

# HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike  
Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)  
Harry B. Heller (hheller@hellermccoy.com)  
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)  
Andrew J. McCoy (amccoy@hellermccoy.com)

RECEIVED  
MAR 28 2023  
LAND USE DEPARTMENT

Telephone: (860) 848-1248  
Facsimile: (860) 848-4003

March 24, 2023

Town of Ledyard Planning and Zoning Commission  
Attn: Mrs. Juliet Hodge, Director of Planning  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Re: Application of Gales Ferry Intermodal, LLC for the re-development of a northwesterly portion of industrial property located at 1761 Connecticut Route 12, Ledyard for the construction of a 20,000 square foot industrial building with associated laydown area

Dear Juliet:

Enclosed herewith please find the following, which are being provided to you pursuant to Section 11.6.7 of the Ledyard Zoning Regulations:

1. Copies of the notices that were mailed to all property owners owning property within 100 feet of the above referenced application parcel.
2. The United States Postal Service Certificate of Mailing – Firm Form that evidences that the notices were mailed on March 24, 2023.
3. One (1) copy of the enclosures that were included with each notice mailed to abutting property owners.
4. The List of Abutting Property Owners.

Should you have any questions or need anything further, please feel free to contact the undersigned.

Very truly yours,

  
Harry B. Heller

HBH/rmb  
Enclosures

Z:\Gales Ferry Intermodal, LLC\P&Z Industrial Building\ltr.Town re notices.docx



UNITED STATES  
POSTAL SERVICE

Certificate of Mailing — Firm

Name and Address of Sender  
Heller, Heller & McCoy  
736 Norwich-New London  
Turnpike Uncasville, Connecticut  
06382

RECEIVED  
MAR 20 2023  
LAND USE DEPARTMENT

TOTAL NO.  
of Pieces Listed by Sender

24

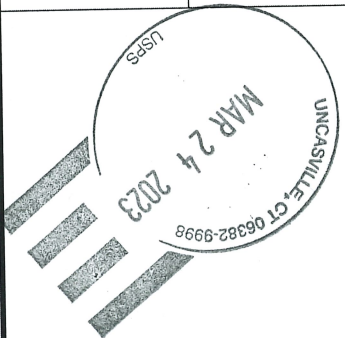
TOTAL NO.  
of Pieces Received at Post Office™

24

Postmaster, per (name of receiving employee)

M. Moore

Affix Stamp Here  
Postmark with Date of Receipt.



USPS® Tracking Number  
Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1.	Stogie Properties LLC 116 Sachem Street Norwich, CT 06360	.87	.41		
2.	Ms. Madeline Slater, Executrix P.O. Box 275 Plainfield, CT 06374	.87	.41		
3.	Ms. Karen Sacco 2821 East Orchard Circle Davie, FL 32904	.87	.41		
4.	Mr. Clifford E. Cline Mrs. Emilia A. Cline P.O. Box 536 Gales Ferry, CT 06335	.87	.41		
5.	Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169	.87	.41		
6.	Mr. Ryan Allen 1754 Route 12 Gales Ferry, CT 06335	.87	.41		



**UNITED STATES**  
**POSTAL SERVICE**<sup>®</sup>

Name and Address of Sender

Heller, Heller & McCoy  
736 Norwich-New London  
Turnpike Uncasville, Connecticut  
06382

TOTAL NO.  
of Pieces Listed by Sender

24

TOTAL NO.  
of Pieces Received at Post Office™

24

Postmaster, per (name of receiving employee)

m. moore

Affix Stamp Here  
Postmark with Date of Receipt.



USPS® Tracking Number

Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1.	Mr. Ryan Allen 1754 Route 12 Gales Ferry, CT 06335	.87	.41		
2.	Mr. Lloyd Geer 1009 Long Cove Road Gales Ferry, CT 06335	.87	.41		
3.	Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169	.87	.41		
4.	Ledyard Town Clerk 741 Colonel Ledyard Highway Ledyard, CT 06339	.87	.41		
5.	Allyn Family c/o Honorable Fred Allyn, III, Mayor 741 Colonel Ledyard Highway Ledyard, CT 06339	.87	.41		
6.	Mr. Daniel W. Stanavage, Jr. 33 Chapman Lane Stonington, CT 06378	.87	.41		



**UNITED STATES**  
**POSTAL SERVICE®**

**Certificate of Mailing — Firm**

Name and Address of Sender  
**Heller, Heller & McCoy**  
736 Norwich-New London  
Turnpike Uncasville, Connecticut  
06382

TOTAL NO.  
of Pieces Listed by Sender

24

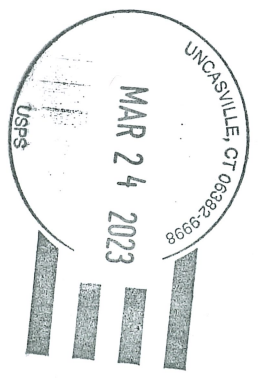
TOTAL NO.  
of Pieces Received at Post Office™

24

Postmaster, per (name of receiving employee)

M. Moore

Affix Stamp Here  
Postmark with Date of Receipt



USPS® Tracking Number  
Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airtift

1.	Gales Ferry Fire Company Inc. P.O. Box 31 Gales Ferry, CT 06335	.87	.41		
2.	The Dow Chemical Company 2211 H.H. Dow Way Midland, MI 48674	.87	.41		
3.	Mr. Steven E. Buttermore Mrs. Diane L. Buttermore 15 Merry Lane Gales Ferry, CT 06335	.87	.41		
4.	The Dow Chemical Company 2211 H.H. Dow Way Midland, MI 48674	.87	.41		
5.	The United Methodist Church of Gales Ferry, Incorporated 6 Chapman Lane Gales Ferry, CT 06335	.87	.41		
6.	Ms. Elizabeth T. Smith 40 Chapman Lane Gales Ferry, CT 06335	.87	.41		



**UNITED STATES**  
**POSTAL SERVICE**

**Certificate of Mailing — Firm**

Name and Address of Sender  
**Heller, Heller & McCoy**  
 736 Norwich-New London  
 Turnpike Uncasville, Connecticut  
 06382

TOTAL NO.  
of Pieces Listed by Sender

24

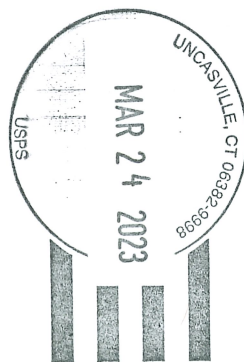
TOTAL NO.  
of Pieces Received at Post Office™

24

Postmaster, per (name of receiving employee)

m. moore

Affix Stamp Here  
 Postmark with Date of Receipt.



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Ms. Dorothy E. Lewis 56 Chapman Lane Gales Ferry, CT 06335	.87	.41		
2.	Ms. Marie E. Bridgman 54 Chapman Lane Gales Ferry, CT 06335	.87	.41		
3.	Ms. Dorothy E. Lewis 56 Chapman Lane Gales Ferry, CT 06335	.87	.41		
4.	Ms. Dorothy E. Lewis 56 Chapman Lane Gales Ferry, CT 06335	.87	.41		
5.	Mr. Eric M. Ledesma Ms. Lisa Cosner 3 Oakridge Drive Gales Ferry, CT 06335	.87	.41		
6.	Connecticut Department of Environmental Protection 79 Elm Street Hartford, CT 06106	.87	.41		

**LIST OF ABUTTING PROPERTY OWNERS  
APPLICATION OF GALES FERRY INTERMODAL, LLC  
1761 CONNECTICUT ROUTE 12, LEDYARD, CONNECTICUT**

RECEIVED  
MAY 20 2023  
LAND USE DEPARTMENT

<b>Property ID Number</b>	<b>Property Location</b>	<b>Owner's Name and Mailing Address</b>
47-2060-3	3 River Drive	Stogie Properties LLC 116 Sachem Street Norwich, CT 06360
47-2060-7	7 River Drive	Ms. Madeline Slater, Executrix P.O. Box 275 Plainfield, CT 06374
47-2060-9	9 River Drive	Ms. Karen Sacco 2821 East Orchard Circle Davie, FL 32904
76-2120-1721	1721 Route 12	Mr. Clifford E. Cline Mrs. Emillia A. Cline P.O. Box 536 Gales Ferry, CT 06335
76-2120-1737	1737 Route 12	Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169
61-2120-1754	1754 Route 12	Mr. Ryan Allen 1754 Route 12 Gales Ferry, CT 06335
61-2120-1756	1756 Route 12	Mr. Ryan Allen 1754 Route 12 Gales Ferry, CT 06335
61-2120-1758	1758 Route 12	Mr. Lloyd Geer 1009 Long Cove Road Gales Ferry, CT 06335
61-2120-1761	1761 Route 12	Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169
61-2120-1761R	1761R Route 12	Ledyard Town Clerk 741 Colonel Ledyard Highway Ledyard, CT 06339
61-2120-1761R	1761R Route 12	Allyn Family c/o Honorable Fred Allyn, III, Mayor 741 Colonel Ledyard Highway Ledyard, CT 06339
61-2120-1764	1764 Route 12	Mr. Daniel W. Stanavage, Jr. 33 Chapman Lane Stonington, CT 06378
61-2120-1772	1772 Route 12	Gales Ferry Fire Company Inc. P.O. Box 31 Gales Ferry, CT 06335

61-2120-1772A	1772A Route 12	The Dow Chemical Company 2211 H.H. Dow Way Midland, MI 48674
61-2120-1780	1780 Route 12	Mr. Steven E. Buttermore Mrs. Diane L. Buttermore 15 Merry Lane Gales Ferry, CT 06335
62-2120-1792	1792 Route 12	The Dow Chemical Company 2211 H.H. Dow Way Midland, MI 48674
76-440-6	6 Chapman Lane	The United Methodist Church of Gales Ferry, Incorporated 6 Chapman Lane Gales Ferry, CT 06335
75-440-40	40 Chapman Lane	Ms. Elizabeth T. Smith 40 Chapman Lane Gales Ferry, CT 06335
75-440-48	48 Chapman Lane	Ms. Dorothy E. Lewis 56 Chapman Lane Gales Ferry, CT 06335
75-440-54	54 Chapman Lane	Ms. Marie E. Bridgman 54 Chapman Lane Gales Ferry, CT 06335
75-440-56	56 Chapman Lane	Ms. Dorothy E. Lewis 56 Chapman Lane Gales Ferry, CT 06335
75-440-60	60 Chapman Lane	Ms. Dorothy E. Lewis 56 Chapman Lane Gales Ferry, CT 06335
62-1750-3	3 Oakridge Drive	Mr. Eric M. Ledesma Ms. Lisa Cosner 3 Oakridge Drive Gales Ferry, CT 06335
	Thames River	Connecticut Department of Energy and Environmental Protection 79 Elm Street Hartford, CT 06106

# **HELLER, HELLER & McCOY**

**Attorneys at Law**

**736 Norwich-New London Turnpike  
Uncasville, Connecticut 06382**

*Sidney F. Heller* (1903-1986)  
*Harry B. Heller* ([hheller@hellermccoy.com](mailto:hheller@hellermccoy.com))  
*William E. McCoy* ([bmccoy@hellermccoy.com](mailto:bmccoy@hellermccoy.com))

---

*Mary Gagne O'Donal* ([mgodonal@hellermccoy.com](mailto:mgodonal@hellermccoy.com))  
*Andrew J. McCoy* ([amccoy@hellermccoy.com](mailto:amccoy@hellermccoy.com))

Telephone: (860) 848-1248  
Facsimile: (860) 848-4003

March 24, 2023

Connecticut Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106

Re: Application of Gales Ferry Intermodal, LLC for the re-development of a northwesterly portion of industrial property located at 1761 Connecticut Route 12, Ledyard for the construction of a 20,000 square foot industrial building with associated laydown area

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real property (the former Dow Chemical property), in conjunction with a site plan and special permit application and coastal area management review currently pending before the Town of Ledyard Planning and Zoning Commission. The property which is the subject of the pending application is depicted as Lot 1761 on Ledyard Assessor's Map 61.

The Town of Ledyard Planning and Zoning Commission has scheduled a public hearing on the above referenced application for Thursday, April 13, 2023 at 6:00 p.m. The public hearing will be held at the Ledyard Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, Connecticut.

A copy of the Application Form and the Narrative to Accompany the Application are enclosed herewith. All other supporting documentation and reports relevant to this application are on file in the Land Use Department located in the Land Use Office at the Ledyard Town Hall, 741 Colonel Ledyard Highway, Ledyard, Connecticut and are open for inspection during normal town hall business hours. These documents are public record and any interested person has the right to review the application materials, including the plans and supporting reports and documentation.

You are being provided with notice of this application due to the fact that you have been identified as the owner of property located within one hundred (100') feet of the application parcel. Should you require further information with respect to these applications, you may contact the

Z:\Gales Ferry Intermodal, LLC\P&Z Industrial Building\notices\CT DEEP.docx

RECEIVED  
MAR 28 2023  
LAND USE DEPARTMENT



Connecticut Department of Energy and Environmental Protection  
March 24, 2023  
Page 2 of 2

Ledyard Land Use Department at the Ledyard Town Hall, 741 Colonel Ledyard Highway, Ledyard, Connecticut, (860) 464-3217 or you may contact this office, as representative of the Applicant.

At the public hearing, any interested person may appear to voice their opinion either in favor of or in opposition to the permit application. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb