EXHIBIT # 8
APR 05 2023
APPLICATION # PZ23-4SUP

To: Ledyard Planning & Zoning Commission
From: Karen Sacco, 9 River Drive, Gales Ferry, CT 06335
Date: 4/3/23
Subject: Cashman proposed repair and maintenance building

With regard to the negative impact the proposed project will have on neighboring properties, the application reads in part that "any impacts on neighboring property values will be consistent with the impacts contemplated by the current and historic zoning district classification of the Property as an industrial site." This language by the applicant seems to suggest that the Commission should disregard any impacts because negative impacts should be assumed. But this was certainly never the purpose of this classification. Instead, what was undoubtably contemplated was that this Commission would use its power and responsibility, together with the flexibility a Special Permit Application affords, to protect our neighborhood.

One need only look at the applicable zoning regulations. Chapter 9.3 (A) states that the purpose of the "Landscape Design Standards and Requirement" is in part to "provide privacy from noise and visual intrusion". It goes on to explain that the requirements should be applied so as to "preserve or improve the quality of the environment and attractiveness of the Town of Ledyard."

Chapter 9.3 (B) provides further guidance in this regard. Chapter 9.3 (B)(1) requires "adequate, asthetically pleasing, year-round screening." Chapter 9.3 (B)(3) details that "to the extent possible, existing trees, vegetation … shall be retained and protected".

Both the requirements and the spirit of the regulations are clear as they apply to the instant case. The existing vegetative buffer should be maintained. We are talking about approximately 2 of 165 acres, roughly 1.2% of the property. I have no issue with the proposed use, only the proposed location. If you take the time to walk the property, you will see that the existing buffer is necessary to achieve the vision of the zoning regulations.

The applicant's proposed buffer will have an undue and unnecessarily negative impact on the neighboring properties. There will be increased noise and a "visual intrusion". The environment and the attractiveness of this part of Ledyard will suffer. There will not be adequate or asthetically pleasing year-round screening. And the vast majority of trees and vegetation present in the existing buffer will be destroyed.

The applicant's decision to push the building as close to the property line as the 25-foot buffer allows evinces a complete disregard for all I have shared above. It should be apparent that what might work for a two-story office building will not work for a 35-foot tall, 20,000 square foot marine contracting storage and repair facility. Particularly with work being performed outside the building.

There is a lot of space available. A plan can be put together that gives the applicant the requested building while at the same time adhering to the requirements of the regulations. I look forward to seeing an application I would be comfortable supporting.

Respectfully,

Karen Sacco

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