

EX#238
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DEC 12 2024

Land Use Department

GFI Public Hearing 12.12.24

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Thank you for allowing me the opportunity to speak tonight.

I'll try to be brief because I think others have done a remarkable job of illustrating all of the reasons this application for a quarry must be denied. I don't need to duplicate, other than saying I agree with Mr. Harned and Mr. Treaster whose substantial knowledge of our regulations, including the when and why of their adoption, provides a clear path for reasons to deny. Anything other than denial should come with very detailed explanations for ignoring them. This commission is here to protect our health, our safety, our property values and the quiet enjoyment of our homes. That is your first responsibility.

I want to touch on Exhibit #211, it's entered in two parts – dash 1 and dash 2. It is the Goman + York report and I submitted my comments/questions last week after a close review. You will find my observations directly on the report in **Blue Font**. This was supposed to be a comprehensive report, but is so lacking in detail, filled with “perfect world” suppositions and replete with math errors, it is anything but. This is a subjective report that reflects the bias Mr. Poland exhibited when he presented it. I'm addressing this report because, within days of its' receipt, Goman + York was granted a bid waiver to conduct the Route 12 Corridor Study. That quick action did not allow enough time for our elected officials to thoroughly review and question the contents of the report. Before our Town gives a dime to this firm for another contract, the content of the current report needs to be scrutinized. One quick example of their erroneous math can be found on pages 29 and 30 of the report. Goman + York states the average income of a permanent employee will be \$58,000 annually. Okay. They go on to state that 75% of that (\$44,000 yr) will be discretionary spending on non-essential items. With the Goman + York math 25% (\$14,000 yr) is all that is needed to cover monthly expenses such as food, utilities, gas, clothing...rent! Is there anybody in this room who can afford to spend 75% of their salary on

non-essential (discretionary) items? Maybe - if you are sharing these costs with another earner - but even then I have my doubts. On page 33 they have a lovely little math chart showing GFI currently as the 4th largest taxpayer. They also show in that chart that 14 years later GFI has moved to the #2 position due to their growth. What Goman + York didn't account for is any growth by the other top taxpayers. Only GFI. How wonderful for them. Comments and questions such as these examples can be found in my Exhibit #211. If this commission is going to use the Goman + York report in their decision-making process, than I urge you to read my submitted **Blue Font** comments when you do. And if the Mayor and Town Council are going to grant another contract to this firm, than I urge them to scrutinize what they already have in hand before doing so. I have submitted this to the Town Council as well.

Oh, one more thing. I do not like the idea of our Town selling Permits for a "fee". I am talking about the PILOT or FILOT or Tipping Fee or whatever the title of the moment is. It means everything here has a price, regardless of regulations. I agree with Mr. Treaster that accepting money by a for-profit entity to engage in ventures that are against our regulations is opening up a legal can of worms (my words, not his), as well as setting a dangerous precedent. Who decides what constitutes a "long term" development? Is it 10 years for a quarry, or maybe 4 years for a large mall or is it 3 years for multiple high-rise apartments? I hope our Town Attorney will have a very good defense ready for a decision to accept the GFI incentive, whatever they choose to call it.

I have my own word for it.

Thank you.