

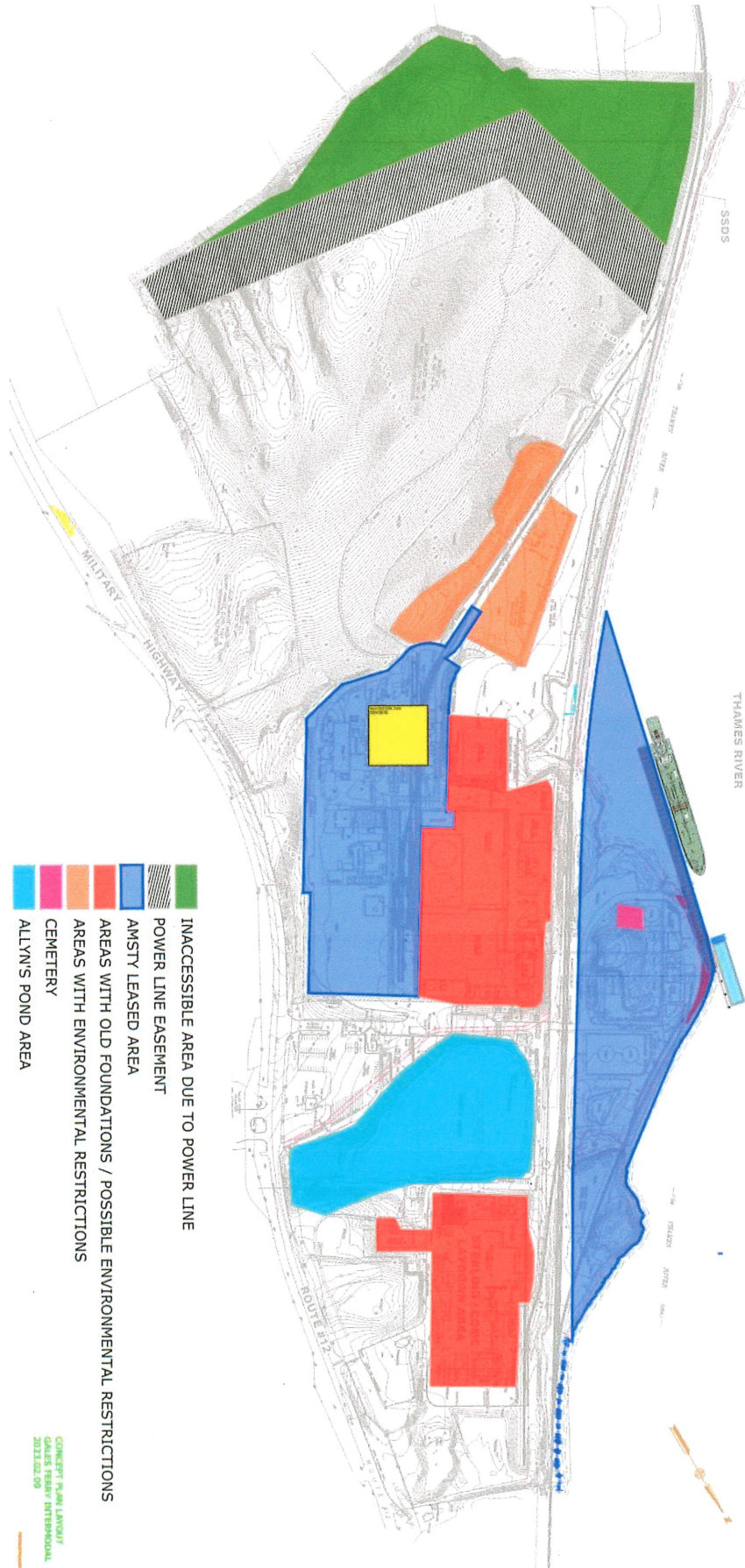
Exhibit 46

**Presentation to Ledyard Planning and Zoning Commission  
June 29, 2023**

**Chronology for Special Permit and CAM Approval**

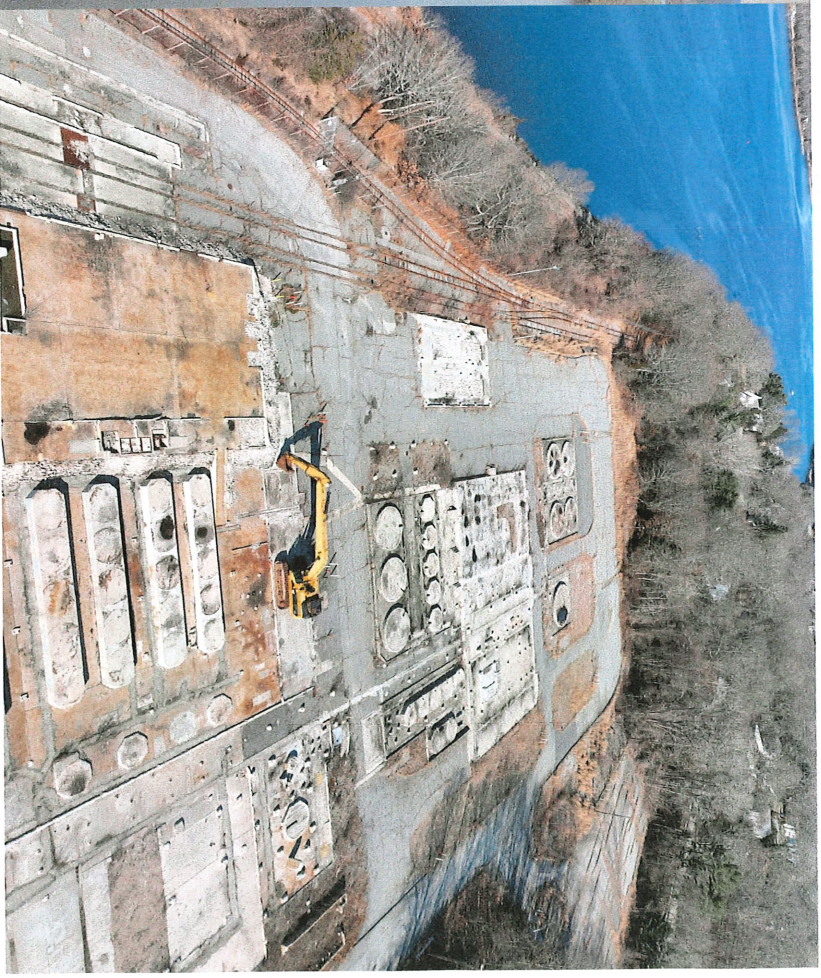
- Submitted plans to Land Use Office on 3-8-2023
- 4-13-2023, Public Meeting held
- 5-11-2023 received comments from Planning Director; P&Z Hearing continued to 6/8
- 6-8-2029 P&Z Hearing continued to 6-29-2023
- 6/21 & 6/22/2023 provided revised plans and narrative and reviewed with Planning Director

# Areas of Site that are leased or under CT Transfer Act





**Aerial View of Existing Site Conditions**





## **Natural Diversity Data Base**

Generated by CT. DEEP e-Natural Diversity Database on: 5/8/2023

Subject: **Gales Ferry Intermodal Filing # 98093 NDDB – New**

Determination Number: 202304072

1761 ROUTE 12 GALES FERRY; Expiration: 5/8/2025

Based on current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, no extant populations of Federal or State Endangered, Threatened or Special Concern species (RCSA Sec. 26-306) are known to occur within the project area delineated for the Building and Infrastructure Development (including stormwater discharge associate with construction) / New Commercial, Industrial at Gales Ferry Intermodal.

[illegible]



## Revised Plan (6-21-2023)

### Plan Features:

- Rotates building 90 degrees & backs it up to the rail siding
- Moves the building so that nearest part of building to property line is over 150'
- Provides 100' development buffer to north which is 4 times zoning requirement
- Preserves majority of existing vegetated buffer to neighbors
- 6,000 sf building on an existing pad facing CT 12 in front of laydown area
- Utilizes existing low area parallel to CT12 for natural stormwater retention

