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May 6, 2024

Town of Ledyard Planning and Zoning Commission  
Attn: Ms. Elizabeth Burdick, Director of Planning  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Re: Gales Ferry Intermodal, LLC  
1761 Connecticut Route 12, Ledyard, Connecticut  
Site Plan and Coastal Site Plan Modification Application

Dear Liz:

Enclosed herewith please find an application for modification of Site Plan #23-4SUP and Coastal Site Plan #23-5CAM approved by the Town of Ledyard Planning and Zoning Commission at its August 10, 2023 meeting. The request submitted herewith seeks:

- (i) Approval for the relocation of the 6,000 square foot building which will be utilized by the applicant/owner for a regional office and a component of its marine services repair facility. The site plan submitted herewith depicts the revised infrastructure which will support the relocated building. Please note that the special permit for this use of the property was issued by the Ledyard Planning and Zoning Commission at its August, 2023 meeting and that the instant application seeks site plan modification only for the relocation of the referenced building, with no proposed change of use.
- (ii) Coastal site plan modification review. The property which is the subject of the site plan modification application is located within the coastal management area; and, therefore, the application submitted for consideration contains a request for modification of the coastal site plan approval which was issued by the Ledyard Planning and Zoning Commission at its August, 2023 meeting for the relocation of the 6,000 square foot building only, with no change of use.

Submitted herewith and constituting the application to the Town of Ledyard Planning and Zoning Commission for site plan modification and coastal site plan modification are the following:


1. Original and three (3) copies of the completed “Town of Ledyard Application for Planning & Zoning Commission Review” seeking site plan modification and coastal site plan modification approval.
2. Authorization signed by Gales Ferry Intermodal, LLC authorizing the law firm of Heller, Heller, Heller & McCoy to submit the instant application on its behalf and further authorizing the law firm of Heller, Heller & McCoy and the engineering firm of Loureiro Engineering Associates, Inc. to represent its interest in all proceedings before the Town of Ledyard Planning and Zoning Commission with respect to this modification application.
3. Original and three (3) copies of the Project Narrative. The Project Narrative satisfies both the requirements of the Town of Ledyard Zoning Regulations for a site plan modification as well as a delineation of the compliance of the project with coastal use policies and coastal resource policies consistent with the requirements of the Coastal Management Act.
4. Three (3) 24” x 36” and five (5) 11” x 17” sets of the project site plan for the proposed project entitled “Gales Ferry Intermodal Site Plan Application 1761 Route 12 Gales Ferry, Connecticut 06335 April 25, 2024 Property Owner/Applicant: Gales Ferry Intermodal LLC 549 South Street Quincy, MA 02169 Prepared By: Engineer: Loureiro Engineering Associates, Inc. 100 Northwest Drive - Plainville, Connecticut 06062 Phone: 860-747-6181 - Fax: 860-747-8822 An Employee Owned Company - [www.Loureiro.com](http://www.Loureiro.com) Engineering • Construction • EH&S • Energy Waste • Facility Services • Laboratory Sheets 1 of 19 to 19 of 19”.
5. A copy of a portion of the Town of Ledyard Assessor’s Map 61 delineating the area of the proposed project.
6. Three (3) 24” x 36” and five (5) 11” x 17” plan sets for the architectural plans for the proposed building for the project entitled “Marine Industrial Building With Regional Office Gales Ferry Intermodal, LLC Ledyard, CT 06335 Ch’kd By: GLP Drawn By: MM Scale: As Noted Job No: 23105 Dwg No. SK-1 and SK-2” prepared by Pando Associates Architects, Inc.
7. Three (3) originals of the “Stormwater Management Report Proposed Industrial Building Gales Ferry, Connecticut April 25, 2024 Prepared For Gales Ferry Intermodal, LLC 549 South Street Quincy, MA 02169” prepared by Loureiro Engineering Associates, Inc. together with the existing drainage area mapping and proposed drainage area mapping which formulate the basis for the calculations contained in the Stormwater Management Report.

8. A copy of the Town of Ledyard Assessor's street card for the property.
9. Please note that no portion of the project which is the subject of this application is located within 100 feet of an inland wetland or watercourse; and, therefore, no application is being submitted to the municipal inland wetlands and watercourses agency.
10. A copy of the deed to the property vesting title thereto in Gales Ferry Intermodal, LLC as recorded in Volume 621, Page 981 of the Ledyard Land Records.
11. Our check in the amount of \$460.00 representing payment of the application fee for the site plan and coastal site plan modification applications.

Request is hereby made that you place this matter on the agenda of the regularly scheduled meeting of the Town of Ledyard Planning and Zoning Commission of Thursday, May 9, 2024.

Should you have any questions concerning the application, or need anything further at this time, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb  
Enclosures