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Ledyard Planning and Zoning Commissioners Liz Burdick, Ledyard Director Land Use & Planning
Ledyard, CT.
Dear Commissioners and Ms. Burdick,

I am respectfully writing in strong opposition to the Cashman/GFI proposed implementation of a quarry in the middle of our town, Gales Ferry.

My specific concerns are:
Home values, foundations of homes, water wells and air quality. As a local realtor, I always have my eye on home values, but as a resident of Ledyard who raised her family here, I also think about the families that moved to Ledyard for the schools, the quiet neighborhoods, and the qualities that come with a small town.
When homes are purchased, it is assumed that the home will appreciate in value. Professor Diane Hite of Auburn University in Alabama who has published in the area of property value impact analysis. "Using a hedonic pricing model procedure which separately accounts for the relative impacts on house values of a variety of attributes" 'examine effects of distance from a gravel mine in Delaware County, OH on the sale price of more than 2500 residential properties in the late 1990's'

- properties within .31 miles of the mine or quarry dropped in value by 25% or more
- The decline .625 miles away was between 15-20%
- The decline 1 mile away was just under 15%
- The decline 1.25 miles away was just over 10%
- The decline 2 miles away was just under 10%
- The decline 2.5-3.1 miles away was between 5-7%

*** a 7% decline on a $400,000 home drops $28k to $372,000
A 25% decline on a $400,000 home drops $100,000 to $300,000

"It is important to note that these impacts are PERMANENT. While it is true that properties within these ranges will increase in value in the future in line with increases in average property values in general in the broader area, it is equally true that the gap in values resulting form the negative impact of the quarry persists over time." " Dr. Hite's further studies have show that these drops in value are true regardless of the TYPE of quarry".
SOURCE: http://www.killthealbionquarry.org/HOME-VALUES-PLUMMET-FROM-QUARRIES.html#anchor_42

**I ask the commissioners to please ask yourself if you'd like having a quarry be the demise of your property value? The vision of our small, quiet town would dramatically shift. Home values would drop, many would move away. We would see foreclosures, blight and higher rental occupancy. We would no longer be the town that people moved to for good schools, quiet, safe neighborhoods and a bonded small town.

It is reasonable to consider the impact years of blasting would have on our property's foundations. Some of the properties that sit very close to the Cashman site are decades old, while others are well over 200 years old and two just turned 300 years old and are part of the historical society (we currently have approximately 140 properties on the Ledyard Historical Properties) and it's safe to say these properties simply would not sustain the years of blasts and vibration. In looking through our town's historical properties it's evident that Ledyard and Gales Ferry have long been the small town coastal community that many in America search for. I think about our Great Grandfathers and the leaders that founded our town long before this industrialization of Gales Ferry came to be.
There are law firms that specialize specifically in foundation damage caused by quarries and mines so it's not out of the realm to consider that many in our area would experience cracked windows, cracked walls, cracks in the floors, leaking pipes and finally cracks in their foundation or sadly in some older homes we may even see collapsed foundations. It used to be that quarries were miles away from any settled neighborhoods, avoiding disruption to homes and people, but to think that our town commissioners would consider allowing blasting that could permanently damage our homes, our health and our town is beyond disheartening.
**I ask the commissioners and Ms. Burdick to consider the history of the historical properties and the damage that they could permanently sustain. Is 5-10 years of blasting what our founding fathers envisioned? Are we prepared for collapsed foundations under a 300 year old home? Is this something we as a town approve of and look past?

We have schools 1 mile from the Cashman site, it is without any doubt that these students and teachers would be permanently and negatively affected educationally, emotionally and physically. Imagine your young school days are filled with loud blasts, non stop drilling, banging. Silica dust that covers the playground. Silica dust in the lungs of every human in that school and surrounding neighborhood. How is that something that could be justified or approved?
**I ask the commissioners and Ms. Burdick, is silica dust something that you feel is not dangerous to breathe in? Would you happily send your child to school and live where your car, your home, your lungs, your clothing is consistently covered in this dust? If so, can you please show how and why you support that?

Many would say they quite enjoy having their own private well for their water supply and I'd like to point out some real life examples of what happens to water in a well near a quarry.
In Raleigh, NC a local realtor and land sale expert, Eric Andrews, shared his remarks that he observed stating,"Quarries can be noisy, shake your house, screw up your well and devalue your property..a resident that lived 1/2 mile from a quarry had dishes on his china cabinet and when they started blasting, the dishes would fall off..<u>we had a situation one time where a client had an acre and a half pond and the facility was about a mile away, they blasted (a mile away) and the pond dried up in 2-3 days. You drive by this guy's house now and he has a big bowl of grass in his front yard. The rocks opened up and sucked up all the water in his pond</u>. I've had some other people with wells that were close to a mine or quarry, after the blasting they would get settlement in their water. I wouldn't want a mine right next door to me.
Properties dependent on wells for water can be rendered virtually worthless in the event of a total collapse of the water table. It is also important to note that these impacts are permanent."

Source: https://www.ericandrewsrealtor.com/how-much-is-an-acre-of-land-worth-in-raleigh-nc/

So I ask the commissioners and Ms. Burdick to please ask yourself if your water, our town's water supply to schools, homes and businesses is in jeopardy of experiencing a water table collapse and if not, can you prove and assure that wouldn't happen?

I would like to cite the following regulations as they pertain to my concerns:

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.
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.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.3 With the exception of time signals and emergency signals and noise necessarily involved in the construction or demolition of buildings or other structures, no noise which is unreasonable in volume, intermittence, frequency, or shrillness shall be transmitted beyond the boundaries of the lot on which it originates.
9.2.C.4 With the exception of vibration necessarily involved in the construction or demolition of buildings or other structures, no vibration shall be transmitted beyond the boundaries of the lot on which it originates.
8.16.D. The purpose of these regulations is to insure the following:
- the landscape is not needlessly marred during and after operations,
- the work will not be a source of dust, pollution, and/or siltation,
- the site will not be generally characterized by unsightliness as evidenced by open pits, rubble, or other indications of completed digging operations which would have a deteriorating influence on nearby property values.

Thank you for your time!
Karyn M. Collins