

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Gales Ferry Intermodal, LLC  
549 South Street  
Quincy, MA 2169

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutton Notice.docx

Gales Ferry Intermodal, LLC  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Estate of Madeline C. Slater  
c/o Sabilia Law Firm LLC  
P.O. Box 774  
Waterford, CT 6385

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Estate of Madeline C. Slater  
c/o Sabilia Law Firm LLC  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Karen Sacco  
2821 East Orchard Circle  
Davie, FL 32904

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Karen Sacco  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Paul Cerveny  
P.O. Box 596  
Ledyard, CT 6339

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Paul Cerveny  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Ryan Allen  
1754 Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Ryan Allen  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Mr. Ryan Allen  
1754 Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Ryan Allen  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Lloyd Geer  
1009 Long Cove Road  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Lloyd Geer  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ledyard Town Clerk  
741 Colonel Ledyard Highway  
Ledyard, CT 6339

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ledyard Town Clerk  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Allyn Family  
Honorable Fred Allyn, III, Mayor  
741 Colonel Ledyard Highway  
Ledyard, CT 6339

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Allyn Family  
Honorable Fred Allyn, III, Mayor  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Daniel W. Stanavage, Jr.  
33 Chapman Lane  
Stonington, CT 6378

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Daniel W. Stanavage, Jr.  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Gales Ferry Fire Company Inc.

P.O. Box 31

Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Gales Ferry Fire Company Inc.  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

The Dow Chemical Company  
2211 H.H. Dow Way  
Midland, MI 48674

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutton Notice.docx

The Dow Chemical Company  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Steven E. Buttermore  
Mrs. Diane L. Buttermore  
15 Merry Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Steven E. Buttermore  
Mrs. Diane L. Buttermore  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

The Dow Chemical Company  
2211 H.H. Dow Way  
Midland, MI 48674

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutton Notice.docx

The Dow Chemical Company  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

The United Methodist Church of Gales Ferry, Incorporated  
6 Chapman Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

The United Methodist Church of Gales Ferry, Incorporated  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Ms. Elizabeth T. Smith  
40 Chapman Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Elizabeth T. Smith  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Dorothy E. Lewis  
56 Chapman Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutton Notice.docx

Ms. Dorothy E. Lewis  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Marie E. Bridgman  
54 Chapman Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Marie E. Bridgman  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Ms. Dorothy E. Lewis  
56 Chapman Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Dorothy E. Lewis  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Dorothy E. Lewis  
56 Chapman Lane  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Dorothy E. Lewis  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Eric M. Ledesma  
Ms. Lisa Cosner  
3 Oakridge Drive  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Eric M. Ledesma  
Ms. Lisa Cosner  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Connecticut Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 6106

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Connecticut Department of Energy and Environmental Protection  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Bobby Collins  
1742-1A Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Bobby Collins  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

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

***Attorneys at Law***

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

***Uncasville, Connecticut 06382***

*Sidney F. Heller (1903-1986)*

*Harry B. Heller (hheller@hellemmccoy.com)*

*William E. McCoy (bmccoy@hellemmccoy.com)*

---

*Mary Gagne O'Donal (mgodonal@hellemmccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Michael Clayton Vekakis  
1742-1B Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Michael Clayton Vekakis  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



***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)

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

August 27, 2024

Ms. Theresa M. Ryder  
19 Kingfisher Way  
Waterford, CT 6385

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Theresa M. Ryder  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Richard Del Russo  
P.O. Box 745  
East Lyme, CT 6333

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Richard Del Russo  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. David M. Wing  
775 Knotty Oak Road  
Coventry, RI 2816

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. David M. Wing  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Blake Soper  
1741-1F Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Blake Soper  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Scot B. Nowak  
1742-1G Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Scot B. Nowak  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**  
Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Yuan Liang Wang  
Peng Han  
243 Argyle Road  
Cheshire, CT 6410

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Yuan Liang Wang  
Peng Han  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Ms. Holly Chen  
1742 Route 12 #2A  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Holly Chen  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. David M. Wing  
775 Knotty Oak Road  
Coventry, RI 2816

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. David M. Wing  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Andrew D. Parrish, III  
Mrs. Mary C. Parrish  
1742 Route 12 #C2  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Andrew D. Parrish, III  
Mrs. Mary C. Parrish  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Sophie R. Fournier  
Mr. Dustin M. Tougas  
1742-2D Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Ms. Sophie R. Fournier  
Mr. Dustin M. Tougas  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Cheryl Marchant  
1742 Route 12 2E  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Cheryl Marchant  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Wei Guo  
Tammy Tian  
478 Canterbury Turnpike  
Norwich, CT 6360

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Wei Guo  
Tammy Tian  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Denise Morgan  
1742-2G Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Denise Morgan  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Christopher Sandgren

Mrs. Catherine Sandgren

1742-2H Route 12

Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Christopher Sandgren  
Mrs. Catherine Sandgren  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Ronald K. Tagliapietra  
1742 Route 12, Unit 3A  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Ronald K. Tagliapietra  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Freddie P. Duyan  
28 Maple Drive  
Groton, CT 6340

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Freddie P. Duyan  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

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

August 27, 2024

Mr. Brian D. Weiss  
1742-3C Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Brian D. Weiss  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Wei Guo  
Tammy Tian  
478 Canterbury Turnpike  
Norwich, CT 6360

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Wei Guo  
Tammy Tian  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Wenxin Ding  
1742-3E Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Wenxin Ding  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Mr. Kevin J. McGill  
Mrs. Jennifer L. McGill  
7 Joseph Lane  
Colchester, CT 6415

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Kevin J. McGill  
Mrs. Jennifer L. McGill  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



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

***Attorneys at Law***

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

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

---

*Mary Gagne O'Donal (mgodonal@hellemmccoy.com)*

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

August 27, 2024

Mr. Jon Filipinas  
1742-3G Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Mr. Jon Filipinas  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. John Furmanek  
Ms. Kim Zook  
45 Woodruff Road  
Farmington, CT 6032

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. John Furmanek  
Ms. Kim Zook  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Ralph F. Smith  
Mrs. Vickie A. Smith  
1742 Route 12 #4A  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Ralph F. Smith  
Mrs. Vickie A. Smith  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Daniel J. Redner, Jr.  
206 McKinley Avenue Extension  
Norwich, CT 6360

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutton Notice.docx

Mr. Daniel J. Redner, Jr.  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Andrew John Hernandez  
Ms. Rachel Dian Banker  
1742-4C Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Mr. Andrew John Hernandez  
Ms. Rachel Dian Banker  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Lorraine E. Dollard  
331 S Canterbury Road  
Canterbury, CT 06331-1521

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Lorraine E. Dollard  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Cheryl Bowler  
1742-4E Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Cheryl Bowler  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Daniel O'Connor

1742-4F Route 12

Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Daniel O'Connor  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Michael Sakher Hanania  
30 Meetinghouse Lane  
Ledyard, CT 6339

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Michael Sakher Hanania  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Ms. Heidi M. Fenton  
1742-4H Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Heidi M. Fenton  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Wei Guo  
Tammy Tian  
478 Canterbury Turnpike  
Norwich, CT 6360

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Wei Guo  
Tammy Tian  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**  
Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Marcella Uhlig  
1742 Route 12, #5B  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutton Notice.docx

Ms. Marcella Uhlig  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Lai Fong Chan  
1742 Route 12, 5C  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Lai Fong Chan  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Thomas M. Feeley  
1742 Route 12, Unit 5D  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Thomas M. Feeley  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Alyssa Kizilski  
1742-5E Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Alyssa Kizilski  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Denise M. Scarnati  
1742 Route 12, Unit 5F  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Denise M. Scarnati  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

A L Investments LLC  
500 Bridge Street, Suite A  
Groton, CT 6340

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

A L Investments LLC  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Mason Miles Egan  
1742-5H Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Mason Miles Egan  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Alexis M. Ohar  
1742-6A Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Alexis M. Ohar  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Ms. Michele Kushman  
1742-6B Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Michele Kushman  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Xi Zhou  
1742 Route 12, #6C  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Xi Zhou  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

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

August 27, 2024

Ms. Susan P. Axline  
1742-6D Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Ms. Susan P. Axline  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. Richard Chao M. Chen

1742 Route 12, #6E

Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. Richard Chao M. Chen  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Mr. John Rophael  
1742-6F Route 12  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Mr. John Rophael  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures



# **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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Kin Wai Chan  
15 Oakridge Drive  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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

Z:\Gales Ferry Intermodal, LLC\2024 Application\notices\Abutter Notice.docx

Kin Wai Chan  
August 27, 2024  
Page 2 of 2

identified as the owner of property located within one hundred (100') feet of or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,

**COPY**

Harry B. Heller

HBH/rmb  
Enclosures

# ***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)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 27, 2024

Michael Tse  
Huiying Liang  
1742 Route 12, 6H  
Gales Ferry, CT 6335

Re: Special Permit, Site Plan and Coastal Site Plan Review Application of Gales Ferry Intermodal, LLC  
1737 and 1761 Connecticut Route 12, Ledyard, Connecticut

Gentleperson:

Please be advised that this office represents Gales Ferry Intermodal, LLC, the owner of the above referenced real properties, in conjunction with a site plan and special permit application and coastal site plan review currently pending before the Town of Ledyard Planning and Zoning Commission for industrial site preparation of 26 acres, more or less of finished, prime industrial space suitable to accommodate future industrial development for manufacturing, intermodal and/or energy related uses and site plan approval for the regrading of approximately 40 acres. The properties which are the subject of the pending application are depicted as Lot 1761 on Ledyard Assessor's Map 61 and Lot 1737 on Ledyard Assessor's Map 76.

The Town of Ledyard Planning and Zoning Commission has scheduled a hybrid public hearing on the above referenced application for Thursday, September 12, 2024 at 6:00 p.m. The public hearing will be held at the Ledyard Middle School Auditorium, 1854 Route 12, Ledyard, Connecticut. If you are unable to attend the public hearing in person, you can view the Agenda for the public hearing online and a link will be provided to attend the public hearing via Zoom.

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.

Michael Tse  
Huiying Liang  
August 27, 2024  
Page 2 of 2

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 or directly across the street from the application parcels. Should you require further information with respect to these applications, you may contact the 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 applications. The Ledyard Planning and Zoning Commission will also accept documentary evidence into the public hearing record which will be posted to the Town of Ledyard website and added onto the public hearing Agenda if submitted more than twenty-four (24) hours prior to the public hearing.

Very truly yours,  
**COPY**

Harry B. Heller

HBH/rmb  
Enclosures