Storm Water Mgmt Report, revision date 4-5](#)  
[Exhibit #12 - Revised Loureiro Plan Set](#)  
[Exhibit # 18\(b\) Tax Map 3 River rd](#)  
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- [Department of Transportation Letter](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. Application PZ#23-10RA of the Town of Ledyard, 741 Colonel Ledyard, Ledyard CT, 06339, to delete Short Term Rental Regulations (8.31) and add to list of prohibited uses in Section 3.8, table of contents, definition and use table to be modified accordingly.

**Attachments:** [PZ#23-10RA - 741 Colonel Led - STR Reg Changes Application](#)

- B. Conduct an 8-24 Review for the town to sell a residential property located at 332 Colonel Ledyard Highway, Ledyard.

**Attachments:** [332 & 334 COLONEL LEDYARD HWY-SURVEYS-2023-06-01.jpg](#)  
[8-24-Referral Land transfer to Avalonia -Planning & Zoning](#)  
[Ltr-2023-07-03.docx](#)  
[332 Col Ledyard Listing Contract- UNSIGNED](#)  
[PUB HEAR-MIN-2018-01-10-LEASE 332 COLONEL LEDYARD](#)  
[HWY .pdf](#)  
[TC-MIN-2018-01-10.doc](#)

X. APPROVAL OF MINUTES

- A. Draft Meeting Minutes - July 13, 2023

**Attachments:** [Draft July 13 minutes](#)



XI. CORRESPONDENCE

- A. Connecticut Federation of Planning and Zoning Agencies - Quarterly Newsletter

**Attachments:** [Connecticut Federation of Planning and Zoning Agencies - Quarterly Newsletter](#)

XII. REPORTS

- A. Staff Reports

**Attachments:** [Enforcement Officer Activity report July August 2023 PZC](#)  
[Activity report july August 2023 PZC](#)

XIII. ADJOURNMENT