

PZ#24-8SUP & PZ#24-9CAM: Planning Report Attachment 1 – 01/30/25 Deliberations #2

Public Hearing Dates for Application PZ#24-8SUP- & PZ#24-9CAM: September 12 September 26, October 10, October 24, November 14, November 21, December 5, December 12, December 19

	Pertinent Zoning Regulations & State Statues	Applicant	Staff	Intervenor & Public Comments Presented as Experts
Special Use Permit	11.3	<p>All initial application documents: <u>EX#1-1</u>, <u>EX#1-2</u>, <u>EX#1-3</u>, <u>EX#1-4</u>, <u>EX#1-5</u>, <u>EX#1-6</u>, <u>EX#1-7</u>, <u>EX#1-8</u>, <u>EX#1-9</u></p> <p>Documents to meet legal requirements: <u>EX#33</u>, <u>EX#34</u>, <u>EX#35</u>, <u>EX#36-1</u>, <u>EX#36-2</u>, <u>EX#36-3</u>, <u>EX#36-4</u></p> <p>Attorney Harry Heller closing remarks presentation PZC Special Meeting <u>TIMESTAMP 0:51:37</u></p>	<p><u>EX#68</u> - Director Elizabeth Burdick, Memorandum for the Record – Staff Comments</p>	<p><u>EX#204 (pg 3-4)</u> – Eric Treaster presentation narrative <u>EX#241</u> – Eric Treaster additional violation notes <u>EX#259</u> – “15 Conditions of Approval That Are Improper For The Proposed Severing Of Bedrock (Quarrying) In Mt. Decatur” submitted by Eric Treaster <u>EX#295-1</u> – Eric Treaster email to Elizabeth Burdick with description of attachment <u>EX#295-2</u> – Attachment titled “Answers To Commission Queries Regarding “Exhibit #204 – 22 Reasons to Deny Application PZC#24-8SUP For excavation of Decatur Mountain” Submitted by Eric Treaster</p> <p>- Attorney Wilson Carroll Initial Presentation to the Commission PZC Special Meeting 10-24-24 <u>TIMESTAMP 0:56:16</u> - Eric Treaster Presentation PZC Special Meeting 12-05-24 <u>TIMESTAMP 0:05:58</u> Attorney Wilson Carroll Closing Remarks PZC Special Meeting 12-19-24 <u>TIMESTAMP 0:03:12</u></p>
Civil Engineering/Excavation	6.4, 8.16, 9.2, 11.2	<p><u>EX#3</u> – GFI Industrial Site Preparation Plans dated March 28, 2024 <u>EX#57</u> - Conceptual Processing Operations Plan prepared by Loureiro Engineering Associates Inc <u>EX#79-2 (pg 55)</u> – Operational Narrative prepared by Loureiro Engineering Associates, Inc <u>EX79-2 (pg 666)</u>– Engineered Control Operation and Maintenance Plan prepared by Loureiro Engineering Associates, Inc. Dated December 14, 2023 <u>EX#79-2 (pg 801)</u> – Stormwater Management Report prepared by Loureiro Engineering Associates, Inc <u>EX#91-2</u> – Loureiro Engineering Associates Response Letter to Trinkaus Engineering <u>EX#172</u> – GFI Civil Plan Set Revision 3 prepared by Loureiro Engineering Associates, Inc EX#173 –</p> <p>- Loureiro Engineering Associates Presentation PZC Special Meeting 9-26-24 <u>TIMESTAMP 0:28:28</u> - F.A. Hesketh & Associates Presentation PZC Special Meeting 10-10-24 <u>TIMESTAMP 2:53:50</u></p>	<p><u>EX#29</u> - Robert C. Russo of CLA Engineers, Inc. - Wetlands Analysis Review addressed to Elizabeth Burdick <u>EX#30</u> - Statement drafted by Elizabeth Burdick regarding CLA Engineers Wetlands Analysis Review <u>EX#100</u> – CLA Engineers Third Party Review</p> <p>- CLA Engineers Presentation PZC Special Meeting 11-14-24 <u>TIMESTAMP 0:09:21</u></p>	<p><u>EX#66</u> - Attorney Wilson Carroll, representative of the Gales Ferry District, Letter of Opposition to application PZ#24-8SUP-9CAM <u>EX#313-10</u> - Trinkaus Engineering, response letter to Loureiro Engineering with comments on application</p> <p>- Trinkaus Engineering Presentation PZC Special Meeting 10-10-24 <u>TIMESTAMP 3:32:46</u></p>
Dust		<p><u>EX#79-2 (pg 626)</u> – Air Emissions Modeling Results prepare by Verdantas dated March 28, 2024</p>		<p><u>EX#204 (pg 9)</u> – Eric Treaster presentation narrative</p>

		<p><u>EX#79-2 (pg 657)</u> – Community Air Monitoring Plan prepared by Verdantas dated March 2024</p> <p>- Verdantas Presentation PZC Special Meeting 9-26-24 <u>TIMESTAMP 3:09:30</u></p> <p>- Verdantas Follow Up Presentation PZC Special Meeting 10-10-24 <u>TIMESTAMP 1:11:44</u></p> <p>- Verdantas Dr. John Martin presentation PZC Special Meeting 10-10-24 <u>TIMESTAMP 1:42:27</u></p>		<p><u>EX#231 (pg 8)</u> – Margaret Laforest of Laforest Strategic Advisors presentation</p> <p>Maragaret Laforest Presentation PZC Special Meeting 12-12-24 <u>TIMESTAMP 1:12:04</u></p>
Sound		<p><u>EX#79-2 (pg 908)</u> – Cashman GFI, LLC Industrial Regrading Sound Study prepared by RSG Inc</p> <p><u>EX#77(pg 19)</u> – Gales Ferry Sound Study Presentation by Ken Kaliski</p> <p><u>EX#221</u> - RSG Response to HMMH Sound Study Review</p>	<p><u>EX#130</u> – Peer Review of Noise & Air Quality Analyses for GFI Facility prepared by HMMH</p> <p><u>EX#132</u> - HMMH Memorandum addressed to Elizabeth Burdick from Sott R. Noel titled “Peer Review of Noise and Air Quality Analyses for Gales Ferry Intermodal Facility” REVISED EX</p> <p><u>#327</u> - HMMH Peer Review comments in response to RSG prepared by Scott Noel</p> <p>HMMH Presentation PZC Special Meeting 11-14-24 <u>TIMESTAMP 2:22:29</u></p>	<p><u>EX#204 (pg 8+10)</u> – Eirc Treaster presentation narrative</p>
Traffic		<p><u>EX#79-2 (pg 72)</u> - Traffic Investigation prepared by F.A. Hesketh & Associates, Inc fated March 26, 2024</p> <p>F.A. Hesketh & Associates Presentation PZC Special Meeting 9-26-24 <u>TIMESTAMP 1:19:04</u></p>	<p><u>EX#101</u> - Weston & Sampson “Peer Review Planning and Zoning Commission” – Traffic Study</p> <p>- Weston & Sampson Traffic Study Presentation PZC Special Meeting 11-14-24 <u>TIMESTAMP 0:36:37</u></p>	<p><u>EX#231 (pg 6)</u> – Margaret Laforest of Laforest Strategic Advisors presentation</p>
Archeological		<p><u>EX#79-2 (pg 228)</u> – Phase 1A/1B Cultural Resources Assessment & Reconnaissance Surveys of the GFI Project, Ledyard, CT prepared by Heritage Consultants</p> <p><u>EX#79-2 (pg 334)</u> - Phase II National Register of Historic Places Testing & Evaluation of the Fort Decatur Archaeological Site in Ledyard, Connecticut – Prepared for GFI, LLC by Heritage Consultants</p> <p><u>EX#95-1</u> - Email from Kelley Berliner addressed to Elizabeth Burdick titled “Preservation of Fort Decatur Update” with attached statement</p> <p><u>EX#95-2</u> - Statement from The Archaeological Conservancy regarding the donation of land from Gales Ferry Intermodal for the protection of Mt. Decatur.</p> <p><u>EX#217-1</u> - Email from Attorney Heller with fully executed Historic Preservation Agreement by and between GFI, LLC and the CT State Historic Preservation Office</p> <p><u>EX#217-2</u> - Historic Preservation Agreement for the Forst Decatur Site in Ledyard, CT</p>		<p><u>EX#231 (pg 4)</u> – Margaret LaForest of Laforest Strategic Advisors presentation</p>

		- Heritage Consultants Presentation PZC Special Meeting 9-26-24 <u>TIMESTAMP: 0:11:00</u>		
Property Values		<p><u>EX#79-2 (pg202)</u> – Real Estate Appraisal Report Impact Study prepared by MacCormack Appraisal Services dated February 7, 2024</p> <p>Maccormack Appraisal Services Presentation PZC Special Meeting 9-26-24 <u>TIMESTAMP 2:31:00</u></p>	<p><u>EX#102</u> - Goman & York “Land Use and Impact to Proximate Properties”</p> <p>- Goman & York Presentation PZC Special Meeting 11-14-24 <u>TIMESTAMP 1:19:48</u></p>	<p><u>EX#231 (pg 5)</u> – Margaret LaForest of Laforest Strategic Advisors presentation</p> <p><u>EX#140</u> – Joanne Kelley presentation given at the PZC 11/14/24 Meeting</p> <p>Joanne Kelley Attachments to public comment made 11/21/24: <u>EX#161-1, EX#161-2, EX#161-3, EX#161-4, EX#161-5, EX#161-6, EX#161-7, EX#161-8, EX#161-9</u></p> <p><u>EX#277-1</u> – Document submitted by Joanne Kelley titled “Summary of Presentation of Impact on Property Values on Homes in Close Proximity to GFI”</p> <p><u>EX277-2</u> – Joanne Kelley attached slide with graph</p> <p><u>EX#328</u> – Joanne Kelley resume</p> <p>- Joanne Kelley Presentation 1 PZC Special Meeting 11-14-24 <u>TIMESTAMP 3:14:55</u></p> <p>- Joanne Kelley Presentation 2 PZC Special Meeting 11-21-24 <u>TIMESTAMP 0:07:27</u></p>
Fiscal Impact			<p><u>EX#103</u> - Gorman & York “Fiscal and Economic Impact Study”</p> <p>- Goman & York Presentation PZC Special Meeting 11-14-24 <u>TIMESTAMP 1:19:48</u></p>	<p><u>EX#237-1</u>– Response to Goman + York Fiscal & Economic Impact Study presented by Jennifer Zeronsona</p> <p><u>EX#237-2</u> – Jennifer Zeronsona presentation notes</p> <p>- Jennifer Zeronsona Presentation PZC Special Meeting 12-12-24 <u>TIMESTAMP 3:39:40</u></p>
Geology/ Radon		<p><u>EX#77</u> (pg 11)– Geotech presentation</p> <p><u>EX#155</u> – Total Sulfur – GFI Excavation Permit Report prepared by RJ Lee Group to Jeffery Slade</p> <p><u>EX#171-1</u> - Email from Attorney Harry Heller with attached explanatory letter from Jeffery Slade, Geologist representing GFI, concerning arsenic and Sulphur testing performed on core sample from site.</p> <p><u>EX#171-2</u> - Explanatory letter from Jeffery Slade titled “Additional Chemical Analyses of Rock Core Sample GFI Excavation Permit”</p> <p><u>EX#75</u> – Two core granite pieces extracted from site</p> <p><u>EX#76</u> - One acidic rock sample extracted off site</p> <p><u>EX#163</u> - Environmental Health & Engineering, Inc. “Radon Exposures in Granite Quarry”</p>	<p><u>EX#181</u> - Email from Elizabeth Burdick to Katie Baldwin of Ledge Light Health District concerning documents presented by Brian Sauvageau</p> <p><u>EX#190</u> - email chain between Katie Baldwin and Elizabeth Burdick concerning request to review presentation materials given by Brian Sauvageau and review response</p>	<p><u>EX#89</u> – Surficial Geology Definition submitted by Eric Treaster</p> <p><u>EX#121</u> – The Health Risks of Excavation Operations Major of a Quarry presentation given by Phil Fiore</p> <p><u>EX#122</u> – Phil Fiore presentation notes</p> <p><u>EX#127</u> – Public Comment letter from Brian Sauvageau talking about Radon and Mosquito Borne Disease</p> <p><u>EX#158</u> – Brian Sauvageau presentation given 11/21/24</p> <p><u>EX#187-1</u>- Phil Fiore, email describing attachment</p> <p><u>EX#187-2</u> - Phil Fiore, report titled “: Requested Arsenic Reference Data and New Arsenic and Lead Calculations”</p> <p><u>EX#228-5</u> – Email from Attorney Carroll to Brian Sauvageau concerning radon</p> <p>Phil Fiore Presentation PZC Special Meeting 10-24-24 <u>TIMESTAMP 3:01:40</u></p> <p>Brian Sauvageau Presentation 1 PZC Special Meeting 11-21-24 <u>TIMESTAMP 0:59:00</u></p>

Blasting/ Vibration		<p><u>EX#79-2 (pg 63)</u> – GFI Blast Day Protocol prepared by Maine Drilling & Blasting</p> <p><u>EX#79-2 (pg 198)</u> – Fly Rock Prevention Plan prepared by Maine Drilling & Blasting</p> <p><u>EX#83-1</u> – Email from Attorney Heller to Elizabeth Burdick with description of attachment</p> <p><u>EX#83-2</u> – “Analysis of Rock Blasting Adjacent to WCPA Water Main and Eversource Transmission Line Support at the GFI Industrial Site” prepared by Dr. Catherine Aimone-Martin</p> <p><u>EX#94</u> - Sauls Seismic report titled “Gales Ferry Project, Vibration Impact Analysis “addressed to Mr. Chase Davis</p> <p><u>EX#106-3</u> - Maine Drilling and Blasting Response letter to questions posed at the September 26, 2024 Public Hearing</p> <p><u>EX#106-4</u> - Maine Drilling & Blasting, Inc – Pre-Blast Survey Plan</p> <p><u>EX#106-5</u> - Maine Drilling & Blasting Damage Complaint Procedures</p> <p>- Maine Drilling & Blasting Presentation PZC Special Meeting 9-12-24 <u>TIMESTAMP 1:35:37</u></p> <p>- Aimone Martin Associates, LLC Presentation PZC Special Meeting 10-10-24 <u>TIMESTAMP 2:05:35</u></p> <p>- Sauls Seismic Presentation PZC Special Meeting 10-10-24 <u>TIMESTAMP 2:34:33</u></p>	<p><u>EX#123-1</u> – Email from Ed Lynch of the Water Pollution Control Authority (WPCA) addressed to Elizabeth Burdick concerning comments following the blast report</p> <p><u>EX#123-2</u> - WPCA Regular Meeting Minutes of October 22, 2024</p>	<p><u>EX#204 (pg 8)</u> – Eric Treaster presentation narrative</p> <p><u>EX#231 (pg 9)</u> – Margaret Laforest of Laforest Strategic Advisors presentation</p> <p><u>EX#230-1</u> – Samuel Roudebush presentation narrative concerning fly rock</p> <p><u>EX#230-2</u> – Samuel Roudebush “Objection Response” Prepared By Tony Sevelka</p> <p>- Samuel Roudebush Presentation PZC Special Meeting 12-12-24 <u>TIMESTAMP 0:41:34</u></p>
DEEP/ Wetlands/ (CAM/Coastal Area Management)	Section 12		<p><u>EX#5</u> - Email to Eimy Quispe, Environmental Analyst 1 from Elizabeth Burdick – DEEP Referral</p> <p><u>EX#63</u> - DEEP Review Comments on application PZ#24-8SUP-9CAM prepared by Eimy Quispe</p> <p><u>EX#107</u> - Email correspondence between Elizabeth Burdick and Eimy Quispe of DEEP regarding the revised plans submitted by GFI</p>	<p><u>EX#231 (pg 7)</u> – Margaret Laforest of Laforest Strategic Advisors presentation</p> <p><u>EX#258</u> – Email from Brian Sauvageau with attachments concerning water and soil pollution</p> <p><u>EX#228-1</u> – “Private Drinking Water in Connecticut” submitted by Brian Sauvageau</p> <p><u>EX#228-2</u> – “Mosquitos in Ledge Light Health District test Positive for Eastern Equine Encephalitis and West Nile Virus” submitted by Brian Sauvageau</p> <p><u>EX#228-3</u> – “Thames River Watershed in Connecticut shows declining but still elevated trace metal pollution” submitted by Brian Sauvageau</p> <p><u>EX#228-4</u> – “Accumulation and transport of nutrients and pollutant elements in riparian soils, sediments, and river waters across the Thames River Watershed, CT, USA” submitted by Brian Sauvageau</p> <p><u>EX#228-5</u> – Email exchange between Attorney Wilson Carroll and Brian Sauvageau noting concerns related Special use Permit criteria</p> <p><u>EX#228-6</u> – Brian Sauvageau calculation revision</p> <p>Brian Sauvageau Presentation 2 PZC Special Meeting 12-05-24 <u>TIMESTAMP 3:46:29</u></p>