



September 12, 2024

Town of Ledyard Planning and Zoning Commission
c/o Elizabeth Burdick
Director of Planning
741 Colonel Ledyard Highway
Ledyard, CT 06339

Subject: 1737 and 1761 Connecticut Route 12 – Industrial Site Preparation and Rock Extraction Operation

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division (LWRD) of the Coastal Site Plan Application for the proposed industrial site preparation and rock extraction operation on a 40-acre portion of the Gales Ferry Intermodal, LLC properties. Our office received a previous application for the subject site proposing a substantially similar project scope, for which we provided comments to the Commission in November of 2023 (attached here for reference). As previously specified the applicant envisions the vast bulk of the rock and processed materials will be exported via barge.

Based on a review of the revised application materials, the items outlined in our letter of November of 2023 remain substantially the same. It is our understanding that quarry operations, including the preparation of the site for quarrying, are considered industrial activities and that registration under the Industrial Stormwater General Permit would be required. As indicated in our previous comments, we reiterate our recommendation that the applicant coordinate with Karen Allen, supervisor of the DEEP's Stormwater program, at Karen.Allen@ct.gov to determine applicable permitting requirements for the proposed activities.

We would like to additionally note that a small portion of the site is located in a FEMA hazard area, and it appears that temporary stockpiles are proposed to be located within some of these floodplain areas. Because FEMA hazard areas are susceptible to flooding and movement of material, stockpiles should be temporary and not permanent. Therefore, we recommend that stockpile areas be kept outside of the floodplain whenever possible. If stockpiles are within the floodplain, we recommend that these piles are kept "moving" so that they don't become permanent stockpile areas, with a definite timeframe for moving. In addition, stockpiles should be covered when a big storm is impending.

Finally, it appears that future concept plans involve battery storage units at the site, however no specific details are included in the site plans. Please note that if the proposal is for solar arrays (of 2MW and larger only) DEEP's regulatory authority related to core forests (blocks that are smaller than 250 acres) would apply. Please contact DEEP's Forestry Division for additional information regarding that aspect of the project.

Should you have any questions regarding this letter or any other coastal management or Long Island Sound matter, please feel free to contact me at Eimy.Quispe@ct.gov.

Sincerely,



Eimy Quispe
Environmental Analyst
Land and Water Resources Division

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Attachment: Nov. 2023 DEEP LWRD Comments



November 16, 2023

Town of Ledyard Planning and Zoning Commission
c/o Juliet Hodge
Director of Planning
741 Colonel Ledyard Highway
Ledyard, CT 06339

Subject: 1737 and 1761 Connecticut Route 12 – Industrial Site Preparation and Rock Extraction Operation

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division (LWRD) of the Coastal Site Plan Application for the industrial site preparation and rock extraction operation on a 40-acre portion of the Gales Ferry Intermodal, LLC properties. The proposed modification of the existing special permit seeks approval for the phased removal of surficial material and aggregate, together with the processing of aggregate material for transport offsite. It is noted that the applicant envisions the vast bulk of the rock and processed materials will be exported via barge. We have reviewed the proposal for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we offer the following comments and concerns for the Commission's consideration.

It is indicated in the application materials that the proposed operations will make use of the existing developed shoreline including the presence of an existing pier that has the ability to accommodate large scale commercial and industrial vessels. As such, the proposed use appears to meet the CCMA definition of water-dependent uses, which includes industrial uses dependent upon water-borne transportation.

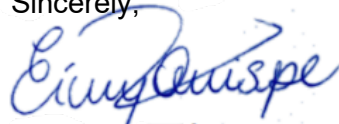
In order to assure the proposed activity will not impact water quality and adjacent wetlands, we recommend the Commission require the installation and maintenance of adequate sedimentation and erosion controls for the work as conditions of coastal site plan approval. Further, we also strongly recommend that the applicant coordinate with Karen Allen, supervisor of the DEEP's Stormwater program, at Karen.Allen@ct.gov to determine whether permitting is required for the proposed construction and/or industrial activities given the proposed level of disturbance and the nature of the operation.

We recognize that the proposed project includes utilizing an environmentally capped area for the proposed operations and that the application narrative notes that parts of the site are currently under environmental restrictions. The Applicant should be aware that they must obtain any necessary DEEP permits and approvals including all remediation and waste permits that may be required for the proposed operations. Please contact Peter Zaidel at Peter.Zaidel@ct.gov DEEP Remediation's project manager for this site.

The applicant should also be aware that any work conducted that is likely to impact tidal wetlands, waterward of the Coastal Jurisdiction Line may require prior authorization from LWRD's Permitting East Section.

We hope these comments have been helpful to the Commission. Should you have any questions regarding this letter or any other coastal management or Long Island Sound matter, please feel free to contact me.

Sincerely,



Eimy Quispe
Environmental Analyst
Land and Water Resources Division

EQ/q