

Anna Wynn

From: Elizabeth Burdick
Sent: Thursday, September 12, 2024 9:56 AM
To: Anna Wynn
Subject: FW: Special meeting 9/12/2024, re- 1737 and 1761 Rt 12 - PZ#24-8SUP & PZ#24-9CAM

Anna, Pls add as a new exhibit.

From: riversidebillings@comcast.net <riversidebillings@comcast.net>
Sent: Wednesday, September 11, 2024 6:59 PM
To: Elizabeth Burdick <planner@ledyardct.org>
Cc: isleepb@gmail.com
Subject: Special meeting 9/12/2024, re- 1737 and 1761 Rt 12 - PZ#24-8SUP & PZ#24-9CAM

Ms. Burdick, Director of Land Use & Planning

In consideration of the Town of Ledyard Zoning regulations and concern for the health and safety of all Ledyard residents, we would like to voice our opposition to the PZ#24-8SUP & PZ#24-9CAM proposed changes requesting allowance of the blasting operation. While we agree that this site has historically been used for industrial purposes, we feel that allowing the blasting operation as proposed, is inconsistent with it's past approved uses, in addition, the applicant may be unable to guarantee compliance with the below listed regulations and approval will have lasting negative impact on the health, safety and quality of life for the residents of Gales Ferry and Ledyard.

Chapter 11.3.4 Special Permit Criteria:

- 11.3.4.B ... that transportation services would be adequate and that the uses would not cause traffic congestion or undue traffic generation that would have a deleterious effect on the welfare or safety of the motoring public.
- 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, existing historic/natural assets/features and architectural design.
- 113.4.F ... that the proposed uses would not cause any unreasonable pollution, impairment or destruction of the air, water, and other natural resources of the state.

and Chapter 9: Site Development Standards:

9.1 Site Design Requirements are intended to:

- protect public health, safety, welfare, property values, and natural resources.

- encourage site design and development that is efficient, effective and in keeping with the general architecture, rhythm, aesthetics, and existing development pattern/layout in the immediate neighborhood.

9.2.C Performance Standards: Uses shall be designed to minimize any injury or nuisance to nearby premises by reason of noise, vibration, radiation, fire and explosive hazard, electromagnetic interference, humidity, heat, glare, and other physical impacts that may be caused by the use.

9.2.C The following performance standards shall apply to all uses of land subject to Chapter 9 of these Regulations.

- 9.2.C.1 No dust, dirt, fly ash or smoke shall 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 or to constitute an objectionable source of air pollution.

- 9.2.C.2 No offensive odors or noxious, toxic or corrosive fumes or gases shall be emitted into the air.

Respectfully,
Paul & Susan Billing
8 Riverside Place
Gales Ferry CT, 06335