Exhibit 49
Rec. 6/29/23

Phil Fiore

I'd like to briefly review specific sections of our zoning regulations which we believe would be met if the Company would only relocate the building over toward Route 12:

SITE DEVELOPMENT STANDARDS

- No dust, dirt, etc. would be emitted into the air so as to endanger the public health, safety, or general welfare, or to decrease the value or enjoyment of other property 9.2.C.1.
- … no noise which is unreasonable in volume, intermittence, frequency, or shrillness would be transmitted beyond the property boundaries. 9.2.C.3
- The proposed building location and its attendant landscaping plan would adequately protect neighbors from "noise and visual intrusion", and "preserve or improve the quality of the environment and attractiveness of the Town of Ledyard." 9.3.A
- To the extent possible, existing trees and vegetation would be retained. 9.3.B.3
- Retention of existing topography and vegetation would be given priority over re-grading and new plantings. 9.3.B.5
- Landscaped areas would provide a visual buffer between adjacent properties or enhance the appearance of the district. 9.3.C
- Appropriate screening would minimize noise, dust, vibrations … and substantially dissimilar aesthetics. 9.3.D
- Outdoor storage areas would be fully screened from view from any road or neighboring structure. 9.3.E
- Outdoor storage of equipment or materials would be located to the rear of the principal building and would be screened so as not to be visible from any street or abutting properties. 9.7.C

SPECIAL PERMIT CRITERIA

- 11.3.4.C "… that the use(s) would not be noxious, offensive, or detrimental to the area by reason of odors, fumes, dust, noise, vibrations, appearance, or other similar reasons".
- 11.3.4.D "… that no adverse effect would result to the property values or historic features of the immediate neighborhood".
- 11.3.4.E "… that the character of the immediate

neighborhood would be preserved in terms of scale, density, intensity of use …".

At the building's proposed location as reflected in the Company's current Plan Set, we still believe that they have not satisfied the burden of proof that these Site Development Standards and Special Permit Criteria have been met. More detailed information is needed.