

Ledyard Planning and Zoning Meeting, September 26, 2024

Comments regarding Gales Ferry Intermodal Application for Special Permit for Excavation Operation

Elaine G. Dodge and W. Brunson Dodge, 52 Harvard Terrace, Gales Ferry CT 06335

Our comments relate to Chapter 11 of the Town of Ledyard Zoning Regulations, "Applications Requiring Commission Approval." Specifically, section 11.3, "Special Permit Application," and within that, section 11.3.4, "Special Permit Criteria."

Regulations state that the Applicant has the burden to prove that these criteria are satisfied.

We believe several criteria are relevant to this application for a special permit, that these criteria cannot be satisfied, and so support the denial of this Special Permit:

C. that the proposed uses and structures would be in harmony with the appropriate and orderly development of the Zoning District in which they are proposed to be situated, and 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; **OUR COMMENT: THIS PROPOSED "EXCAVATION" IS IN TOTAL VIOLATION OF THIS ITEM. THE PROPOSED ACTIVITY WOULD BE NOXIOUS, OFFENSIVE AND DETRIMENTAL TO THE AREA BY REASON OF ODORS, FUMES, DUST, NOISE, VIBRATIONS, AND APPEARANCE.**

D. that no adverse effect would result to the property values or historic features of the immediate neighborhood; **OUR COMMENT: ADVERSE EFFECT TO PROPERTY VALUES IS ALMOST CERTAIN. ADVERSE EFFECT TO HISTORIC FEATURE I.E. MT. DECATUR IS INDEED CERTAIN.**

E. that the character of the immediate neighborhood would be preserved in terms of scale, density, intensity of use, existing historic/natural assets/features and architectural design; **OUR COMMENT: CHARACTER OF IMMEDIATE NEIGHBORHOOD IS NOT PRESERVED, CERTAINLY NOT THE EXISTING HISTORIC/NATURAL ASSETS/FEATURES.**

F. In accordance with CGS §22a-19, that the proposed uses would not cause any unreasonable pollution, impairment or destruction of the air, water and other natural resources of the state; **OUR COMMENT: THE PROPOSED USE WILL ALMOST CERTAINLY CAUSE POLLUTION AND/OR IMPAIRMENT OF AIR AND POSSIBLY OTHER NATURAL RESOURCES.**

In conclusion, we thank you for your work on this matter and urge you to deny the application.

Respectfully submitted,

Elaine G. Dodge

W. Brunson Dodge