



Chairman
Tony Capon

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Planning & Zoning Commission ~ AMENDED AGENDA ~

Special Meeting

Thursday, June 29, 2023

6:00 PM

Council Chambers - Hybrid Format

Town Hall Annex - Council Chambers

Join Zoom Meeting

<https://us06web.zoom.us/j/85661036262?pwd=Z3Z1NDlnL2RXYjA0bDQzd2ZoajFmUT09>

Meeting ID: 856 6103 6262

Passcode: 467022

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL APPOINTMENT OF ALTERNATES
- IV. CITIZENS PETITIONS (LIMITED TO NON-AGENDA ITEMS)
- V. PUBLIC HEARINGS/APPLICATIONS
 - A. 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 Connecticut, Route 12, CT.

[23-1327](#)

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](#)

- B.** 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 Connecticut, Route 12, CT. [23-1333](#)

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](#)
[Exhibit # 18\(c\) Map land acquired for Relocation of Rte. 12](#)
[Exhibit #13 - Soil Investigation, REMA - dated 4-6](#)
[Exhibit #14 - Natural Diversity Data Base Letter, dated 11-2-22](#)
[Exhibit #15 - Comments from Citizens Alliance - dated 4-10](#)
[Exhibit #16 - Response to Planner March 28 Mtg- Loureiro](#)
[Exhibit #17 - Response to Town Engineer Memo from Loureiro](#)
[Exhibit #18\(a\) Deed for 3 River Rd submitted by Stanley Lucas](#)
[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](#)
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C. PZ#23-7RA of The Town of Ledyard, 741 Colonel Ledyard Highway,

[23-1744](#)

Ledyard CT, 06339, to add section 8.34 “Cannabis Establishment” and the following uses to the use tables: Cannabis Retailer and Hybrid Retailer (Section 6.4), Cannabis Cultivator and Micro-cultivator (Section 5.3 + 6.4).

Attachments: [Exhibit #1 - Application --](#)
[Exhibit #2 - SCCOG Notification](#)
[Exhibit #3 - Notice of PH](#)

- D. PZ#23-8RA of The Town of Ledyard, 741 Colonel Ledyard Highway, Ledyard CT, 06339 to amend section 3.9A “Cannabis Establishments” to extend existing Moratorium an additional six (6) months to provide time to review and act on proposed regulations. **23-1745**

Attachments: [Exhibit #1 - Application --](#)
[Exhibit #2 - SCCOG Notification Form for PZ#23-8RA](#)
[Exhibit #3 - Notice of PH - Copy](#)

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. CGS 8-24 Review regarding the following: The transfer/conveyance of the following town owned properties to the Avalonia Land Conservancy to remain open to the public for passive recreation and to be protected in perpetuity under the Conservancy’s care; contingent upon the Planning and Zoning Commission’s 8-24 Review: **23-1790**
- | | |
|---|------------|
| (1) 344 Colonel Ledyard Highway (Vol.604 Pg 763) | 29,752 +/- |
| SF | |
| (2) 538R Colonel Ledyard Highway (Vol. 99 Pg 139) | 3.32 +/- |
| Acres | |

Avalonia Land Conservancy will pay for all conveyances and fees regarding the transfer of property.

Attachments: [Request CGS 8-24 Review- 334 & 538R Colonel Ledyard Highway- Ltr to Planning & Zoning-2023-06-15](#)

VIII. CORRESPONDENCE

IX. ADJOURNMENT