



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

Legislation Details (With Text)

File #: 23-1333 **Version:** 1 **Name:**

Type: Land Use Application **Status:** Passed

File created: 3/8/2023 **In control:** Inland Wetland and Water Courses Commission

On agenda: 4/13/2023 **Final action:** 8/10/2023

Title: 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: 1. Exhibit #1 - Application, Authorization, Deeds, Rec. 3-29, 2. Exhibit #2 - Project Narrative Dated 3-29, 3. Exhibit #3 - Prop Survey, CME Assoc. 2010, 4. Exhibit #4 - Exterior Elevations, 5. Exhibit #5 - Loureiro Plan Set, Rec. 3-8, 6. Exhibit #6 - Stormwater Mgmt Report, Loureiro 3-8, 7. Exhibit #7 - List of Abutters, Notices Sent, and Certs 3-8, 8. Exhibit #8 - Letter - Karen Sacco, Rec 4-5, 9. Exhibit #9 - Memo from PWD - SM Dated 4-3, 10. Exhibit #10 - Revised Narrative - replacing exhibit #2, 11. Exhibit #11 - Revised Storm Water Mgmt Report, revision date 4-5, 12. Exhibit #12 - Revised Loureiro Plan Set, 13. Exhibit # 18(b) Tax Map 3 River rd, 14. Exhibit # 18(c) Map land acquired for Relocation of Rte. 12, 15. Exhibit #13 - Soil Investigation, REMA - dated 4-6, 16. Exhibit #14 - Natural Diversity Data Base Letter, dated 11-2-22, 17. Exhibit #15 - Comments from Citizens Alliance - dated 4-10, 18. Exhibit #16 - Response to Planner March 28 Mtg- Loureiro, 19. Exhibit #17 - Response to Town Engineer Memo from Loureiro, 20. Exhibit #18(a) Deed for 3 River Rd submitted by Stanley Lucas, 21. Exhibit #19 - Comments from Jake Troy, April 13, 2023, 22. Exhibit #20 - Stormwater Management Report, Loureiro Revised 4_12_23, 23. Exhibit #21 - Rendering from Cashman showing potential build, 24. Exhibit #22 - Historic Photo of Site from Com. Baudro, 25. Exhibit #23 - Powerpoint Presentation - CALU, 26. Exhibit #24 - Revised Plan Set 5-1, 27. Exhibit #25 - Revised Stormwater Mgmt Report 5-1, 28. Exhibit #26 - Notice to Montville, 29. Exhibit #27 - NDDDB, 30. Exhibit #28 CALU Hearing Summary 05.10, 31. Exhibit #29 - CALU Overheads Presentation, 32. Exhibit #30 - Revised Comments from PWD 5-11, 33. Exhibit #31 - LLHD plan review 1 comments, 34. Exhibit #32 Cashman Application Planner Comments, 35. Exhibit #33 - Ltr from Belli Maintenance, 36. Exhibit #34 - Ltr from Tech Painting, 37. Exhibit #35 - Letter Request for Gales Ferry Extension, 38. Exhibit #36 - Gales Ferry Extension Request, 39. Exhibit #37 - Applicant Response to Planner, 6-21-23, 40. Exhibit #38 - Revised Stormwater Report, revised 6-22-23, 41. Exhibit #39 - Revised Plan Set, 6-21-23, 42. Exhibit #40 - Revised Narrative, 6-20-23, 43. Exhibit #41 - Comments from CALU, dated June 27, 44. Exhibit #42 - CALU Reference Info for PZC, 45. Exhibit #43 - Revised Comments from S.Masalin, 46. Exhibit #44 - Cashman Application Planner Comments 6_28_23, 47. Exhibit #45 - Extension from Applicant, dated 6-29, 48. Exhibit #46 - Powerpoint from Cashman, 49. Exhibit #47 - Copy of comments presented by J. Motti, 50. Exhibit #48 - Copy of comments presented by N. Taylor, 51. Exhibit #49 - Copy of comments presented by P. Fiore, 52. Exhibit #50 - Copy of comments preseted by G. Calise, 53. Exhibit #51 - Planner's Supplemental Comments, 54. Exhibit #52 - GU Comments, 55. Exhibit #57 - Bond Estimate for SESC and Loam and Seed, 56. Exhibit #56 - Bldg Floor Plans & Elevations 2, 57. Exhibit #55 -Bldg Floor Plans & Elevations - Copy, 58. Exhibit #54 - _Rev4_Sterling_Civil Plan Set, 59. Exhibit #53 - Response ltr to Town, 60. Exhibit #58 - Sterling Tier I SPCC Plan, 61. Exhibit #59 - P&Z Powerpoint, 62. Exhibit #60 - Cross Sections, 63. Exhibit #61 - Ltr to Planner, re notice, 64. Department of Transportation Letter

Date	Ver.	Action By	Action	Result
8/10/2023	1	Planning & Zoning Commission	Approved and so declared	Pass
6/29/2023	1	Planning & Zoning Commission	Continue	
5/11/2023	1	Planning & Zoning Commission	Continue	
4/13/2023	1	Planning & Zoning Commission	Continue	

3/9/2023 1 Planning & Zoning Commission Continue

LAND USE APPLICATION

Subject/Application:

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.

Background:

(type text here)

Land Use Director/Town Planner:

(type text here)