

Roxanne Maher

From: Roxanne Maher
Sent: Tuesday, November 19, 2024 4:58 PM
To: Town Council Group
Subject: Fwd: GOMAN + YORK

Sent from my iPhone

Begin forwarded message:

From: Joanne Kelley <joannekelley44@gmail.com>
Date: November 19, 2024 at 4:15:28 PM EST
To: Roxanne Maher <council@ledyardct.org>, "Fred Allyn, III" <mayor@ledyardct.org>
Subject: **GOMAN + YORK**

Dear Town Councilors, Mayor Fred:

I have heard that the town is employing this firm to do the Route 12 Corridor Study and I have grave concerns about the decision to hire this firm.

I am participating in the Public Hearing on the Land Use Special Exception Permit currently being considered by Ledyard Planning and Zoning. GOMAN + YORK was contracted by the town, I believe, to opine on both residential property values and overall economic impact on the town as a result of this proposal.

The GOMAN + YORK Land Use and Proximate Properties report of October 10, 2024 contains a citation from a relevant study (Wiley, 2015) on this issue that GOMAN + YORK Planner Donald J. Poland presented on September 14, 2024 at the public hearing. The citation as he presented reads as follows:

*properties "in close proximity to industrial development sites" **may experience** "a localized contraction in house price...during the predevelopment period(...) yet the existing trend (in property value) is largely unaffected in the period that follows an industrial development completion" (Wiley 2015)*

In *The Impact of Commercial Development on Surrounding Residential Property Values (Wiley, 2015)* the actual language is as follows:

*"In close proximity to industrial development sites, a localized contraction in house prices **appears** during the predevelopment period and this may be the market response to a zoning change that allows the new project to be constructed"*

The author, Mr. Poland, removes a critical word and inserts his own words which completely alters the meaning of the finding of the study. The second part of his citation does appear in the text and I take no issue with that part, although I believe it is out of context.

Mr. Poland bases his conclusion that there will be no negative value impact on proximate properties on this altered citation. I have serious ethical and competency concerns regarding the hiring of his firm for future work. The findings of this report on property value bleeds over into the overall economic impact study GOMAN + YORK also provided since it does not include any negative revenue projections which would occur with a loss of property values.

As a long time proponent for the Route12 Corridor study (and resulting future improvement) I would hate to see it not done competently, ethically or usefully. Please reconsider this hire.

Sincerely,

Joanne M. Kelley

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