



Chairman  
Tony Capon

# TOWN OF LEDYARD

## Planning & Zoning Commission

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

#### Special Meeting

---

Thursday, December 21, 2023

6:00 PM

Ledyard Middle School Auditorium,  
1860 Rte 12, Gales Ferry CT 06335

---

I. CALL TO ORDER

Chairman Capon called the Special Meeting of the PZC to order at 6:00 PM. The meeting was hybrid with some attending in person and others via Zoom.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL APPOINTMENT OF ALTERNATES

Present: Planning Director, Juliet Hodge, Administrative Asst., Makenna Perry, Zoning Enforcement Official - in training, Alex Samalot.

Chairman Capon appointed all regular members present, as voting members for the meeting.

**Present** Commissioner Marcelle Wood  
Chairman Tony Capon  
Commissioner Paul Whitescarver  
Commissioner Howard Craig  
Alternate Member Jessica Cobb  
Alternate Member Matthew Miello

IV. CITIZENS COMMENTS (NON-AGENDA ITEMS - LIMITED TO 3 MIN)

None.

V. APPROVAL OF ADDITIONS TO AND/OR CHANGES TO ORDER OF THE AGENDA

None.

VI. PRE APPLICATION OR WORKSHOP

None.

VII. PUBLIC HEARINGS/APPLICATIONS

- A. Applications PZ#11-SUP and PZ#12-CAM of Gales Ferry Intermodal, LLC located at 549 South Street, Quincy MA 02169 for a Special Use Permit and CAM Review to modify existing SUP for Mixed-use (Commerical/Industrial) to add an Excavation Operation, Major on the property located at 1737 and 1761 Connecticut Route 12, Gales Ferry CT.

All regular members were seated for the application.

Atty. Harry Heller, 736 Route 32, Uncasville, presented the application on behalf of the applicant. Atty. Heller identified the following applicant's team members present: Jeffery Slade, the project's geologist, Dave George, from Heritage Consultants, Andrew McCoy, an associate of Heller, Heller, and McCoy; George Andrews PE/LEP and Susan Marquardt, PE, both from Lourerio Engineering Associates; Tim Harmon, from Maine Drilling and Blasting; Alan Perrault and Chase Davis, from Gales Ferry Intermodal LLC; and Mike Cherry, the Community Liaison.

Atty. Heller continued his overall project presentation, discussing how the project complies with applicable regulations.

Jeffery Slade, the project's geologist presented information regarding the geology of the site.

Tim Harmon, from Maine Drilling and Blasting, presented information regarding the blasting that would occur.

David George, from Heritage Consultants, referenced plans to preserve the historic areas of the property.

Planning Director, Juliet Hodge, briefly summarized the letters from the following people that were submitted for the record prior to the meeting: Liz Smith, Eimy Quispe, Angela Cassidy, Susan Billing, Phillip and Denise LaPierre, Sarah Sportsman, Paul Sanderson, Karie Beard, John Kelley, Jane Peterson, Ruth Ann Eichelberg, Cara Huggabonne, United Methodist Church, Kelley Berliner, Vivian Zoe, Bruce Edwards, Preservation Connecticut, Nora Taylor, Norwich Historical Society, Virginia Beall, and Celeste Brown. All letters expressed opposition to the project.

The following people spoke against the application;

Jeff Motti, 28 Stonybrook Rd  
Cara Huggabonne, 28 Bluff Rd W  
Phil Fiore, 19 Cardinal Lane  
Nora Taylor, 9 Partridge Hollow Rd  
Stefon Danczuk, Hamden CT  
Paul Cerveney, 1721 Rt. 12  
Doug Kelley, 40 Pinelock Dr  
Josena Stein, 8 Buttercup Lane  
Joanne Kelley, 12 Thamesview Ptwy  
Elizabeth Smith, 40 Chapman Ln  
Eleanor Murray, 16 Chapman Ln  
Edward Murray, 16 Chapman Ln  
Chris Forester, 1102 Long Cove Rd  
Jolie Isenburg, 29 Chapman Ln  
Kevin McBride, 35 Sawmill Dr  
Micayla Hall, 271 Whalehead Rd

The following people spoke in favor of the application;  
Kevin Blacker, Noank CT

**At 9:26 PM Chairman Capon continued the public hearing for applications  
PZ#23-11SUP and PZ#23-12CAM to Thursday, January 11, 2024 @ 6:00 PM at The  
Ledyard Middle School, Auditorium.**

**RESULT:** CONTINUE

VIII. OLD BUSINESS

Commissioner Craig made a motion to keep the same slate of officers as the prior year,  
Commissioner Whitescarver seconded.  
This was Approved and so declared.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Howard Craig

**SECONDER:** Paul Whitescarver

IX. NEW BUSINESS

None.

X. APPROVAL OF MINUTES

A. Draft Meeting Minutes - November 16, 2023

Without objection, the meeting minutes from November 16, 2023 were approved as  
submitted.

**RESULT:** APPROVED AND SO DECLARED

B. Draft Meeting Minutes - December 14, 2023

Without objection, the meeting minutes from December 14, 2023 were approved as  
submitted.

**RESULT:** APPROVED AND SO DECLARED

XI. CORRESPONDENCE

None.

XII. REPORTS

None.

XIII. ADJOURNMENT

Without objection, the meeting was adjourned at 9:32 PM.

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