EX # 161-3
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Land Use Department

I have been a licensed Realtor in CT since 1997, a 27-year member of the National Association of Realtors and the Eastern CT Association of Realtors. I have served on the Professional Standards Committee of the Board of Realtors for approx. 20 years and as an instructor for the Ethics and Professional Standards training. I have taken hundreds of hours of Continuing Education dealing with the methodology of determining market value of residential real estate including 30 hours on Appraisal 1. I have practiced mainly in New London county with my primary market being Gales Ferry and Ledyard and have completed hundreds of Comparable Market Analyses (CMA's) for buyer and seller clients in this market. THE #1 SERVICE THAT A REALTOR PROVIDEDS IS TO KNOW HOW PROPERLY ASSIGN VALUE TO PROPERTIES. I've lived in Gales Ferry for 46 years. I would like to be considered as an expert in the valuation of residential real estate for the purpose of my following testimony.

SLIDE #2

THE #1 FACTOR IN HOME VALUES IS LOCATION.

CHARACTERISTICS: IS BASIC STATS OF THE HOME A BUNDLE OF VARIABLES THAT COLLECTIVELY IMPART VALUE TO THE BUYER. IT'S USUALLY DECISION #2

CONDITION: WE HAVE A LOT OF AGING HOUSING STOCK IN LEDYARD (60'S, 70"S, 80'S) AND SOME MAY BE VERY OUTDATED WITH OLDER FINISHES, SOME MAY HAVE A FEW UPDATES, SOME MAY BE TOTALLY RENOVATED. OVERALL CONDITION INCLUDES MECHANICALS, AS WELL

AS COSMETIC APPEAL. ALSO A LARGE BUNDLE OF VARIABLES THAT CAN ADD AND SUBTRACT.

UPGRADES CAN BE VERY VALUABLE MAY BE MORE SUBJECTIVE, CAN ALSO BE IN RARE CASES UNDESIRABLE.

MARKET CONDITIONS (WE ARE IN A VERY UNBALANCED MARKET CURRENTLY LOW INVENTORY, HIGH DEMAND) - INSTABILITY

INTANGIBLES (HIGHLY SUBJECTIVE, BUT VERY IMPORTANT) (FEAR OF THE UNKNOWN - MARKET IS VERY REACTIVE)

THIS IS MORE INFORMATION THAT IS NEEDED BUT I WANT TO PUT IT OUT THERE TO DEMONSTRATE HOW PROFOUNDLY INADEQUATE THE "EXPERT" REPORT OF THE APPRAISER THAT WAS PROVIDED TO YOU IS AND WHY YOU SHOULD SIMPLY DISREGARD IT. (COMPLAINING ABOUT LIVING NEAR A QUARRY ON SOCIAL MEDIA)

~~RE~~ RE-SALE

SLIDE #3 READ

SINCE THE QUESTION BEFORE THE COMMISSION IS WHETHER OR NOT THE PROPOSAL BEFORE YOU WOULD NEGATIVELY IMPACT PROPERTY VALUES I WANT TO FOCUS ON THE PROXIMITY TO THAT LOCATION

READ SLIDE #3 AS-IS

HIGHLY ACCURATELY PREDICTIVE CONTROL FOR ALL VARIABLES

READ SLIDE #4

SLIDE #5

D-I-D would be ideal METHODOLOGY if another quarry had been approved in recent years by a town that had a COMPARABLE DISSIMILAR USE IN CLOSE QUARTERS as we have in GF, an industrially zoned property tightly surrounded by hundreds of

residential homeowners. I TRIED TO FIND ONE. MADE LOTS OF PHONE CALLS REACHED OUT TO DEEP, THE STATE FIRE MARSHALL. THIS COULD BE DONE EASILY IF WE WERE TALKING ABOUT A COSTCO OR A DOLLAR STORE. MOST QUARRIES ARE OLDER, MOST ARE FOUND IN RURAL AREAS. EVENTUALLY FOUND DETECTIVE JEFFREY BELLANCE CT STATE POLICE FIRE + EXPLOSIVES INVEST UNIT

THIS IS A QUOTE FROM THE LITERATURE 'DIFFICULT TO FIND NEW QUARRIES APPROVED TODAY IN PROXIMITY TO RESIDENTIAL PROPERTIES DUE TO MODERN ENVIRONMENTAL REGULATIONS AND LOCAL ZONING PROTECTIONS"

PAIRED SALES ANALYSIS CONDUCTED BY AN APPRAISER **WAS PROVIDED BY THE APPLICANT AND I GUESS THIS IS A GOOD TIME TO TALK ABOUT THAT.**

APPRAISERS MUST FOLLOW A SET OF ETHICAL AND PERFORMANCE STANDARDS KNOWN AS THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE. INCLUDED IN THESE IS SOMETHING CALLED THE COMPETENCY RULE THAT SAYS "PRIOR TO PERFORMANCE THE APPRAISER MUST HAVE THE KNOWLEDGE AND EXPERIENCE TO COMPLETE THE ASSIGNMENT COMPETENTLY, MUST POSSESS THE TOOLS AND KNOWLEDGE OF THE GEOGRAPHIC MARKET…MUST CORRECTLY IDENTIFY THE PROBLEM, ESTABLISH THE SCOPE OF WORK (DETERMINE AND PERFORM THE WORK NEEDED TO COLLECT, VERIFY AND ANALYZE ALL INFORMATION NECCESARY) TO PRODUCE CREDIBLE ASSIGNMENT RESULTS"

STEVEN E. MACCORMACK IS A COMMERCIAL APPRAISER FROM BROOKLYN, CT WHO IN 20 YEARS HAD COMPLETED

"UP TO 50 OR 100" RESIDENTIAL APPRAISALS, MOSTLY FOR TAX APPEALS. HE DESCRIBED USING A PAIRED SALES ANALYSIS TO DETERMINE IF THE SPECIAL EXCEPTION APPLICATION BEFORE THE COMMISSION WOULD NEGATIVELY IMPACT RESIDENTIAL PROPERTY VALUES IN PROXIMITY TO THE OPERATION AS DESCRIBED IN THE APPLICATION.

NOT QUALIFIED IN RESIDENTIAL PROPERTY VALUES IN GALES FERRY, VERY LIMITED RESIDENTAL EXPERIENCE AT ALL (50-100 OVER 20 YEARS?) AND BY PERFORMING THIS ANALYSIS ON PROPERTIES NEAR THE BALDWIN HILL, THOMPSON QUARRY AND PUTNAM QUARRY WITHOUT ANY DESCRIPTION OF THE LOCATIONS, NONE OF WHICH ARE COMPARABLE IN THEIR CURRENT OPERATIONS WITH WHAT IS DESCRIBED IN THE APPLICTION FOR GALES FERRY HE FAILED TO CORRECTLY IDENTIFY THE PROBLEM (ASSIGNMENT)

ON STEP ONE

IMPACTS ON PROPERTY VALUES WONT OCCUR SIMPLY BECAUSE SOMETHING CALLED A ROCK QUARRY IS ACROSS THE STREET BUT ANY IMPACT WILL BE COMPLETELY DERIVED FROM THE SPECIFIC DISAMENITIES THAT A ROCK QUARRY/EXCAVATION OPERATION WILL CREATE. TO ACCURATELY PREDICT ANY IMPACT THE QUARRY OPERATION WOULD NEED TO BE AS CLOSE TO AN IDENTICAL COMPARABLE BASED ON SIZE, HOURS OF OPERATION, BLASTING FREQUENCY, AMOUNT OF MATERIAL PROCESSED, # TRUCKS ENTERING AND LEAVING PER DAY ON THE COMMUNITY ROADS, NOISE, DUST AND VISUAL IMPACT GENERATED BY THE OPERATION. THIS LACK OF STEP ONE OF THE PROCESS COMPLETELY INVALIDATES THE CONCLUSION BUT ITS EVEN WORSE.

ACCORDING TO CT STATE POLICE FIRE AND EXPLOSIVES INVESTIGATIVE UNIT DETECTIVE JEFFREY BELLAVANCE, WHO OVERSEES BLASTING OPERATIONS IN CT, BOTH THE PUTNAM AND THOMPSON QUARRIES ARE NOT TERRIBLY ACTIVE, BLASTING IS OCCURRING ONLY ONCE EVERY 2-3 MONTHS AT BOTH SITES AND TRAFFIC IS NO WHERE NEAR 50 ROUND TRIPS A DAY.

LACK OF DUE DILIGENCE = SHOCKING = high quality data

SLIDE #8

APPRAISER HAS A Challenging Assignment - UNDESIRABLE LAND USE -

LETS TAKE A LOOK AT MR MACCORMACK'S WORK. THE COMMISSIONERS ASKED MANY GREAT QUESTIONS ABOUT WHY SO FEW VARIABLES WERE INCLUDED AND THE ONES THAT WERE SEEMED SO INSIGNIFCANT, LIKE A DECK AND A CHIMNEY. SO LITTLE DATA WAS INCLUDED IN THE ANALYSIS IT WAS STUNNING. AS SOON AS HE BEGAN TO PRESENT HIS FINDINGS IT BECAME CLEAR WHY. HE ONLY USED THE VERY BASIC INFORMATION FOUND ON THE FIELD CARD AT THE TAX ASSESSORS OFFICE AT TOWN HALL. I'VE NEVER RUN INTO AN APPRAISER WHO DIDN'T HAVE ACCESS TO THE MULTIPLE LISTING SERVICE BUT HONESTLY HE COULD HAVE GONE TO ZILLOW AND MADE AN EFFORT AT COLLECTING SOME RELAIABLE DATA AND IT WOULD HAVE BEEN AT LEAST A CREDIBLE EFFORT.

↓ LACK OF KNOWLEDGE OF LOCAL MARKET

I get calls all the time from appraisers -

SLIDES ~~#11, 14 AND 21~~ 11 Maps 3-4 times farther away

ALTHOUGH HE CALLS THE TWO SUBJECT HOMES, THE ROCK QUARRY HOMES, THE CLOSEST ONES IN THOMPSON ARE ¼ AND 1/3 MILE AWAY FROM THE SITE COMPARED TO THE NEAREST HOMES TO GFI AT 400'. SO AT THE PUTNAM QUARRY THE DISTANCE OF THE CLOSEST SALES WAS EVEN FARTHER, THE CLOSEST WAS JUST UNDER ONE MILE AWAY AND THE OTHER A LITTLE OVER A MILE. COMPARE THIS TO GALES FERRY WHERE WE HAVE OVER 500 RESIDENCES WITHIN ½ MILE OF GFI.

AGAIN MR. MACCORMACK FAILED TO IDENTIFY THE PROBLEM COMPETENTLY. BY CHOICE OF HOMES —
SLIDE #8 YOU MAY THINK WHAT IF THEY WERE THE CLOSEST??

IN THE ANALYSIS, WHERE IS THE LOCATION INFORMATION ON THE COMPARABLE HOMES? GOOD QUESTIONS ASKED BY COMMISSIONERS IS IT ON A BUSY ROAD OR HAVE OTHER COMMERICAL IMPACT?

P00-P08

BUT REALLY WHERE IS THE RELIABLE CONDITION INFORMATION, WHERE IS THE INFORMATION ON UPGRADES OR UTILITIES (CITY WATER/SEWER IS DEF A PLUS AS IS CENTRAL AIR, SOLAR PANELS (PAID FOR?), A POOL? YES! ALL OF THIS INFORMATION WOULD HAVE BEEN FOUND ON THE MULTIPLE LISTING SERVICE (IT'S WHERE I FOUND IT ALL) THE APPRAISER DID NOT HAVE THE KNOWLEDGE OR THE TOOLS TO PERFORM THIS ASSIGNMENT AND IT SHOWS. ACCESS TO MLS !!!
DATA COLLECTION EXTREMELY FLAWED...

ASKED WHY HE USED THESE COMPS HE CLAIMED THEY WERE THE BEST, CLOSEST IN SIZE BUT - SAID I WOULDN'T USE AN 800 SF HOME

#11 IS 864 SF,
#7 IS CASH ONLY DOUBLE-WIDE TRAILER,
#6 IS A FIXER (NOT AVERAGE),
#10 HAS AN EXTRA DEEDED 2.5 ACRE LOT,
#8 IS DESCRIBED AS COMPLETELY AND EXPENSIVELY REMODELED (NOT AVERAGE)
WHAT LITTLE DATA THERE WAS TURNED OUT TO BE STUNNINGLY INACCURATE ACROSS THE BOARD.

BUT HERE'S WHERE IT BECOMES SO IMPORTANT TO DO THE ACTUAL WORK:

ONE OF THE SUBJECT HOMES 346 REARDON HAS A BEAUTIFUL INGROUND POOL WITH A STAMPED

CONCRETE PATIO. HE HAS IT RATED AS AVERAGE CONDITION, BUT IT HAS AN UPDATED KITCHEN, FENCED IN YARD! NICE UPGRADES LIKE 200 AMP ELECTRICAL SERVICE, A BUDERUS BOILER.

THE OTHER SUBJECT HOME AT 320 HAS AN IN-LAW 1 BEDROOM APARTMENT THAT RENTS CURRENTLY AT $700 TO THE PREVIOUS OWNER, WHO CAN STAY OR GO. THIS IS ALL RELEVANT KIND OF DATA THAT SHOULD BE ADJUSTED INTO THIS TYPE OF A SALES ANALYSIS. HIS CHOICE OF WHETHER THESE HOMES HAD WOODEN DECKS OR CHIMNEYS AS ~~NOTABLE~~ INFORMATION IS BEWILDERING TO ME. NOTEWORTHY

SO THESE TWO HOMES, BASED ON THE ABUNDANCE OF GOOD INFORMATION I FOUND IN THE MLS AT THE TIME OF THE SALES WERE FAR SUPERIOR TO THE COMPARABLE HOMES USED SO THE FACT THAT THE "RESULTS" OF THE STUDY WERE THAT THEY WERE GENERALLY COMPARABLE TO THE PRICE PER SQUARE FOOT OF THE COMPARABLES FURTHER AWAY IS ACTUALLY INDICATIVE THAT THERE IN FACT IS LIKELY A LOCATION ISSUE WITH THESE TWO HOMES.

ANOTHER INDICATOR IS THAT THE AVERAGE DAYS ON THE MARKET DOM OF THE COMPARABLE SALES WAS 9 DAYS. DOM IS ALWAYS A RED FLAG FOR A LOCATION ISSUE WHEN USING SALES COMPARISONS, BTW. ESPECIALLY IN THIS MARKET. SUBJECT HOUSE 346 REARDON WAS ON THE MARKET FOR 69 DAYS. AN UNUSUALLY LONG MARKETING TIME IS A PRIME INDICATOR OF A LOCATION PROBLEM. THE OTHER HOUSE SOLD QUICKLY, IN LINE WITH THE COMPS, SO I CALLED THE AGENT WHO TOLD ME THAT THE BUYERS REALLY NEEDED AN IN-LAW APARTMENT SO IT WAS KIND

OF A NICHE SALE. HE SAID THEY GOT LUCKY HE ALSO TOLD ME ABOUT THE THOMPSON QUARRY SINCE HIS OFFICE IS A MILE FROM THERE, THAT THE BLASTING IS ONLY OCCASIONALLY MAYBE EVERY FEW MONTHS. HE ALSO SAID IT WAS ABSOLUTELY THE REASON HIS SELLER SOLD THE HOME BECAUSE OF THE CONDITION OF THE ROAD THAT GOES BY THE HOUSE.FROM THE HEAVY TRUCKS. THE APPRAISER MADE VERY LITTLE EFFORT TO GET ANY RELIABLE INFORMATION ALTHOUGH IT'S ALL EASILY AVAILABLE. I HAD TWO SOURCES OF FIRST HAND INFORMATION THAT THE THOMPSON QUARRY WAS THE LEAST ACTIVE OF THE THREE EVEN THOUGH THE APPRAISER TOLD THE COMMISSION THAT IT WAS THE MOST ACTIVE (BASED ON HIS EAVESDROPPING ON THE NEIGHBORS SOCIAL MEDIA) AND HOW SURPRISING IT WAS THAT THE HOMES NEAR THE MOST ACTIVE QUARRY WAS THE MOST EXPENSIVE. HE THOUGHT IT WAS FUNNY.

SO

JUST LIKE THE FLIGHT PATH OVERHEAD ADDS WALLY — MISINFORMATION — TOOK LITTLE EFFORT TO FIND A RELIABLE SOURCE

LET'S LOOK AT THE PUTNAM STUDY

SLIDE #~~11~~ 12

THE TWO SUBJECT HOMES ARE APPROXIMATELY A MILE AWAY FROM THE "ROCK QUARRY" OPERATION WHICH AGAIN IS IN NO WAY COMPARABLE AND AT A MILE AWAY COMPLETELY IRRELVANT TO GALES FERRY.

BUT AGAIN, AS WITH THE THOMPSON PROPERTIES BOTH ARE SUPERIOR TO THE COMPS SELECTED. ONE IS A HORSE PROPERTY WITH TWO BARNS, ONE AN ENGLISH HORSE BARN, THERE IS A GUEST COTTAGE AS WELL. NONE OF THIS IMPORTANT INFORMATION IS FACTORED IN, THE OTHER 3800 SF VICTORIAN HOME INCLUDED A BUSY IN-HOME BUSINESS (A HAIR SALON). THESE ARE VALUABLE VARIABLES THAT WOULD ADD SIGNIFICANTLY

TO THE RESULTS AND AGAIN THESE ARE LOCATED APPROX A MILE FROM A RELATIVELY INACTIVE QUARRY SITE.

"MY WHOLE HOUSE SHAKES" CALLS TO FIRE MARSHAL

NOW TO BALDWIN HILL. I DIDN'T SPEND A LOT OF TIME VERIFYING MUCH OF THE ANALYSIS AROUND BALDWIN HILL WE KNOW THAT THIS QUARRY IS ALSO RELATIVELY INACTIVE, THAT THE VIBRATION FROM BLASTS ARE FELT BY MANY RESIDENTS IN GALES FERRY, THAT THERE ARE MULTIPLE COMPLAINTS TO THE FIRE MARSHAL, JIM MANN AND THEREFORE IS NOT COMPLIANT WITH THE LEDYARD ZONING REGULATIONS. WHETHER PROPERTY VALUES ARE IMPACTED AT THE SITE IS NOT RELEVANT BUT ASSUMED.

LTRS FROM RESIDENTS

(WELL REPLACEMENT FOR A HOME THAT WOULD HAVE HAD NO RUNNING WATER FOR A YEAR)

SLIDE

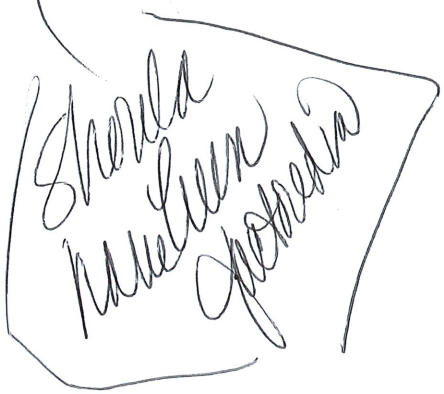
~~SLIDE #13~~ 15

THE BIGGEST DRAWBACK OF A PAIRED SALES ANALYSIS IS THAT IT CAN BE VERY SUBJECTIVE, FROM THE SELECTION OF THE COMPS TO THE VARIABLES INCLUDED, TO THE ADJUSTMENTS MADE FOR THOSE VARIABLES. IT'S A FLAWED METHODOLOGY AS THE SAMPLE SIZE IS SO SMALL. IN THIS CASE THE DATA IS UNRELIABLE, INSUFFICIENT, THE ADJUSTMENTS VERY SUBJECTIVE AND EVEN CRUDE. I DON'T FIND THAT THIS WAS CARRIED OUT COMPETENTLY MEETING THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE RESULTS ARE NOT CREDIBLE.

HIS A challenging assignment Req great skill + knowledge of the local market

IN PRESENTING THESE RESULTS THE APPRAISER ATTEMPTED TO DEFEND HIS DECISIONS ON THE DATA

INCLUDED AND EXCLUDED FROM THIS STUDY. HE STATED THAT HE TESTIFIED A LOT IN COURT AND HE CLAIMED ANY JUDGE WOULD ACCEPT THESE RESULTS, THAT THE NUMBERS DON'T LIE. HE ALSO STATED THAT IN THIS MARKET BUYERS ARE BUYING ANY HOUSE THEY CAN GET. MY FINAL CONCLUSION IS THAT THIS STUDY IS COMPLETELY WITHOUT MERIT OR VALUE TO THE QUESTION BEFORE THE COMMISSION. IF IT REVEALS ANYTHING IT IS THAT THERE IS LIKELY A NEGATIVE IMPACT ON THOSE PROPERTIES CLOSEST TO THE QUARRY BASED ON WHAT I HAVE SEEN IN THE REPORT.



GOMAN+YORK Land Use Report 10/10/24

THE GOMAN + YORK LAND USE REPORT BY DONALD J. POLAND

ALTHOUGH HE DESCRIBES THE PROPOSED PROJECT CONTAINED IN THIS APPLICATION AS "**THE SITE PREPARATION ACTIVITY (THE RESOURCE EXTRACTION)**" WHICH SOUNDS SO BENIGN, THIS REPORT STARTED OUT WELL FOR ME BECAUSE MR POLAND MENTIONED THE "EXTENSIVE LITERATURE REVIEWS OF ACADEMIC AND INDUSTRY RESEARCH ON THE IMPACT OF COMMERCIAL, INDUSTRIAL AND

RESIDENTIAL DEVELOPMENT ON NEIGHBORING AND PROXIMATE PROPERTY VALUES" AND I BELIEVE THAT IS WHERE THE ANSWER TO THE QUESTION LIES. PAGE ONE HE TALKS ABOUT UNDESIRABLE LAND USES SUCH AS AIRPORTS, LANDFILLS, HEAVY INDUSTRY AND REFINERIES. HE FAILS TO INCLUDE ROCK QUARRYING IN THE CATEGORY ALTHOUGH ALL THE LITERATURE DOES BECAUSE IT IS. HE MOCKINGLY CALLS OUT THE LEDYARD NIMBY'S (IT'S OKAY WE'RE USED TO IT BY NOW) HE DESCRIBES HIS EXPERIENCE AS AN URBAN GEOGRAPHER AND LAND USE PLANNER AND IN ACADEMIC RESEARCH FOR 30 YEARS. I DON'T SEE ANY EXPERIENCE IN REAL ESTATE VALUATIONS. HE DESCRIBES MORE NIMBY REACTION TO 7-11 STORES AND REGIONAL MALLS. WITH NO CONTEXT TO THE APPLICATION

ON PAGE TWO HE INSTRUCTS THE COMMISSION THAT THEY CAN **ONLY** CONSIDER PROPERTY VALUES WHEN A **SPECIAL APPLICATION PERMIT** IS BEING DECIDED (**WHICH THIS IS, SO NOT SURE WHY**) BUT ALSO SAYS THAT ZONING WAS MEANT TO PROTECT US FROM FIRE, PANIC AND OTHER DANGERS THAT NO LONGER THREATEN US AS THEY DID IN THE 1920'S. HE GOES ON TO SAY THAT "SHIFTS IN INDUSTRY HAVE REDUCED MANY OF THE MOST NOXIOUS USES" TALKING ABOUT THE DISSIMILARITY IN LAND USES AND THAT NEGATIVE IMPACTS ON PROPERTY VALUES NEARBY HAVE MOSTLY **BEEN REDUCED TO THOSE HEAVY INDUSTRIAL USES** (A CATEGORY THAT INCLUDES ROCK QUARRYING) AS MENTIONED BEFORE. SO FAR THIS AGREES WITH ALL OF MY

RESEARCH AND BELIEF AND I THINK WE WILL BE IN AGREEMENT. HE GOES ON TO SAY "SPECIFIC TO **INDUSTRIAL DEVELOPMENT A RESEARCHER AT GEORGIA STATE UNIVERSITY CONDUCTED A COMPREHENSIVE ANALYSIS OF 1.5 MILLION RESIDENTIAL PROPERTY SALES, BOTH PROXIMATE AND DISTANCED TO NEW COMMERICAL DEVELOPMENT BETWEEN 2006 AND 2014 THROUGHOUT METROPOLITAN ATLANTA (WILEY 2015)** YES, ALSO ONE OF MY SOURCES!! HE STATES WILEY'S FINDINGS
NOW ON PAGE 3 HE FINDS THAT WILEY'S CONCLUSION **"SPECIFIC TO INDUSTRIAL DEVELOPMENT ARE INTERESTING AND RELEVANT TO THIS APPLICATION"** HE GOES ON TO STATE THAT **"CLOSE PROXIMITY TO INDUSTRIAL DEVELOPMENT SITES" MAY EXPERIENCE "A LOCALIZED CONTRACTION IN HOUSE PRICE DURING THE PRE-DEVELOPMENT PERIOD" … YET THE TREND DOES NOT CONTINUE AFTER THE DEVELOPMENT IS COMPLETED.**

THAT FINDING IS ALSO FOUND EXTENSIVELY IN STUDIES OF ENVIRONMENTAL DISAMENITIES: THAT THE DEVELOPMENTAL STAGE CAN BE UGLY, DIRTY, NOISY ETC FOR SAY RETAIL OR OFFICE SPACE THAT EVENTUALLY MAY BE A GOOD NEIGHBOR. HE STATES **IN PARAGRAPH 2 ON PAGE 3 THAT THIS APPLICATION IS NOT FOR A QUARRY BUT IT IS SIMILAR TO A QUARRY** AND THEN GOES ON TO QUOTE ANOTHER SOURCE THAT SAYS THERE IS

"SCANT EVIDENCE OF IMPACTS OF QUARRIES ON HOME VALUES" EXIST AND THAT SOURCE FINDS NO EVIDENCE THAT QUARRIES REDUCE HOME VALUES. WHICH TRANSLATES TO ME THAT THERE'S NOT ENOUGH EVIDENCE TO MAKE A DETERMINATION WHETHER THEY DO OR DON'T. HE ALSO STATES ANY FINDINGS MAY BE URELIABLE DUE TO THE IDIOSYCRACIES OF THE REAL ESTATE MARKET. (FORD, 2022).

SO TWO SOURCES ARE USED, AND THEY AGREE MORE THAN THEY DISAGREE. FIRST ONE **SAYS LOCALIZED CONTRACTION DURING PRE-DEVELOPMENT (7-10 YEARS IN THE CASE OF THIS APPLICATION)** AND THE SECOND HE FINDS NO EVIDENCE (AGAIN NOT THE SAME) WHILE ALSO QUESTIONNING THE RELIABILITY OF THE TYPICAL APPROACHES TO TRYING TO MEASURE THAT. MR. POLAND SAYS HIS EXPERIENCE, EXPERTISE AND OPINION ALIGN WITH WILEY AND FORD.

MR POLAND GOES ON TO SAY THAT IF THE PREVIOUS OCCUPANT OF THE SITE WANTED TO GET APPROVAL TODAY WE WOULD PROBABLY PROTEST, YES WE WOULD HAD WE KNOWN OF ALL THE ABUSE GOING ON. TRUE STATEMENT. DOW CHEMICAL WAS ONE OF THE FILTHY FIVE IN CT AND ALONG WITH OTHER INDUSTRIAL DEVELOPMENTS UP AND DOWN THE THAMES WERE RESPONSIBLE FOR THE SHAMEFUL AND IRRESPONSIBLE CONTAMINATION OF THE SITE ITSELF AND MAKNIG THE THAMES THE MOST

Public Knowledge

GLOBAL ENVIRONMENT INCREASED DISTURBANCE Floods/Storms FIRE INVASIVE SPECIES PESTS

LAND USE PLANNING IS CRITICAL

But also Dow was a great non-intrusive neighbor - Greece of late is occasionally

POLLUTED RIVER IN CT. RIGHT HERE IN OUR COMMUNITY. DARN RIGHT WE WOULD PROTEST. BUT WHEN YOU KNOW BETTER YOU DO BETTER. THIS COMMUNITY HAS BEEN ABUSED BY INDUSTRIES THAT ALSO PAY TAXES AND EMPLOY OUR CITIZENS. DO THESE THINGS GO TOGETHER OR CAN WE HAVE BOTH. REGARDLESS IT'S IRRELEVANT EXCEPT AS A LESSON LEARNED AND MISTAKE WE SHOULD NOT REPEAT.

HE IDENTIFIES THE POTENTIAL IMPACT OF THE UNDESIRABLE LAND USE (SIGHT, SOUND, SMELL, HEALTH, SAFETY AND TENURE) ON PAGE 4. AND INEXPLICABLY AND UNBELIEVABLY CONCLUDES THERE WOULD BE NO IMPACT BECAUSE NONE OF THE ASSOCIATED DISAMENITIES WOULD EXIST SOMEHOW FOR THIS PROJECT, THERE WOULD BE NO DEGRADATION OF THE LANDSCAPE (WELL YOU WOULD HARDLY SEE IT), THERE WOULD BE NO UNREASONABLE NOISE (NOT TRUE), HE MENTIONS SMELL BUT NOT AIR QUALITY WHICH WOULD BE THE APPROPRIATE CRITERIA, NO HEALTH CONCERNS FOR OFF-SITE? NO SAFETY CONCERNS DESPITE QUARRYING BEING A HIGHLY DANGEROUS ACTIVITY (EVEN ULTRHAZARDOUS ACCORDING TO SOME). SO SOMEWHERE THE REPORT WENT SIDEWAYS AND I CAN'T EXPLAIN IT BUT I HAVE EXTRACTED THE RELEVANT DATA FROM WILEY TO ILLUSTRATE THE DISCONNECT

SO WILEY (2015) SLIDES #16 AND 17

WILEY IS A RESEARCHER AT GEORGIA STATE UNIVERSITY CONDUCTED A COMPREHENSIVE ANALYSIS OF 1.5 MILLION RESIDENTIAL PROPERTY SALES, BOTH PROXIMATE (within ¾ of a mile) AND DISTANCED TO NEW COMMERICAL DEVELOPMENT BETWEEN 2006 AND 2014 THROUGHOUT METROPOLITAN ATLANTA (WILEY 2015)

He breaks commercial down to RETAIL, OFFICE AND INDUSTRIAL (LIGHT INDUSTRIAL) WILEY DOESN'T REALLY ADDRESS HEAVY INDUSTRIAl, WHICH MAKES SOME SENSE SINCE HIS AREA WAS METRO ATLANTA. BUT EVEN THE RATHER LIGHT INDUSTRIAL CATEGORIES HE INCLUDED (SHOW STATISTICALLY SIGNIFICANT IMPACT ON RESIDENTIAL PROPERY VALUES. "LOCALIZED CONTRACTION FOR THE PERIOD OF PRE-DEVELOPMENT"/7-10 YEARS AND AT .75 OF A MILE.

~~SLIDE #16READ~~ IT

SLIDE #17 SHOW THE IMPACT AND THAT'S FROM RELATIVELY BENIGN INDUSTRIAL ACTIVITIES

FROM WILEY (2015)

COMMERCIAL DEVELOPMENT: RETAIL, OFFICE, INDUSTRIAL (RELATIVELY LIGHTS SUCH AS

DISTRIBUTION CENTER, TRUCK TERMINAL, WAREHOUSE, SHOWROOM, GENERAL INDUSTRIAL)

STUDIED NEW INDUSTRIAL DEVELOPMENT WITHIN .75 **USING 4,272 TRANSACTIONS ALONG WITH 34,191 COMPARABLE TRANSACTIONS FOUND STATISTICALLY SIGNIFICANT NEGATIVE IMPACTS ON PROPERTY VALUES AND INCREASE WITH PROXIMITY**.

THESE ARE CONSISTENT WITH AN EXTENSIVE LITERATURE ON ROCK QUARRYING AND EXCAVATIONS' IMPACT ON COMMUNITIES WHERE THEY OPERATE AND THE FINDINGS ARE CONSISTENT AND APPLICABLE USING AN ECONOMIC MODEL, THE HEDONIC PRICING MODEL(referenced by Poland and Wiley) DEVELOPED BY AN ECOMOMIST (ROSEN 1974) THAT IS CONSIDERED THE PREFERRED AND MOST WIDELY USED METHODOLOGY TO STUDY THE EFFECTS OF ENVIRONMENTAL DISAMENTIEIS ON RESIDENTIAL PROPERTIES WORLD-WIDE INCLUDING LANDFILLS, HAZARDOUS WASTE SITES, AND OTHER HEAVY INDUSTRIAL USES CHARACTERIZED BY ENVIRONMENTAL DISAMENITIES. MULTIPLE STUDIES HAVE BEEN NOW APPLIED TO GRAVEL MINE/EXTRACTION OPERATIONS ALL OVER THE WORLD RELEVANT FOR THIS SPECIFIC APPLICATION. A COMPREHENSIVE SOURCE DOCUMENT **(BLASTING QUARRY OPERATIONS: LAND USE COMPATABILITY**

ISSUES AND POTENTIAL PROPERTY VALUE IMPACT BY TONY SEVELKA PUBLISHED IN 12/28/22. IS BEING PROVIDED TO YOU IN MY PACKAGE INCLUDING APPRPOXIMATELY 80 PAGES OF REFERNCE MATERIALS ON SUCH STUDIES, THE ULTRAHAZARDOUS NATURE OF QUARRY OPERATION AND NUMEROUS JUDICIAL REFERENCES, A SAMPLE IS CONTAINED IN SLIDE #18

SLIDE #18

READ
NEW SLIDE #18

"When a blasting quarry operation is permitted to be established in the wrong geographic location and the adverse impacts on the environment and surrounding community cannot be mitigated to a "trivial" level, the negative externalities, financial and otherwise, associated with the quarry operation are borne by the public and innocent third parties. Not only is the health, safety and welfare of the community compromised, but numbers of comprehensive proximity studies have also concluded that residential properties within a certain radius of blasting quarry operations, as well as pits, are less marketable and sustain a significant loss in property value or home-owner equity" (Tony Sevelka, International Valuation Consultants Inc. "Blasting Quarry Operations: Land Use

Critical Thinking skills (logic)

Local Zoning

Compatibility Issues and Potential Property Value Impacts" 2022)

Residents are powerless

We depend on you. Fire Marshal, EPA + DEEP

RECEPTORS
SENSITIVE RECEPTORS
liberated dust
MARKET - homebuyers

Land Use Planning has never been more critical - environmental hazards are all around us + pose great risks to our health + safety

Public awareness

All around are signs - friends have left town completely or moved further away - Realtor colleagues asking how far away should they stay when choosing properties. Worry about my own home when the Fire Marshal tells me I'm lucky to live so close because soon I'll have more + better water for my trees and laughs about the complaints he receives about Baldwin Hill + how he decides they