

Exhibit #1

**TOWN OF LEDYARD  
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)  
APPLICATION FOR PERMIT** (Or Commission ruling that a permit is not needed)

Street No./ Name: \_\_\_\_\_

Application No. IWWC#23-20RA  
Receipt Date 4/8/23

Date Submitted \_\_\_\_\_

Applicant/Agent Gales Ferry Intermodal, LLC/Heller, Heller & McCoy Owner (if different) Gales Ferry Intermodal, LLC  
Address 549 South Street, Quincy, MA 02169 Address of Owner 549 South Street, Quincy, MA 02169  
Phones (781) 789-8757 / (Alan Perrault) cell Phone (781) 789-8757 (Alan Perrault)

- I have received information on the Army Corps of Engineers permit procedure.
- I have read and have included all the application and site plan requirements in Section 7 of the IWWC Regulations

By: [Signature]  
GALES FERRY INTERMODAL, LLC  
Harry B. Heller, its Agent Signature of Applicant/ Agent

Location of Property 1761 and 1737 Connecticut Route 12

Tax Assessor's Map No. 61 Zoning District I

Written Description of Proposed Activity Upland review area activities in conjunction with aggregate removal and site preparation for the creation of building locations to accommodate the siting of future industrial buildings.  
(ELC.)

Proposed Erosion/ Sediment Control Measures: See site plan and narrative submitted with this application.

Total Area of Site 165 Acres +/- Total Area of Wetlands per Official Inventory Map \_\_\_\_\_

Amount of Fill, in Cubic Yards N/A Disturbed Area, in Square Feet 1,700 or in Acres 0.04

Area Increase/Decrease in Wetlands 0 (For Map Amendment Only\*)

Soil Types from USDA Soil Survey \_\_\_\_\_ Hinckley (HkD), Hollis (HpD), Hollis (HrC) Rock Outcrop (Rp), Udorthents (Ud), Ridgbury, Leicester, Whitman (Rn)

General Description of Vegetative Cover Disturbed industrial complex, rock outcrops and wooded.

Name and Address of Adjacent Property Owners  
See attached.

Anticipated Start Date \*\* Completion Date 7 years +/- \*\*Upon receipt of all applicable approvals

List previous IWWC application #'s Unknown

IWW Commission Disposition: IWWC Regulations; Section \_\_\_\_\_ Classification \_\_\_\_\_

Signature of Chair \_\_\_\_\_

FEE: 200 + \$60.00 State Fee = 260 DATE PAID 4/13/23 RECEIPT # 760145

check # 3363

## AUTHORIZATION

Gales Ferry Intermodal, LLC, hereby authorizes the law firm of Heller, Heller & McCoy to submit an application, on its behalf, to the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in conjunction with a proposed site preparation application for the removal of aggregate and site regrading in conjunction with the preparation of an industrial property for future industrial development in accordance with a site plan entitled "Gales Ferry Intermodal Industrial Site Preparation Plans 1761 Route 12 Gales Ferry, CT 06335 March 30, 2023 Property Owner / Applicant: Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169 Prepared By: Engineer: Loureiro Engineering Associates, Inc. 100 Northwest Drive · Plainville, Connecticut 06062 Phone: 860-747-6181 · Fax: 860-747-8822".

Gales Ferry Intermodal, LLC hereby further authorizes the law firm of Heller, Heller & McCoy, the engineering firm of Loureiro Engineering Associates, Inc., the wetland consulting firm of REMA Ecological Services, LLC and GEODesign, Inc. to represent its interests in all proceedings before the Town of Ledyard Inland Wetlands and Watercourses Commission with respect to said permit application.

Dated at Quincy, Massachusetts this 29<sup>th</sup> day of March, 2023.

**GALES FERRY INTERMODAL, LLC**

By: Alan Perrault  
Alan Perrault, its Authorized Agent



# ***HELLER, HELLER & McCOY***

***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

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April 3, 2023

Town of Ledyard Inland Wetlands and Watercourses Commission  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Re: Application of Gales Ferry Intermodal, LLC for a permit to conduct regulated activities in conjunction with the site preparation of 38 +/- acres of a 165 acre industrial site for future industrial development

Dear Commissioners:

Please be advised that this office represents Gales Ferry Intermodal, LLC (Applicant and Owner). Our client is the owner of real properties located at 1737 and 1761 Connecticut Route 12 in the Gales Ferry Section of Ledyard, Connecticut. Our client's property, the site of the former Dow Chemical manufacturing company, is currently partially occupied by Americas Styrenics which engages in the manufacture of Styrofoam on a portion of the application parcel. Gales Ferry Intermodal, LLC has acquired these adjacent properties, both located within the Industrial Zoning District in the Town of Ledyard, with the intent to redevelop the site for a diverse array of industrial uses. Due to the amount of the property encumbered by the Americas Styrenics lease, and other areas not available for development; i.e. Allyn's Cove, the Applicant desires to engage in the preparation of the southerly portion of the property for future industrial development. Due to the presence of a bedrock and significant topography in this area, it is necessary to engage in a significant site grading in order to render this portion of the property suitable for the future development of up to 300,000 square foot of finished industrial space. The Applicant is proposing to remove topsoil and bedrock and prepare the site for future industrial development in four phases as depicted on the grading and drainage plan submitted with this application. There are small pockets of inland wetlands and an intermittent watercourse located between the proposed site regrading area and a rail track which services the current industrial activities on the property. In addition, there is a small, isolated pocket of inland wetlands containing approximately 1,700 square feet located within the side hill gradient of the Phase 4 regrading area. The development of the project requires the applicant to conduct regulated activities in these areas of the project site. The characteristics, functions and values of (i) the isolated pocket of wetlands in the Phase 4 regrading area (ii) the intermittent watercourse which must be culverted to access the regrading

area and (iii) the northerly and westerly peripheral wetlands are fully detailed in the report for this project prepared by REMA Ecological Services, LLC submitted with this application. The application contemplates the creation of new wetlands on the property to compensate for the loss of wetland and intermittent watercourse areas required to be disturbed by the activities contemplated by this application.

In furtherance thereof, I forward herewith an application to the Town of Ledyard Inland Wetlands and Watercourses Commission seeking a permit to conduct regulated activities in conjunction with the development of the southerly portion of the application parcel for future industrial purposes.

Submitted herewith and constituting the application to the Town of Ledyard Inland Wetlands and Watercourses Commission are the following:

1. Three (3) copies of the application form.
2. Three (3) copies of the List of Abutting Property Owners and owners of property located immediately across the street from the application parcel.
3. Three (3) copies of the Project Narrative including the Project Overview, Delineation of Proposed Regulated Activities, Soil Classifications, General Procedures, Construction Sequencing, Certification and Mitigation sections.
4. Authorization signed by Gales Ferry Intermodal, LLC authorizing the law firm of Heller, Heller, Heller & McCoy, the engineering firm of Loureiro Engineering Associates, Inc., the ecological firm of REMA Ecological Services, LLC and GEODesign, Inc., the Applicant's geotechnical engineer, to represent its interest in all proceedings before the Town of Ledyard Inland Wetlands and Watercourses Commission with respect to the permit application.
5. State of Connecticut Department of Energy and Environmental Protection Inland Wetlands and Watercourses Reporting Form.
6. Three (3) prints of the project plans entitled "Gales Ferry Intermodal Industrial Site Preparation Plans 1737 and 1761 Route 12 Gales Ferry, CT 06335 April 3, 2023 Property Owner / Applicant: Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169 Prepared By: Loureiro Engineering Associates, Inc. 100 Northwest Drive Plainville, Connecticut 06062 Phone: 860-747-6181 Fax: 860-747-8822".
7. Our check in the amount of \$260.00 representing payment of the application fee for this application, including the State of Connecticut surcharge, which fee is calculated as follows:



Town of Ledyard Inland Wetlands and Watercourses Commission  
April 3, 2023  
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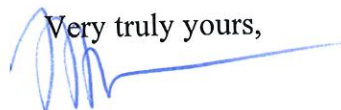
Multi-Family/Commercial/Industrial/Mixed Uses	\$200.00
State fee:	\$60.00
<b>Total:</b>	<b>\$260.00</b>

8. Three (3) copies of the project wetland analysis and impact report, and mitigation protocol for the proposed site preparation application prepared by REMA Ecological Services, LLC.

Request is hereby made that you place this matter on the agenda of the regularly scheduled meeting of the Town of Ledyard Inland Wetlands and Watercourses Commission of April 4, 2023.

Should you have any questions concerning the application, or need any additional information prior to the April 4, 2023 meeting, please feel free to contact me to discuss the same.

Very truly yours,



Harry B. Heller

HBH/rmb  
Enclosures



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Ledyard  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: Uncasville or number: 87  
subregional drainage basin number: 3000
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Gales Ferry Intermodal, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 1737 and 1761 Route 12, Ledyard, CT site preparation activities for future industrial development  
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: \_\_\_\_\_  
Soil and rock removal to create building pads to accommodate 300,000 sf +/- of finished grade ready industrial development land.
9. ACTIVITY PURPOSE CODE (see instructions - one code only): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 3, 9, 10, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 039 acres open water body: 0 acres stream: 200 linear feet
12. UPLAND AREA ALTERED (must provide acres): 38 +/- acres  
To be determined minimum 2500 square feet
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): \_\_\_\_\_ acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO