

Exhibit #47  
Rec. 6/29/23

Jeff Motti  
28 Stonybrook Rd  
Gales Ferry, CT 06335

June 29<sup>th</sup>, 2023

Ledyard Planning and Zoning Commission  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

To the Planning and Zoning Commission,

We have heard from Attorney Heller multiple times now, about the industrial history of the GFI site. While it is true that there have been industrial activities at this site for decades, we know the abutting neighborhood predates these activities and has a rich history of its own. The GFI site sits on well over 100 acres of beautiful riverfront property facing west toward Montville and just a stone's throw from the village of Gales Ferry. The site is an island of industry nestled in the rural and residential setting of Ledyard. Because of poor stewardship by previous owners of the property, a sizable portion of the site is undevelopable. Dow has left a toxic legacy that will be a stain on that property and our town for decades to come. Now is the time that Ledyard stands up and demands that the next chapter at this site does not mirror the previous. Ledyard deserves a neighbor, a 'good neighbor' that is going to take the needs of this community as well as those of surrounding towns such as Montville seriously and is committed to leaving our town and this region a better place than when they arrived.

Over the past year, we have been shown various site plans for GFI. Currently, I do not believe we have seen a coherent proposal that details structures as well as use. I do not think it is right for Cashman to expect Ledyard to make informed decisions about these buildings when they are clearly only a small part of the overall site plan. How can the public or P&Z consider the implications of the location of these buildings, type of buildings, or related sections such as the laydown area when we are not clear on how these spaces will be used or how they fit into the site plan as a whole? How are we to know now if the 200 ft of the mature growth buffer they are proposing to remove, leaving 100 ft to shield the River Road community, will not be needed once the PDM processing and distribution is considered? Based on this lack of information, no buffers should be removed. More information is needed that will clearly outline use as well as the interconnectedness of the planned structures relative to Cashman's overall design for GFI. Ensuring appropriate use of this site is critical to the preservation of our community given that GFI is not part of or even adjacent to other industrial sites. GFI is an island of industry nestled in our community.

If we piece together what we have seen from Cashman's proposals, they indicate that there will be an astronomical increase in intensity of use from what is currently and has historically occurred at the site. This increase in activity will be coupled with a potential physical reshaping of our environment if the mining of Decatur Mountain is allowed to proceed. The increase in use will be accompanied by a sharp

rise in noise, dust, traffic, and other adverse side effects of heavy industrial activities. Further, these activities will change the character of our community for decades to come. Cashman must make every effort to insulate our neighborhoods from these industrial conditions and this includes the proper location of structures, appropriate use of the site, creation of sight sound and dust barriers, monitoring of dust, noise, and traffic, as well as the preservation of our ecosystems and all naturally occurring buffers.

Ledyard has learned the hard way that taking a developer's word is not enough to protect the community or environment from misuse. I believe this application is lacking in clarity, that aside I do feel strongly that the permitting process is the time for our town leaders to enact real protections to ensure that Ledyard is not taken advantage of again. There must be language in this permit and subsequent permits that pertain to this site, that explicitly state that if the terms in the permit are violated by Cashman themselves, a subcontractor, or any user of that facility such as a customer for example, the permit will be suspended pending a review by the Commission.-Language such as this should not be a burden to the Company who plans to be a good neighbor in the community, where they do business.

It is not acceptable for Cashman to expect the residents and businesses of our community and this region to bear the burden of their proposed elevated industrial activities as well as the reshaping of our landscape and historical sites at GFI and receive so little in return. This project will not create jobs, tax revenue will be based on a very low tier building types, and if some of the activities proposed by Cashman are allowed to proceed, they will result in an astronomical increase in traffic on RT 12 effectively turning it into their own service road. None of those trucks will be owned by Cashman, so no tax revenue there either. I'd like to ask the Company where are the R&D development and office spaces you presented to the community during your public hearings? Redevelopment of the GFI site must be appropriate and reflect its residential setting. It is my hope that moving forward we can foster an open and respectful dialogue between Cashman, the community including our neighbors across the river, and our town leaders to ensure the vitality and character of our home as well as our natural and cultural resources are protected. Very simply, redevelopment of the GFI site should advance our town and community, not harm it.

Thank you for your time and consideration.

Respectfully yours,

Jeff Motti