

TO: Liz Burdick, Director of Planning and the Planning and Zoning Committee
From: Elizabeth Smith, Resident, 40 Chapman Lane, Gales Ferry
DATE: December 18, 2024
SUBJ: Public Hearing: PZ#24-8SUP & PZ#24-9CAM - 1737 and 1761 Connecticut Route 12
(Parcel IDs: 76-2120-1737 & 61-2120-1761), Gales Ferry, CT

THE EASIEST DECISION EVER

HERE IS A BRIEF SUMMARY OF REGULATORY VIOLATIONS:

- It's mostly a quarrying use of the property, not an "excavation", and quarrying is not a permitted principal or an accessory use.
- Explosive devices and rock crushing are not permitted as an accessory use to a prohibited use.
- GFI is proposing rock-crushing over the most environmentally compromised area of the property.
- GFI is not allowed to modify our regulatory language.
- GFI phases will exceed 10 acres at a time.
- GFI will not fully close each phase before moving on to the next.
- Property values will go down. Neither MacCormack nor Goman & York were believable.
- A quarry this close to a tidal river is too environmentally dangerous.
- GFI's dust expert omitted important dust sources from their model.
- It is impossible to contain 100% of quarry dust, especially silica dust. Other local quarries show this.
- Vibrations will leave the property, but they're not allowed to.
- GFI's noise expert's model omitted rocks being dropped into barges at the pier.
- GFI's vibration expert omitted the abutting Cerveney property from their model.
- GFI's traffic expert recommended changes that would be deleterious.
- GFI's traffic peer review said that the additional truck traffic would be "noticeable".
- CLA's peer review was woefully inadequate.
- The environment will be contaminated, including the Thames River.
- Human health will be put at risk.
- The landscape will be needlessly marred.
- 7.10 [Stone Crushing & Temporary Sawmills] is irrelevant because the site is not actively being developed.
- Baldwin Hill is not a legal precedent.
- The 1:3 slope requirement will be violated. Other properties referenced by GFI's community liaison are irrelevant.
- Exhibit 73 is hearsay from the Applicant and irrelevant.
- The proposed use will not be in harmony with the nearby neighborhoods.
- The character of the immediate neighborhood will not be preserved.
- The proposed use conflicts with many of the goals in the POCD.
- Bald eagles will be harmed.
- GFI's IWWC approval did not include water sources in the current application.
- Fort Decatur isn't being adequately protected.
- Maine Drilling & Blasting has a history of neglect and often claims denial of responsibility.
- Special Permit Standards and Criteria would be violated.