EX# 313-12
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DEC 19 2024
Land Use Department

Proposed Reasons for Denial - PZ#24-8SUP & PZ#24-9CAM

1. The Application proposes a "mining" or "quarrying" use, which is not expressly permitted under the Ledyard Zoning Regulations and is therefore prohibited. *See* Regulations § 3.6.D.

2. Read as a whole, the Ledyard Zoning Regulations do not allow the use applied for, regardless of whether it is considered quarrying, mining, or "excavation major including the processing of earth product and rock prior to its removal from the property."

3. The Baldwin Hill Quarry is not a precedent for this Application, because it is a pre-existing non-conforming use.

4. The Application would cause traffic congestion and undue traffic generation in violation of Regulations § 11.3.4.B.

5. The Application would be a detrimental source of dust in violation of Regulations §§ 8.16.D.2, 9.2.C, and 11.3.4.C.

6. The proposed use would transmit unreasonably loud noise beyond the boundaries of the property in violation of Regulations §§ 9.2.C.3 and 11.3.4.C.

7. The proposed use would transmit vibration beyond the boundaries of the property in violation of Regulations §§ 9.2.C.4 and 11.3.4.C.

8. The proposed use would have an adverse effect on the property values of neighboring properties in violation of Regulations §§ 9.2.C.1 and 11.3.4.D.

9. The Application would have an adverse effect on historic features associated with Mt. Decatur in violation of Regulations §§ 11.3.4.D and 11.3.4.E.

10. The proposed use would adversely affect the character of the immediate neighborhood with respect to scale, intensity of use, and existing historic and natural assets, in violation of Regulations § 11.3.4.E.

11. The proposed use would cause unreasonable pollution, impairment, and destruction of the air, water, and other natural resources of the state, in violation of Regulations § 11.3.4.F.

12. The Application is inconsistent with future development as identified and envisioned in the Ledyard Plan of Conservation and Development.