

EX#253-1

12 December 2024

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Land Use Department

Terry Davidson

12 Decatur Trail

Gales Ferry, CT 06335

Ledyard Planning and Zoning Commissioners

Liz Burdick, Ledyard Director Land Use & Planning

Ledyard, CT

Dear Commissioners and Ms. Burdick,

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

My specific concerns are:

When Dow moved out and this new company moved in to recycle dredge along the East Coast that wasn't a problem. Then I heard they wanted to do some blasting to build something so I didn't think a few weeks of blasting would be so bad BUT!!! 7 to 10 years of putting up with daily blasting and rock crushing and trucks hauling rocks out is a bit too much. I am **TOTALLY AGAINST** Cashman/GFI's latest trick to call blasting half of Mount Decatur using zoning regulation 8.16. **Please do not allow this to happen.**

I would like to cite the following Ledyard Zoning Regulations as they pertain to my concerns:

## CHAPTER 7: GENERAL/MISCELLANEOUS REGULATIONS

**7.0 Applicability:** This section shall apply to the following uses and requirements regardless of location.

### 7.10 STONE CRUSHING AND TEMPORARY (PORTABLE) SAWMILLS

D. Operation shall be limited to cutting of trees that are grown on the site or the crushing of stone found on the property. **This does not address digging for stones or blasting for stones.**

## CHAPTER 8: SUPPLEMENTAL REGULATIONS

**8.0 APPLICABILITY:** All structures and uses are required to conform with constraints imposed by the applicable regulations unique to each zone (see the Zoning District Map), plus the applicable constraints imposed by the Schedule of Permitted Uses, and Dimensional Requirements/Area and Bulk Schedule.

**The following regulations are supplemental to many uses listed in the Schedule of Permitted and Specially Permitted Uses in Chapters 5 and 6 and for specific uses that may fall under a general use category but due to their nature, must satisfy additional criteria to protect the public health, public safety, public convenience, and/or property values**

### 8.16 EXCAVATION (SOIL, GRAVEL FILLING OR REMOVAL OF AND STONE)

**D. The purpose of these regulations is to insure the following:**

- 1.; the landscape is not needlessly marred during and after operations**
- 2. the work will not be a source of dust, pollution, and/or siltation;**
- 3. 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; and**
- 4. the site will have future usefulness when the operation is complete**

**N. Operations:**

**1. The gravel bank floor area shall be graded not less than one percent (1%) or more than**

**four percent (4%) to provide for surface drainage.**

**2. A twenty (20) foot wide by fifty (50) foot long tracking pad at the site entrance consisting**

**of three (3) inch crushed stone shall be installed prior to the start of operations.**

**3. For Excavations involving Special Permit approval, no removal shall take place within twenty-five (25) feet of a property line, nor within fifty (50) feet of a highway property line: such distances to be measured from the top of the bank. If removal area is within sight of a Town/State Road, the Commission may require additional screening as part of**

**a Special Permit approval. The Commission may require a similar screening if isolation of adjacent property is deemed necessary. No operation shall take place closer than fifty**

**(50) feet from any wetlands, watercourse or waterbody.**

**4. Upon completion of operations, no bank shall exceed a slope of one (1) foot vertical rise in three (3) feet of horizontal distance. The disturbed area shall be covered with a minimum of four (4) inches of topsoil and graded. On completion of grading, the area will be limed, fertilized, and seeded in accordance with the approved Plan. The site shall be maintained until the area is stabilized;**

**5. The active gravel removal area shall not exceed a total of ten (10) acres at any time.**

6. Temporary seeding, used to control erosion, is permitted during the time that the operation is being completed.

I believe they are trying to use regulation 8.16 to remove most of Mount Decatur. **Zoning regulation 8.16 does not come close to what they plan on doing to our town. I do not see anywhere in our zoning regulations that covers allowing for a quarry.**

## CHAPTER 9: SITE DEVELOPMENT STANDARDS

**9.0 APPLICABILITY: All the Site Design Requirements in Chapter 9 of these Regulations shall be applicable to any use that requires a Commission Review of a Site Plan, Special Permit or Master Plan.** The parking requirements in §9.4 and the outdoor lighting requirements in §9.10 shall be applicable to all uses, regardless of whether the application requires Commission Review.

### 9.3 LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS

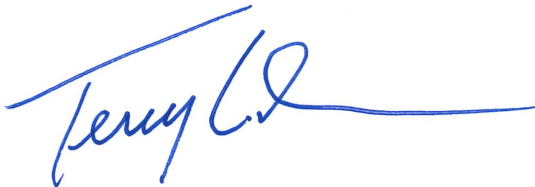
**A. Purpose: In addition to the purposes set forth in §§9.1 and 9.2 of these Regulations, these landscaping design standards are intended to reduce excessive heat, glare, and accumulation of dust; provide privacy from noise and visual intrusion; prevent the excessive runoff of storm water and erosion of soil; and preserve or improve the quality of the environment and attractiveness of the Town of Ledyard.** How does blasting for 7 to 10 years fit into this regulation?? **Driving into Gales Ferry from Norwich and seeing a massive stone quarry is not at all attractive for our town.** What are their plans for addressing this regulation? This regulation does not say at what point it needs to be completed. Prior to or after blasting.

**D. Landscape Buffer Requirements:** When a Site Plan or Special Permit application is submitted for the establishment of a new non-residential use, and the parcel is located within, or abutted by any Residential Zoning District or abutted by a parcel containing an existing use that would be allowable as of right in a Residential District, a landscaped buffer no less than twenty-five (25) feet in width shall be provided along all such abutting portions of the perimeter. **Such buffers shall be designed to provide appropriate screening to minimize any potential negative impacts of noise, light, dust, vibrations, hours of operation, and substantially dissimilar aesthetics.** This supports my input for A above.

I attended the public meeting last night at the Middle School and here are my inputs.

1. Ledyard has an industrial park so why doesn't Cashman/GFI build their buildings there and manufacture Wind mill generators there vs **BLASTING** in Gales Ferry for 7 to 10 years with a bunch of unknown problems that may or may not materialize and cause more town meetings to address?

2. I liked the person's quick comment "If it looks like a duck, walks like a duck and talks like a duck it's a duck!". It's a quarry plan and simple and our zoning regulations do not support quarry mining.
3. How much longer are we going to be wasting everyone's time beating this dead horse to death over something no one wants except Chasman/GFI lining their pockets? I'm sure we all have better things to do during the holiday season.
4. Please read the article from the PATCH on a quarry in Salem and what they had to do to get them to stop after allowing them to proceed with their permit. I have a coworker who lives in Salem and told me the horror stories on this. I would suggest you give Salem planning and zoning commission a call and find what they went through and we are about to go through. My coworker also told me some of the farms around the quarry lost horses from the dust coming from the quarry. The only way the town could shut down the quarry was raising the property taxes way up so they ended up in court but it got shut down.



Terry Davidson

Date: 12/13/2024