

### Exhibit List for:

**File 475; ApIn 2000;** 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.3.a., drive-thru uses; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by special permit; Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Section 7.7.C.3., retaining wall by special permit; Section 7.10.B.2, outdoor storage and display; and Site Plan Application: Section 4.1.B.3., restaurant classes I & II; Section 9.1.A., request to construct a 8,384 sq. ft. gas station/convenience store with restaurants and drive-thru, and 23,500 sq. ft. electronic vehicle showroom with 117 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner

### List as of February 17, 2021

#### Drawings:

1. Cover Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
2. Property Survey 1 of 2; 9-15 Albany Turnpike; Prepared by Accurate Land Surveying, LLC; Prepared for 9-15 Albany Turnpike, LLC; dated 12/10/19
3. Property Survey 2 of 2; 9-15 Albany Turnpike; Prepared by Accurate Land Surveying, LLC; Prepared for 9-15 Albany Turnpike, LLC; dated 12/10/19
4. 2.10; Overall Site Layout Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
5. 2.11; Site Layout Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20; revised 2/5/21
6. 2.21; Grading & Drainage Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20; revised 2/5/21
7. 2.31; Soil Erosion & Sediment Control Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
8. 2.41; Soil Erosion & Sediment Control Plan Notes; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 9/24/20; revised 11/24/20
9. 2.51; Site Utility Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
10. 2.61; Landscape Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
11. 2.62; Landscape Details Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 9/24/20
12. 2.71; Lighting Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 1/15/21
13. 2.72; Lighting Details Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
14. 3.01; Detail Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
15. 3.02; Detail Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 11/24/20
16. 3.03; Detail Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 9/24/20; revised 11/24/20; revised 2/5/21
17. 3.04; Detail Sheet; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 11/24/20; revised 2/5/21

18. 4.11; Preliminary Offsite Improvement Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/16/20; revised 11/24/20
19. Car Sales and Maintenance Building: Main Level Floor Plan; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20
20. Car Sales and Maintenance Building: Lower Level Floor Plan; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20
21. Exterior Elevations I; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20
22. CP1.1; Conceptual Plan; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/6/20; revised 11/24/20; revised 1/15/21
23. CP1.2; Conceptual Elevations; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/6/20; revised 11/24/20; revised 1/8/21; revised 1/15/21
24. CP1.3; Conceptual Elevations: Colored; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 10/6/20; revised 11/24/20; revised 1/8/21; revised 1/15/21
25. CP1.4; Fuel Dispenser Canopy Plan & Elevations; 9-15 Albany Turnpike; Prepared by Millennium Design Associates, Inc.; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 1/14/21
26. A101; Proposed First Floor Plan; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
27. A102; Proposed Second Floor Plan; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
28. A103; Proposed Roof Plan; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
29. A201; Proposed First Floor Lighting Plan; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
30. A202; Proposed Second Floor Lighting Plan; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
31. A301; Exterior Elevation I; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
32. A302; Exterior Elevation II; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
33. A303; Materials List; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/15/20; revised 11/24/20; revised 1/8/21
34. A401; Building Sections; Prepared by Phase Zero Design; Prepared for 9-15 Albany Turnpike, LLC; dated 10/16/20; revised 11/24/20; revised 1/8/21
- 35-44. Car Showroom and Maintenance Building Renderings 1-10; dated 10/16/20
45. Lot Line Revision Plan 1 of 2; 9-15 Albany Turnpike; Prepared by Accurate Land Surveying, LLC; Prepared for 9-15 Albany Turnpike, LLC; dated 11/25/20
46. Lot Line Revision Plan 2 of 2; 9-15 Albany Turnpike; Prepared by Accurate Land Surveying, LLC; Prepared for 9-15 Albany Turnpike, LLC; dated 11/25/20
47. 2.32; Soil Erosion & Sediment Control Plan (Phase 2); 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 11/24/20
48. 2.33; Soil Erosion & Sediment Control Plan (Phase 3); 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 11/24/20
49. 2.72; Non-Business Hours Lighting Plan; 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 11/24/20
- 50-65. Car Showroom and Maintenance Building Renderings 1-15; dated 11/14/20
66. 2.31.1; Soil Erosion & Sediment Control Plan (Phase 1-a); 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 12/15/20
67. 2.31.2; Soil Erosion & Sediment Control Plan (Phase 1-b); 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 12/15/20



- 68. 2.31.3; Soil Erosion & Sediment Control Plan (Phase 1-c); 9-15 Albany Turnpike; Prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 12/15/20
- 69-87. Car Showroom and Maintenance Building Renderings; dated 1/8/21
- 88-103. Revised Car Showroom and Maintenance Building Renderings; received 1/15/21
- 104. FIG.12; Conservation Easement Exhibit; 9-15 Albany Turnpike; Prepared by Solli Engineering; dated 1/13/21
- 105. Location of Private Wells w/in 2,500 ft of Proposed Development; Prepared by WSP; received 2/5/21
- 106. Former Swift Chemical Property and Offsite Monitoring Points (Monitoring Wells); Prepared by WSP; received 2/5/21
- 107. Former Swift Chemical Property and Offsite Monitoring Points (Soil Gas Sample Locations); Prepared by WSP; received 2/5/21
- 108. Cross Section A-A'; Prepared by WSP; received 2/5/21

Correspondence:

- 1. Town of Canton Zoning Development Application: File 475; Apln 2000; 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by special permit; Section 7.7.C.3., retaining wall by special permit; and Site Plan Application, Section 9.1.A.; request to construct a 8,384 sq. ft. gas station/convenience store with drive-thru and 20,865 sq. ft. electronic vehicle showroom with 68 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner
- 1a. Town of Canton Zoning Development Application: File 475; Apln 2000; 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by special permit; Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Section 7.7.C.3., retaining wall by special permit; and Site Plan Application, Section 9.1.A.; request to construct a 8,384 sq. ft. gas station/convenience store with drive-thru and 20,865 sq. ft. electronic vehicle showroom with 68 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner
- 1b. File 475; Apln 2000; 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.3.a., drive-thru uses; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by special permit; Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Section 7.7.C.3., retaining wall by special permit; Section 7.10.B.2, outdoor storage and display; and Site Plan Application: Section 4.1.B.3., restaurant classes I & II; Section 9.1.A., request to construct a 8,384 sq. ft. gas station/convenience store with restaurants and drive-thru, and 23,500 sq. ft. electronic vehicle showroom with 117 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner
- 2. Traffic Impact Study; prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20 (provided under separate cover)
- 3. Engineering Report; prepared by Solli Engineering; Prepared for 9-15 Albany Turnpike, LLC; dated 8/11/20; revised 9/4/20; revised 9/24/20; revised 10/16/20; revised 11/24/20 (provided under separate cover)
- 4. Site Plan application checklist
- 5. Erosion and Sediment Control checklist
- 6. Special Permit application checklist
- 7. Letter from Lawrence LePere of Solli Engineering to Neil Pade regarding proposed zoning map amendment; dated 8/12/20

8. Email from Collene Byrne of Solli Engineering to Fire Marshal Tim Tharau regarding application submittal; dated 8/12/20
9. Email from Collene Byrne of Solli Engineering to Police Chief Arciero regarding application submittal; dated 8/12/20
10. Abutter list
11. Letter from Sarah Ridyard of CT Water to Anthony Capuano of Solli Engineering regarding water feasibility; dated 8/5/20
12. Email from Anthony Capuano of Solli Engineering to WPCF Superintendent Roger Ignazio regarding Canton's sewer shed; dated 8/3/20
13. Letter from Kevin Solli of Solli Engineering to Neil Pade regarding application submittal; dated 8/12/20
14. RAB Lighting Cut Sheet for Model: WPLED26N
15. Lithonia Lighting Cut Sheet for Model: LDN6
16. Emblem/Regalia Emblem Series Specifications
17. CREE Lighting Cut Sheet for Model: 304 Series
18. CREE Lighting Cut Sheet for Model: OSQ Series
19. Project Narrative
20. Letter of Transmittal from Solli Engineering; dated 9/1/20
21. Email communication between Solli Engineering, Attorney David Markowitz and Renee Deltenre regarding legal notice review; dated 9/1/20
22. Legal Notice posted to the Town of Canton Website on 9/1/20
23. Email from Renee Deltenre to Town Staff requesting application review; dated 9/3/20
24. Email from Roger Ignazio (WPCF) to Renee Deltenre regarding application feedback; dated 9/4/20
25. Email from Renee Deltenre to Town Staff requesting review of revised application materials; dated 9/9/20
26. Email of opposition from Patricia Hamilton to Neil Pade; dated 9/10/20
27. Email of opposition from Carolyn Woodard to Neil Pade; dated 9/10/20
28. Email of opposition from Tim Kendzia to Neil Pade; dated 9/10/20
29. September 16, 2020 Canton PZC Agenda
30. Notice of Public Hearing Postponement; dated 9/15/20
31. Email from Glenn Cusano (DPW) to Renee Deltenre regarding application feedback; dated 9/14/20
32. Letter from CT Water to Neil Pade regarding application review; dated 9/15/20
33. Email from Chief of Police Chris Arciero to Renee Deltenre regarding application feedback; dated 9/29/20
34. Memorandum from Neil Pade to Planning and Zoning Commission, Staff Report; dated 9/29/20
35. Email from Neil Pade to Attorney Markowitz regarding staff review; dated 9/30/20
36. Email from Neil Pade to Renee Deltenre and Emily Kyle regarding 10-02-20 revised plan set submittal; dated 10/5/20
37. Email communication between Neil Pade and Fire Chief Bruce Lockwood regarding plan review; dated 10/5/20
38. Town of Simsbury approval letter for Application #ZC 20-10; 9-15 Albany Turnpike; dated 10/6/20
39. Email from Collene Byrne to Neil Pade regarding the submittal of a revised zoning development application; dated 10/6/20
40. Email from Collene Byrne to Neil Pade regarding the revised legal notice description for the 10/21/20 public hearing; dated 10/6/20
41. Email from Collene Byrne to Neil Pade regarding abutter notifications and posting of the public hearing sign; dated 10/7/20
42. Photos of public hearing signs on-site
43. Certificate of mailings from the USPS
44. Email from Attorney Markowitz to Neil Pade regarding special permit criteria; dated 10/14/20
45. Special Permit criteria narrative
46. Letter from Chairman Jay Kaplan of the Canton Conservation Commission to PZC Chairman Jonathan Thiesse regarding application review; dated 10/14/20
47. Project Narrative provided by Solli Engineering; received 10/6/20

48. Letter from Kevin Solli to Neil Pade regarding response to feedback from the CT Water Company; dated 10/2/20; received 10/6/20
49. Email communication between Neil Pade and Collene Byrne regarding the submittal of revised plans; dated 10/16/20
50. Special Permit criteria checklist
51. Request for Modification Letter from Solli Engineering to Neil Pade; dated 10/16/20
52. Response to Staff Comments Letter from Solli Engineering to Neil Pade; dated 10/16/20
53. Email of opposition from John Pech to Neil Pade; dated 10/20/20
54. Email and photo renderings from Neil Pade to Attorney Markowitz regarding View-shed Considerations; dated 10/20/20
55. Email from Zoning Enforcement Officer Emily Kyle to Neil Pade regarding proposed signage review; dated 10/19/20
56. Email from Barbara Kelly of the NCCD to Neil Pade regarding the E&S Plan Certification; dated 10/20/20
57. Email and documentation from Fire Marshal Tim Tharau to Neil Pade regarding the issuance of blasting permits; dated 10/21/20
58. Email of opposition from Melissa Antarsh to Neil Pade; dated 10/20/20
59. Email of support from Gary Adajian to Neil Pade; dated 10/19/20
60. Email from Collene Byrne to Neil Pade regarding the public hearing sign affidavit; dated 10/21/20
61. Email from Collene Byrne to Neil Pade regarding discrepancies with revised drawings; dated 10/21/20
62. Letter from Chairman Katie Lucas of the Canton Economic Development to Neil Pade regarding proposed development; dated 10/21/20
63. 10/21/20 Public Hearing presentation from Solli Engineering; received 10/28/20
64. Email of opposition from Theresa Barger to Neil Pade; dated 10/21/20
65. Signed affidavit regarding the posting of a public hearing sign; received 10/21/20
66. Email from Theresa Barger to Neil Pade regarding the impact of blasting on wells; dated 10/25/20
67. Email from Project Administrator Glenn Cusano regarding review of the cost estimate; dated 10/29/20
68. Staff memorandum from Neil Pade to the Commission regarding application completion review; dated 11/2/20
69. Email communication between Jessica Demar of CT Water and Solli Engineering regarding project review; dated 11/9/20
70. Letter and associated email from Jessica Demar of CT Water to Neil Pade regarding review of revised plans and blasting concerns; dated 11/9/20
71. Email of opposition from Jim Todd to Neil Pade; dated 11/9/20
72. Email from Theresa Barger to Neil Pade regarding blasting concerns; dated 11/12/20
73. Environmental Science & Technology article regarding groundwater nitrate contamination; published 12/28/15
74. State of Connecticut DEEP guidance document for evaluating potential hydrogeological impacts; dated 12/12/19
75. Email from Kim Czapl of CT DEEP to Neil Pade regarding blasting; dated 11/12/20
76. Email from Theresa Barger to Neil Pade regarding additional blasting concerns; dated 11/12/20
77. Staff comments from Chief of Fire and EMS Bruce Lockwood to Renee Deltenre; dated 11/12/20
78. Letter of opposition from Julianne and John McCahill to the Commission; dated 11/9/20; received 11/13/20
79. Consent for extension of statutory time per CGS, Chapter 8-7d; received 11/16/20
80. Email of opposition from Michael Ignatowicz to Neil Pade; dated 11/15/20
81. Email of opposition from Peter and Diana Hiza to Neil Pade; dated 11/16/20
82. Email of opposition from Seraphim Flaherty to Neil Pade; dated 11/16/20
83. Letter from Jane Latus of the Canton Advocates for Responsible Expansion, Inc. to the Commission; dated 11/15/20
84. Email of opposition from the Eskay Family to Neil Pade; dated 11/16/20
85. Email of opposition from Harald Bender to Neil Pade; dated 11/16/20
86. Email of opposition from Michael Campbell to Neil Pade; dated 11/16/20
87. Email of opposition from Adam Hagymasi to Neil Pade; dated 11/16/20
88. Letter from Deputy Historian David Leff to the Commission
89. Letter from Conservation Commission Chairman Jay Kaplan to the Commission; dated 11/15/20

90. Email of opposition from John and Kerri Interlandi to Neil Pade; dated 11/16/20
91. Email of opposition from Kerry and Christopher Stovall to Neil Pade; dated 11/16/20
92. Email of opposition from Jane Manna to Neil Pade; dated 11/16/20
93. Email of opposition from Gretchen Swibold to Neil Pade; dated 11/17/20
94. Email of opposition from Tom Mason to Neil Pade; dated 11/17/20
95. Email of opposition from Carolyn Woodard to Neil Pade; dated 11/17/20
96. Email of opposition from Anne Duncan to Neil Pade; dated 11/17/20
97. Email of opposition from Mayre Miller to Neil Pade; dated 11/18/20
98. Email of opposition from Marianne Burbank to Neil Pade; dated 11/18/20
99. Email of opposition from Anne Hunter to Neil Pade; dated 11/18/20
100. Email of opposition from Harold Mullins to Neil Pade; dated 11/18/20
101. Email from Fire Marshal Tim Tharau to Neil Pade regarding prior blasting permits; dated 11/18/20
102. Email of opposition from Charlie DeWeese to Neil Pade; dated 11/18/20
103. Email of opposition from Celeste Rockel to Neil Pade; dated 11/18/20
104. Email of support from Larry Vigil to Neil Pade; dated 11/18/20
105. Email of opposition from Joshua Russell to Neil Pade; dated 11/18/20
106. Email of opposition from Sarah Faulkner to Neil Pade; dated 11/17/20
107. Email of opposition from Leesa Lawson to Neil Pade; dated 11/18/20
108. Email of opposition from Jessica Giblin to Neil Pade; dated 11/18/20
109. Email of opposition from Ellen Kenney to Neil Pade; dated 11/17/20
110. Email of opposition from Wendy Baron to Neil Pade; dated 11/17/20
111. Letter of opposition from David Shepard to Neil Pade; dated 11/18/20
112. Email of opposition from Cynthia Zdzanukas to Neil Pade; dated 11/18/20
113. Email of opposition from Karen Barger to Neil Pade; dated 11/18/20
114. Email of opposition from Glenn Barger to Neil Pade; dated 11/18/20
115. Email from William Warzecha (retired CTDEEP Geologist) to Neil Pade; dated 11/18/20
116. Email of opposition from Emily Barger to Neil Pade; dated 11/19/20
117. Email of opposition from Jordan Toussaint to Neil Pade; dated 11/19/20
118. Email communication between Neil Pade and Robert Robinson of CTDEEP; dated 11/20/20
119. Email of opposition from Jeremy Pilver to Neil Pade; dated 11/21/20
120. Email from Dianne Harding of the FVHD to Neil Pade; dated 11/30/20
121. Memorandum from Kevin Solli to Neil Pade regarding Earth Excavation in Connection with Special Permit activity; dated 11/24/20
122. Letter from Kevin Solli to Neil Pade regarding a Request for Modification; dated 11/24/20
123. Letter from Kevin Solli to Neil Pade regarding a response to the 11/5/20 staff comments; dated 11/24/20
124. Utility Services Map from the Canton Plan of Conservation and Development
125. Sewer Capacity Review; prepared by Woodard & Curran; dated 12/4/20
126. Email of opposition from Gina and Jim Magennis to Neil Pade; dated 12/6/20
127. Third-Party Plan Review quote; prepared by GZA GeoEnvironmental, Inc.; dated 12/7/20
128. Site walk stake-out drawing; received 12/8/20
129. 12-05-20 PZC Site Walk draft minutes
130. Email of opposition from Mary Hess to Neil Pade; dated 12/9/20
131. Email communication between Fire Marshal Tim Tharau and Neil Pade regarding blasting requirements per CT General Statutes; dated 12/9/20
132. Staff memorandum from Neil to Pade to Commission regarding application completion review; dated 12/11/20
133. Email of opposition from Theresa Barger to Neil Pade regarding geologist review; dated 12/13/20
134. Email of opposition from Tim Baseman to Neil Pade; dated 12/12/20
135. Email of opposition from Gregory Evans to Neil Pade; dated 12/14/20
136. Letter of opposition from Attorney Michael Pendell to Neil Pade; dated 12/14/20
137. Email of opposition from Attorney Michael Pendell to Neil Pade; dated 12/15/20
138. Letter of opposition from Mary Tomolonius to Neil Pade; dated 12/15/20

139. Hydro-Geologic Impact Assessment; prepared by WSP USA; dated 12/15/20
140. North Central Conservation District Comments; dated 12/15/20
141. Letter from The Metropolitan District to Chairman Jonathan Thiesse regarding MDC Raw Water Transmission Main; dated 12/10/20; received 12/16/20
142. Letter of support from Scott Macbeth to Neil Pade; dated 12/16/20
143. Email from Neil Pade to Dianne Harding of the FVHD regarding hydro-geologic impact assessment; dated 12/16/20
144. Email from Project Administrator Glenn Cusano to Neil Pade regarding hydro-geologic impact assessment; dated 12/16/20
145. Email from Jessica Demar of CT Water regarding postponement of plan review due to outstanding information; dated 12/16/20
146. Email of opposition from Chris Hager to Neil Pade; dated 12/16/20
147. Letter from Alisa Phillip-Griggs of the Farmington River Watershed Association to Neil Pade regarding application review; dated 12/16/20
148. Letter from Kevin Solli to Neil Pade regarding updated E&S measures; dated 12/16/20
149. Email of opposition from Michael Jastremski to Neil Pade; dated 12/16/20
150. Email of opposition from Mary Ducor to Neil Pade; dated 12/16/20
151. Copy of signed Third-Party Environmental Assessment by GZA GeoEnvironmental, Inc.; dated 12/7/20; signed 12/21/20
152. Email of opposition from David Sinish to Neil Pade; dated 12/20/20
153. Email from Dianne Harding (FVHD) to Neil Pade regarding review of the hydro geologic impact assessment; dated 12/21/20
154. Letter of opposition from Kenton McCoy to Neil Pade; dated 12/21/20
155. Email of opposition from Colin Johnson; dated 1/2/21
156. Email of opposition from Lee Carvalho; dated 1/3/21
157. Email of opposition and corresponding attachments from Jennifer Violette; dated 1/2/21
158. Letter of opposition from Barry Schiffman; dated 1/3/21
159. Email of opposition from Anthony DeVito; dated 1/3/21
160. Email of opposition from Alden Paye; dated 1/2/21
161. Email of opposition from Tim Larson; dated 1/4/21
162. Email of opposition from John and Judith Sharp; dated 1/7/21
163. Hydrogeologic Review of WSP 12/15/20 Report; prepared by GZA GeoEnvironmental, Inc.; dated 1/6/21
164. Email of opposition from Jean Tai Ladetto; dated 1/7/21
165. Email of opposition and corresponding attachments from Kelly Hagymasi; dated 1/7/21
166. Email from Collene Byrne to Neil Pade regarding revised application materials; dated 1/8/21
167. Email of opposition from Paul Cianfagione; dated 1/8/21
168. Email from Jessica Demar of CT Water to Neil Pade regarding review of Hydrogeologic Impact Assessment; dated 1/8/21
169. Email of opposition from Jenny Maher; dated 1/9/21
170. Email of opposition from Allie Southworth; dated 1/10/21
171. Email of opposition from Christopher and Kerry Stovall; dated 1/10/21
172. Email of opposition from Michelle Begley; dated 1/10/21
173. Letter of opposition from Tracey Coyne; dated 1/10/21
174. Email of opposition from Elisa Villa; dated 1/11/21
175. Email of opposition from Kelly Conway; dated 1/11/21
176. Email of opposition from George Mastrogiannis; dated 1/11/21
177. Email of opposition from Corey Tucker; dated 1/11/21
178. Email of opposition from David Nastri; dated 1/11/21
179. Email of opposition from Katarzyna Nastri; dated 1/11/21
180. Email of opposition from Josephine Meyer; dated 1/11/21
181. Email of opposition from Mallory McCormick; dated 1/11/21

182. Email of opposition from Brian Cummiskey; dated 1/11/21
183. Email of opposition from Meghan Sheehan; dated 1/11/21
184. Email of opposition from Pamela Huntington; dated 1/11/21
185. Email of opposition from Lynn and Robert Preminger; dated 1/11/21
186. Email from Neil Pade to Town of Simsbury Staff requesting copies of staff review, approval letters and possible conditions; dated 1/6/21
187. Letter from Kevin Solli to Neil Pade regarding response to staff comments received on 12/11/20; dated 1/8/21; received 1/11/21
188. Copy of Town of Simsbury approval letter for Application #ZC20-10; dated 10/6/20
189. Kim Lighting specifications and photo metrics
190. Non-Business Hour Lighting Narrative memorandum from Solli Engineering; dated 1/7/21; received 1/11/21
191. Parking Analysis – Proposed Mixed Use Development memorandum from Solli Engineering; dated 1/7/21; received 1/11/21
192. Email of opposition from Susan Jones; dated 1/11/21
193. Email of opposition from Heather Calabro; dated 1/11/21
194. Email of opposition from Kathleen Wood; dated 1/11/21
195. Email of opposition from Lori and Michael Marie; dated 1/11/21
196. Email of opposition from Finn Begley; dated 1/11/21
197. Email of opposition from Stephanie Economu; dated 1/11/21
198. Email of opposition from Suzanne Roemke; dated 1/12/21
199. Email of opposition from Desmond Ebanks; dated 1/12/21
200. Email of opposition from Jessica and Ofer Sagiv; dated 1/12/21
201. Website content from <https://sites.google.com/view/canton-cares/impact-on-water>
202. Email of opposition from John Palmer; dated 1/11/21
203. Email of opposition from Bryan Adams; dated 1/12/21
204. Email of opposition from Anthony Asaro; dated 1/12/21
205. Email of opposition from Penny Doyle; dated 1/12/21
206. Email of opposition from Jennifer Cioffi; dated 1/12/21
207. Email of opposition from Deborah Asaro; dated 1/12/21
208. Email of opposition from Barbara Fichtenholtz; dated 1/12/21
209. Email of opposition from Wendy Spurrier; dated 1/12/21
210. Letter of opposition from Sue and Paul Therrien; dated 1/12/21
211. Letter of opposition from Ken Jones; dated 1/12/21
212. Email of opposition from John and Kerri Interlandi; dated 1/14/21
213. Email of opposition from Kristin Cork; dated 1/13/21
214. Email of opposition from Jen Pirro; dated 1/13/21
215. Email of opposition from Carolyn O'Connor; dated 1/13/21
216. Email of opposition from Katherine Blake; dated 1/13/21
217. Email of opposition from Marge and Bill Kurtz; dated 1/13/21
218. Email of opposition from Phoebe Miliken; dated 1/13/21
219. Email of opposition from Nicole Palmer; dated 1/13/21
220. Email of opposition from Carissa Howard; dated 1/13/21
221. Email of opposition from David Mehr; dated 1/13/21
222. Email of opposition from Angela Larson; dated 1/13/21
223. Email of opposition from Danielle D'Ermo; dated 1/13/21
224. Email of opposition from Barbara Koontz; dated 1/13/21
225. Town of Simsbury staff review comments for Application #ZC20-10; 9-15 Albany Turnpike; dated 10/1/20
226. Facebook posting from Jenny Abel regarding 1/19/21 PZC hearing
227. Letter of opposition from Cheryl Scholes; dated 1/12/21
228. Email update from Jessica Demar of CT Water to Neil Pade; dated 1/8/21
229. Email of opposition from Gretchen Washington; dated 1/14/21

230. Email of opposition from Ed Rodgers; dated 1/14/21
231. Email of opposition from Kylee Melnysyn; dated 1/14/21
232. Email of opposition from Jacob Wood; dated 1/14/21
233. Email of opposition from Jennifer Giannini; dated 1/14/21
234. Email of opposition from Whitney O'Donnell; dated 1/14/21
235. Email of opposition from Mark Rondeau; dated 1/14/21
236. Case Summaries from Michael Pendell: Hayes Family LTD Partnership vs. Glastonbury PZC; 2009 and City of Meriden vs. Wallingford PZC; dated 2013
237. Email of opposition from Gavin Wood; dated 1/14/21
238. Email of opposition from Larry Wood; dated 1/14/21
239. Letter of opposition from The Davis Family; dated 1/14/21
240. Letter of opposition from Kristen Chang; received 1/15/21
241. Letter of opposition from Kristina Oswald; dated 1/14/21
242. Letter of opposition from Orville Winchell; dated 1/15/21
243. Letter of opposition from Ellen Kenney; dated 1/15/21
244. Email of opposition from Michelle Traub; dated 1/15/21
245. Follow-up email from Bill Warzecha, previously of CT DEEP to Neil Pade; dated 1/15/21
246. Letter of opposition from Jennifer Abel; dated 1/15/21
247. Letter from Kevin Solli to Neil Pade regarding the submittal of additional supporting documentation; dated 1/15/21
248. Letter from Evan Glass of ALTA Environmental Corporation to the Commission regarding Hydrogeologic assessment; dated 1/19/21
249. Letter and attachments from Theresa Barger to the Commission regarding concern to the application and petition from residents; dated 1/19/21
250. Email of opposition from Pam Bali Hoppi; dated 1/15/21
251. Email of opposition from Jessie Maher; dated 1/15/21
252. Email of opposition from Jonathan Sidrane; dated 1/15/21
253. Email of opposition from Andrew Lambe; dated 1/15/21
254. Email of opposition from Marc Cournoyer; dated 1/16/21
255. Letter of opposition from Hayley Kolding; dated 1/16/21
256. Letter of opposition from Betty Kolding; dated 1/16/21
257. Email of opposition from Kathleen Monroe; dated 1/17/21
258. Email of opposition from Rie Poirier-Campbell; dated 1/17/21
259. Email of opposition from Renee and Matt Cole; dated 1/17/21
260. Email of opposition from Linda Peltier; dated 1/17/21
261. Letter and attachment from David Yih of the CT Botanical Society to Neil Pade; dated 1/16/21
262. Email of opposition from Jeremy Pilver; dated 1/16/21
263. Email of opposition from Patricia Sotis; dated 1/17/21
264. Email of opposition from Margaret Connoy; dated 1/17/21
265. Email of opposition from Joseph Casioppo; dated 1/17/21
266. Email of opposition from The Kilduff Family; dated 1/16/21
267. Email of opposition from Jennifer Gero; dated 1/18/21
268. Email of opposition from Aaron Maitz; dated 1/18/21
269. Email of opposition from Sarah Blanchard; dated 1/18/21
270. Email of opposition from Min Fang; dated 1/18/21
271. Letter of opposition from Patrick Slater; dated 1/17/21
272. Email of opposition from Richard Abraham; dated 1/18/21
273. Email of opposition from Helen Thomas; dated 1/18/21
274. Email of opposition from Holly Hamleton; dated 1/18/21
275. Email of opposition from Leeanne Engels; dated 1/18/21
276. Email of opposition from Scott Engels; dated 1/18/21



277. Email of opposition from Karyn Lancaster; dated 1/18/21
278. Email of opposition from Michael Emery; dated 1/18/21
279. Email of opposition from Allyson Mulligan; dated 1/18/21
280. Email of opposition from Lynn Hunter; dated 1/18/21
281. Email of support from John Boullie; dated 1/18/21
282. Email of opposition from Pamela Shapiro; dated 1/18/21
283. Email of opposition from Christine Delano; dated 1/18/21
284. Letter of opposition from Sarah Faulkner; dated 1/18/21
285. Letter of opposition from Margaret Lynch; dated 1/18/21
286. Email of opposition from Joe Dawkins; dated 1/18/21
287. Email of opposition from Lisa Weiss; dated 1/18/21
288. Email of opposition from Bridget Dunn; dated 1/18/21
289. Email of opposition from Susan Eccleston; dated 1/18/21
290. Email of opposition from Candis Harper; dated 1/18/21
291. Letter from Christopher Milliard of Phase Zero Design to Neil Pade; dated 1/12/21
292. Email of opposition from Rosemary Brennan; dated 1/18/21
293. Email of opposition from Kara and Pete McConville; dated 1/18/21
294. Email of opposition from Christine Comen; dated 1/18/21
295. Email of opposition from Sarah Vukalovic; dated 1/18/21
296. Email of opposition from Dawn Cohen; dated 1/18/21
297. Email of opposition from Julius Ziemba; dated 1/18/21
298. Email of opposition from Anne Ziemba; dated 1/18/21
299. Email of opposition from Helena Adorno; dated 1/18/21
300. Email of opposition from April Roy; dated 1/18/21
301. Second Email of opposition from Helene Adorno; dated 1/18/21
302. Letter of opposition from Ryan and Jessica Fisher; dated 1/18/21
303. Letter of support from Kei Lam; dated 1/18/21
304. Letter of opposition from Gretchen Diefenbach Slater; dated 1/18/21
305. Letter of support from Frank Zacchera; dated 1/18/21
306. Letter of opposition from CARES; dated 1/18/21
307. Email of opposition from Fred Carstensen; dated 1/5/21
308. Email and attachment from Southwest Homeowners Association regarding petition and public hearing tips; dated 1/18/21
309. Email of opposition from Stacy Kurtz; dated 1/18/21
310. Email of opposition from Carol and Douglas Corry; dated 1/18/21
311. Email of opposition from The Matthews Family; dated 1/18/21
312. Email of opposition from Debbie Rindge; dated 1/18/21
313. Email of opposition from Mary Pakulski; dated 1/18/21
314. Email of opposition from Jerry Franceschetti; dated 1/18/21
315. Email of opposition from Rosemary Casale; dated 1/18/21
316. Email of opposition from Elaine Morisano; dated 1/18/21
317. Email of opposition from Jeffrey and Francesca Morisano; dated 1/18/21
318. Email of opposition from Michael Ziemba; dated 1/18/21
319. Email of opposition from JJ Twigg; dated 1/18/21
320. Email of opposition from Karel Rubinstein; dated 1/18/21
321. Email of opposition from Lee Heller; dated 1/18/21
322. Email of opposition from Stephani Shivers; dated 1/18/21
323. Email of opposition from Shirley Barisano; dated 1/18/21
324. Email of opposition from Lise Bosman; dated 1/18/21
325. Email of opposition from Alex Kawa; dated 1/18/21
326. Email of opposition from Janet Nelson; dated 1/19/21

327. Email of opposition from Mary-Ellen Baer; dated 1/19/21
328. Email of opposition from John Mason; dated 1/19/21
329. Email of opposition from Chris Sullivan; dated 1/19/21
330. Email of opposition from Jennifer Mason; dated 1/19/21
331. Email of opposition from Tom Blais; dated 1/19/21
332. Email of opposition from Nora Jamieson; dated 1/19/21
333. Email of opposition from Hilary Sidrane; dated 1/19/21
334. Email of opposition from Francena Dwyer; dated 1/19/21
335. Email of opposition from Erin Lamadrid; dated 1/19/21
336. Email of opposition from Vicky Kramer; dated 1/19/21
337. Email of opposition from Jamie Taylor; dated 1/19/21
338. Email of opposition from Deirdre Lloyd; dated 1/19/21
339. Email of opposition from Rachel Brown; dated 1/19/21
340. Email of opposition from Suzanne Rogers; dated 1/19/21
341. Email of opposition from Colleen Brown; dated 1/19/21
342. Email of opposition from Melissa Cardinal-Gish; dated 1/19/21
343. Email of opposition from Peg Barry; dated 1/19/21
344. Email of opposition from Terry Dias; dated 1/19/21
345. Email of opposition from Jessica Giannos; dated 1/19/21
346. Email of opposition from Monica Zanini; dated 1/19/21
347. Email of opposition from John Perzan; dated 1/19/21
348. Email of opposition from Carol Latter; dated 1/19/21
349. Email of opposition from Janice Appell; dated 1/19/21
350. Email of opposition from The Buehler Family; dated 1/19/21
351. Email of opposition from Bruce Charette; dated 1/19/21
352. Email of opposition from Mary and Bruce Freeman; dated 1/19/21
353. Email of opposition from Judith Hopkins; dated 1/19/21
354. Email of opposition from Joseph Janucik; dated 1/19/21
355. Help CARE Save the Rock and Our Water Petition; received 1/19/21
356. Email of opposition from Thomas Sutkowski; dated 1/19/21
357. Letter of opposition from Sandra Trionfini
358. Email from Jessica Demar of CT Water to Neil Pade; dated 1/19/21
359. Resume for William Warzecha of CTDEEP
360. Email of opposition from Frances Porter; dated 1/19/21
361. Letter of opposition from Heather Spear
362. Email of opposition from Daneen Huddart; dated 1/19/21
363. Email of opposition from Dave Morgan; dated 1/19/21
364. Email of opposition from Kristin Comeforo; dated 1/19/21
365. Email of opposition from Tarah Monday; dated 1/19/21
366. Email of opposition from Bill Knebel; dated 1/19/21
367. Email of opposition from Daryl Vallez; dated 1/19/21
368. Letter of opposition from Michael Jastremski
369. Email of opposition from Jenny Abel; dated 1/19/21
370. Email of opposition from Laura McLellan; dated 1/19/21
371. Email of opposition from Nika Morisano; dated 1/19/21
372. Email of opposition from Ming Yong; dated 1/19/21
373. Email of opposition from Kathy Munroe; dated 1/19/21
374. Email of opposition from Chloe Rogala; dated 1/20/21
375. Email of opposition from Dave Griffith; dated 1/20/21
376. Email of opposition from Derek Humphrey; dated 1/19/21
377. Email of opposition from Theresa Barger; dated 1/19/21

378. Email of opposition from Marc Cournoyer; dated 1/20/21
379. Email of opposition from John Palmer; dated 1/20/21
380. Email of opposition from Dave Morgan; dated 1/20/21
381. Email of opposition from Lesley Stephen; dated 1/20/21
382. Email of opposition from Akin Tatoglu; dated 1/20/21
383. Email of opposition from Teresa McCue; dated 1/22/21
384. Email of opposition from Rayna Banks; dated 1/25/21
385. Memorandum of Telecommunication from Neil Pade to the Commission regarding conversations with CTDEEP; dated 1/25/21
386. Memorandum of Statutory Time from Neil Pade to the Commission; dated 1/27/21
387. Email of opposition from Karel Rubinstein; dated 1/27/21
388. Email of opposition from Michael Tanguay; dated 1/27/21
389. Letter of opposition from Christine Delano; dated 1/21/21
390. Email of opposition from Jon England; dated 1/28/21
391. Email of opposition from Dianne Hart; dated 1/31/21
392. Email of opposition from Melanie Maher; dated 1/31/21
393. Email of opposition from Ieke Scully; dated 1/30/21
394. Email of opposition from Katie Galt; dated 1/29/21
395. Email of opposition from Mary Stockman; dated 1/31/21
396. Email of opposition from Daniel Piano; dated 1/31/21
397. Letter of opposition from Alan Weiner of C.A.R.E.; dated 2/1/21
398. Email of opposition from Brian Maher; dated 2/1/21
399. Email of opposition from Shirley Barisal; dated 1/31/21
400. Email of opposition from Abz Kearney; dated 1/31/21
401. Email of opposition from Ieke Scully; dated 2/1/21
402. Staff memorandum from Assistant Town Planner Emily Kyle to the Commission regarding review of the Town of Canton Natural Resource Inventory; dated 2/1/21
403. Letter of opposition from Robin Baran; dated 2/2/21
404. Email of opposition from Alex Belair; dated 2/1/21
405. Email of opposition from Sarah Hollenbeck; dated 2/1/21
406. Email of opposition from Susan Lapio; dated 2/2/21
407. Email of opposition from Ruthellen Corbett; dated 2/3/21
408. Draft minutes from the 9/16/20 regular meeting of the PZC
409. Draft minutes from the 10/21/20 regular meeting of the PZC
410. Draft minutes from the 11/18/20 regular meeting of the PZC
411. Draft minutes from the 12/16/20 regular meeting of the PZC
412. Draft minutes from the 1/19/21 regular meeting of the PZC
413. Letter of opposition from Jalen; dated 1/28/21; received 2/2/21
414. Verified Petition to Intervene; Prepared by Attorney Michael Pendell of Motley Rice, LLC; dated 1/29/21; received 2/3/21
415. Letter of opposition from Arline Bronzaft; received 2/5/21
416. US Department of Transportation Federal Highway Administration Construction Noise Handbook
417. Noise Pollution: A Hazard to Physical and Mental Well-Being; written by Arline Bronzaft
418. Resume for Arline Bronzaft
419. Letter from C.A.R.E. to the Commission regarding concerns over blasting operation; dated 2/4/21
420. Cover page to the Handbook of Environmental Psychology; written by Bechtel and Churchman
421. Memorandum from Neil Pade to the Commission regarding noise considerations pertaining to development applications
422. Email of opposition from Deborah Gillespie; dated 2/3/21
423. Letter of support from Tomasz Sulewski; dated 2/3/21
424. Email of opposition from Helen Peterson; dated 2/4/21

425. Email of opposition from Art Holden; dated 2/4/21
426. Email of opposition from Paul Lapio; dated 2/4/21
427. Email of opposition from The Poulin Family; dated 2/4/21
428. Email of opposition from Annette Wright; dated 2/4/21
429. Proposed Conservation Easement; prepared by Attorney Markowitz; received 2/5/21
430. Email of opposition from Dawn Cohen; dated 2/8/21
431. Email of opposition from Jonny Grenier; dated 2/8/21
432. Email of opposition from Paul Grant; dated 2/6/21
433. Email of opposition from Jacek & Mariola Tarlowski; dated 2/5/21
434. Email of opposition from Aldona Tarlowski; dated 2/5/21
435. Email of opposition from Kathleen Schwager; dated 2/5/21
436. Email of opposition from Lisa Newell; dated 2/5/21
437. Letter of opposition from Theresa Barger; dated 2/7/21
438. Letter of opposition from Harvey Jassem; dated 2/5/21
439. Email from Kevin Solli to Neil Pade regarding the submittal of supplemental application material; dated 2/5/21
440. Letter from Kevin Solli to Neil Pade regarding additional information in support of application; dated 2/5/21
441. Proposed conditions for quarterly Inspection Reports
442. Retaining wall Special Permit narrative
443. Tank details and specifications
444. Hydrogeologic Impact Assessment; prepared by WSP USA; dated 2/5/21
445. Proposed blasting plan; prepared by Solli Engineering in conjunction with Blastech, Inc.; received 2/5/21
446. Letter of opposition from Amy Peltier and Scott McGee; dated 2/9/21
447. Email of support from Rebecca Koepf; dated 2/10/21
448. Letter of opposition from Elizabeth Krafcik; received 2/10/21
449. Email communication between Neil Pade and Fire Marshal Tim Tharau regarding blasting process; dated 2/10/21
450. Letter from Conservation Commission Chairman Kevin Erwin to the Commission regarding the removal of trap rock; dated 2/9/21
451. Email from William Warzecha to Neil Pade; dated 2/11/21
452. Email and associated correspondence from Theresa Barger to Neil Pade; dated 2/11/21
453. Possible conditions; prepared by Neil Pade; received 2/12/21
454. Curriculum Vitae for Zbigniew Jakub Grabowski
455. Resume for Michael Jastremski
456. Email from Jane Latus to Neil Pade regarding expert witnesses; dated 2/12/21
457. Letter of opposition from Sarah Faulkner; dated 2/10/21
458. Email of opposition from SouthWest Homeowners Association; dated 2/12/21
459. Email of opposition from Larry Minichiello; dated 2/13/21
460. Email from Jane Latus to Neil Pade regarding C.A.R.E.'s new website; dated 2/14/21
461. Resume for Sarah Ford
462. Email from Jane Latus to Neil Pade regarding Sarah Faulkner; dated 2/14/21
463. Letter of opposition from Julie Morisano; dated 2/15/21
464. Letter of opposition from Elizabeth Krafcik; received 2/16/21
465. Email of opposition from Robert Greger; dated 2/15/21
466. Email of opposition from Matthew Charette; dated 2/15/21
467. Email and letter of opposition from Mary Stockman; dated 2/15/21
468. Email of opposition from Amy and Nick Indino; dated 2/16/21
469. Email from Jane Latus to Neil Pade regarding ALTA Environmental Corp; dated 2/16/21
470. Letter and maps from ALTA Environmental Corporation to Neil Pade/Commission; dated 2/16/21
471. Email from Jane Latus to Neil Pade regarding NBC News Video for hearing; dated 2/16/21
472. *Email of opposition from Alexis Poole; dated 2/16/21*

- 473. *Email of opposition from James Kiesewetter; dated 2/3/21*
- 474. *Screenshot of email of opposition from Heather Spear; dated 2/15/21*
- 475. *Email of opposition from Judy Sharp; dated 2/16/21*
- 476. *Letter of opposition from Cynthia Ambrose; dated 2/16/21*
- 477. *Letter of opposition from Dr. Zbigniew Grabowski; dated 2/16/21*
- 478. *Letter from Michael Jastremski to Commission regarding potential impacts to surface water; dated 2/17/21*
- 479. *Email of opposition from Steve Leshem; dated 2/17/21*
- 480. *Email of opposition from Karen Berger; dated 2/17/21*
- 481. *Email of opposition Robert Young; dated 2/17/21*
- 482. *Email from Theresa Barger to Neil Pade regarding contaminated sites; dated 2/17/21*
- 483. *Email from Neil Pade to William Moorhead regarding NDDB review; dated 2/17/21*
- 484. *Petition; received 2/17/21*

We, the undersigned, urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for nine special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8-ft. height limit; a gasoline filling station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining. The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development. We remind the Commission the town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: a. Public health, safety or welfare; b. The environment; c. Improved land use, site planning and land development, and sound planning and zoning principles; d. Property values; or e. Better overall neighborhood compatibility." This project violates all five provisions.

NAME	ADDRESS	TOWN
1. Bryan Nickerson	17 old Albany Turnpike	Canton
2. Renee Aefens	16 Duke St	Avon
3. <del>Kevin A. J. 11</del>	14 Cliff Dr	Avon
4. <del>John Hall</del>	715 Havelly St	AVON
5. Cindy Amador	414 Cherry Brook Rd	Canton
6. Col Blamberg	21 Neal Dr Simsbury CT	
7. Carol Byers	105 West Rd Canton, CT	
8. Beth Zibo	PO Box 100 New Hartford, CT	<del>Frankford</del>
9. <del>Allyson</del>	PO Box Hartford CT	
10. Victor Holbrook	618 Albany	Canton
11. Heather Pilesta	9 Bridle Dr	Barkhamsted
12. MICHAEL PILESKI	9 Bridle Dr	Barkhamsted
13. Travis Frenette	443 Dowd Ave	Canton
14. Rick Frenet	63 Dowd Ave	CANTON
15. <del>South Frenette</del>	63 Dowd Ave	Canton
16. Roy Ray	7 Silver Mine	CANTON
17. ELIZABETH RAYWOK	7 Silver Mine	CANTON
18. <del>Ray</del>	3 Fielding Way N GRANBY	
19. <del>Donald</del>	11 Old Mill Dr	(CANTON)
20. Ted Clark	15 Spring St.	Canton
21. Kimberly Huffnuth	73 Deep wood Drive Avon, CT	

0609



We, the undersigned, urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for nine special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8-ft. height limit; a gasoline filling station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining. The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development. We remind the Commission the town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: a. Public health, safety or welfare; b. The environment; c. Improved land use, site planning and land development, and sound planning and zoning principles; d. Property values; or e. Better overall neighborhood compatibility." This project violates all five provisions.

22. Loro Small - 4 Silvermine Acres, Canton

23. Christie S. Melano 9 Ridge Dr. Canton

24. Insoo Kim 18 Livingston Road, Canton

25. Lonnie Kim 18 Livingston Road, Canton

26. ~~XXXXXXXXXX~~

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42. \_\_\_\_\_



We, the undersigned, urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for nine special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8-ft. height limit; a gasoline filling station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining. The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development. We remind the Commission the town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: a. Public health, safety or welfare; b. The environment; c. Improved land use, site planning and land development, and sound planning and zoning principles; d. Property values; or e. Better overall neighborhood compatibility." This project violates all five provisions.

- 122. ~~Allyson Mulligan 82 Summit Hill Rd Avon CT 105~~  
NAME ADDRESS TOWN
- 123. Richard Griffith 73 Reepwood DR Avon CT 06001
- 124. Don Fuller 163 a/Bany tpk Swindley's antique carter
- 125. \_\_\_\_\_
- 126. \_\_\_\_\_
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- 141. \_\_\_\_\_
- 142. \_\_\_\_\_

**Archived:** Wednesday, February 17, 2021 3:23:45 PM

**From:** Pade, Neil

**Sent:** Wed, 17 Feb 2021 15:03:25

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: 9-15 Albany Turnpike NDDB Review

**Importance:** Normal

**Attachments:**

nd023.pdf  Canton P&Z comments\_Natural Heritage.pdf 

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Neil

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**From:** Pade, Neil

**Sent:** Tuesday, February 16, 2021 10:43 AM

**To:** 'william.moorhead@ct.gov'

**Subject:** 9-15 Albany Turnpike NDDB Review

Hello Mr. Moorhead,

My office received the attached NDDB review by way of a concerned third party submitting public testimony.

In the future I would appreciate the courtesy of being CC'd, along with the appropriate local land use board, on such correspondence as it pertains to development applications within the Town of Canton.

I am sure you and other members of your staff would acknowledge that the Town of Canton follows the recommended guidance by the CTDEEP to routinely use the NDDB Maps as a screening tool for development projects. Despite not being a requirement, we routinely have applicants submit a reporting form for review when a project is identified within mapped NDDB boundaries. It has also not been untypical for NDDB recommendations to be incorporated as conditions of local approval. That being said, it is important that we understand the scope and applicability of your February 5<sup>th</sup>, 2021 comments to the pending local matter.

As an aside, in working with the NDDB reporting process for nearly 18 years in multiple municipalities, this is the first instance I'm aware of when such a review was initiated by a member of the public outside of the Town's referral process.

What is confusing to us is that, upon receipt of the application, our office reviewed the published NDDB Map and the project did not fall within a mapped NDDB area. I just checked the updated NDDB Maps published in December 2020 in case there were any changes, and the project area remains outside of a mapped NDDB area.

Attached is the testimony we received, inclusive of your letter. This is the most detailed letter, with more species of concern and associated recommendations, than any we have ever received. Yet at the same time, the project area is not identified as being a location of potential Critical Habitat's and State Endangered,

Threatened and Species of Concern using the screening tool that Town Planners like myself are encouraged to use for situations like this.

Can you please clarify the geographical limits of the area you were reviewing that is the basis of your findings and associated recommendations?

In the second paragraph of your letter it appears your review comments are based on a traprock ridge system, north and south of this property. It is not clear to us if this includes the project area itself but does not seem to. Can you please confirm if your comments and recommendations are based on a review of the project limits associated with this development application? (Within the Town of Canton, the closest portion of the ridge system within a mapped NDDB areas is approximately ¾ of a mile away?)

Thank you,

Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168  
860-693-7891 Phone  
860-693-7884 Fax  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)  
[www.townofcantonct.org](http://www.townofcantonct.org)




State agencies are required to ensure that any activity authorized, funded, or performed by a state agency does not threaten the continued existence of endangered or threatened species. Other applicants for certain state and local permits may also be required to consult with the NDDB as part of the permit process. The NDDB Request for Review process is designed to assist in complying with the State Endangered Species Act, but is not a substitute for actual on-site surveys that may be required for environmental impact assessment.

Maps have been developed to serve as a pre-screening tool to help applicants determine if there is a potential impact to state-listed species. Shaded areas ("blobs") on the maps depict approximate locations of state- and federal-listed species and significant natural communities. If a project falls within a shaded area the applicant must submit a *Request for Natural Diversity Data Base (NDDB) State Listed Species Review Form* (DEEP-APP-007), and all required attachments, including maps, to the NDDB for further review. When consulting the NDDB maps, please consider the entire area impacted by a project, including any potential runoff or other associated disturbance, not just the project's immediate footprint.

# Natural Diversity Data Base Areas

CANTON, CT

December 2020

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

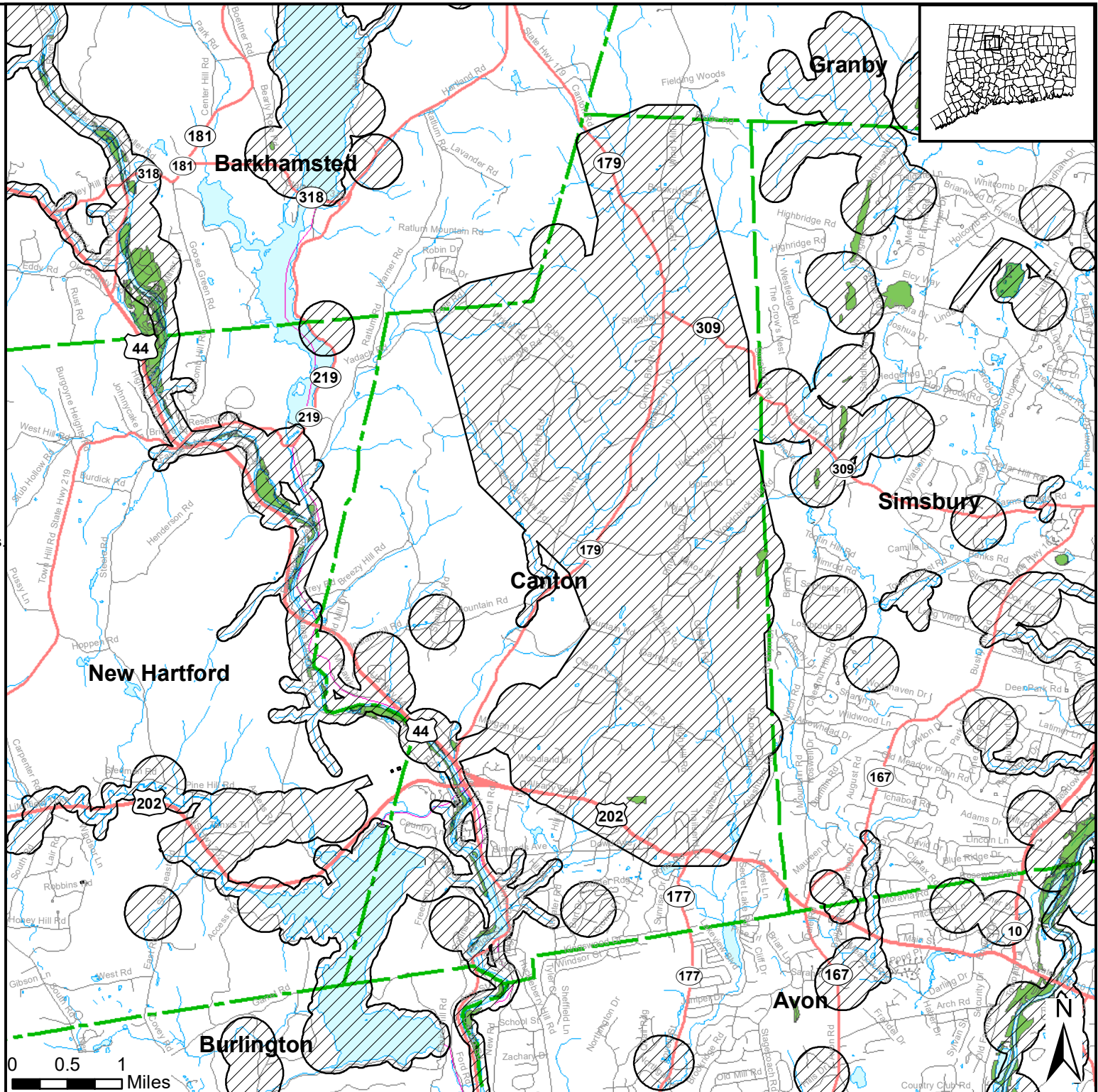
[www.ct.gov/deep/nddbrequest](http://www.ct.gov/deep/nddbrequest)

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)  
79 Elm St, Hartford, CT 06106  
email: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)  
Phone: (860) 424-3011



Connecticut Department of Energy & Environmental Protection  
Bureau of Natural Resources  
Wildlife Division





Town of Canton Planning and Zoning Board  
4 Market Street  
Collinsville, CT 06019

Michael S. Jastremski  
34 Forest Lane  
Canton, CT 06019

2/15/2021

**RE: File 475; 9&15 Albany Turnpike: Potential impacts to Natural Heritage**

Members of the Canton Planning and Zoning Board,

Thank you for the opportunity to comment on this matter. I live at 34 Forest Lane, in the Canton section of the Secret Lake neighborhood, but I'm writing this letter in my capacity as a Natural Heritage subject matter expert for C.A.R.E. To quickly note my credentials for providing information on this subject, I'm the Watershed Conservation Director for the Housatonic Valley Association (HVA). HVA is the watershed conservation not-for-profit covering the Housatonic River and its tributaries in MA, NY and CT. I plan and manage initiatives related to watershed and stream management, biodiversity conservation, flood damage prevention and river access. My most germane work related to the Natural Heritage issue includes coordinating a regional road-stream crossing assessment and replacement planning initiative, meant to identify and mitigate barriers to fish and wildlife movement at culverts while reducing flood risk and ongoing maintenance costs; and, planning and management of stream corridor restoration projects that generally include natural channel design, in-stream habitat enhancement, and restoration of native riparian vegetation. The restoration projects that I manage in CT often require a Natural Diversity Database (NDDDB) Review to assess the presence of species and habitats of conservation concern and avoid impacts to those resources during project implementation. I hold a Master of Landscape Architecture degree with a focus on Conservation Biology and Ecosystem Management from the University of Michigan's School of Natural Resources and Environment. I'm happy to provide more information about my credentials upon request.

The proposed work involves removal of approximately 120,000 cy of traprock ridge at Canton's Eastern Gateway. This ridge is described in the Town of Canton Plan of Conservation and Development (POCD) as "a defining scenic quality" of this area. A 2006 report on the Farmington Valley's biodiversity<sup>1</sup> describes our local traprock this way:

*"The traprock ridge ecoregion extends up through the river valley and includes the Metacomet ridge system that runs along the eastern edge of the river valley, and the intrusive ridge system that runs along the western edge of the valley. These unique geological features composed of erosion resistant basalt from ancient lava flows harbor a wide range of important natural communities such as talus slopes and cliffs, bald rocky summits, perched vernal pools and large tracts of contiguous forest. In turn these habitats contribute significantly towards the region's*

---

<sup>1</sup> Gruner, H.J., M.W. Klemens, A. Persons. 2006. The Farmington Valley Biodiversity Project: A Model for Inter-municipal Natural Resource Planning in Connecticut. MCA Technical Paper No. 11, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, New York. Available here: <https://storage.googleapis.com/mcleancare-prod-assets/uploads/Farmington-Valley-Biodiversity-Project.pdf>

*biodiversity. Wildlife species such as the five-lined skink, Connecticut's only lizard, and the northern copperhead, are restricted to traprock ridge habitats in this region. These ridge systems also function as natural corridors and refugia for migratory birds, and large mammals such as bobcats and black bear. Many rare plants are located within traprock ridge communities. For example, the only Connecticut occurrences of the long-leaved bluet are found here."*

Based on the concern that the project could impact rare species and habitats, we requested a Preliminary NDDB review for the 9-15 Albany Turnpike proposal. Per the response letter written by William Moorehead, Botanist/Plant Ecologist with the CTDEEP Wildlife Division dated 2/5/2021, there are known extant and historic occurrences of Critical Habitats and State Endangered, Threatened, and Special Concern species that occur in this traprock ridge system. This list includes two State-Listed Endangered plants- Long-bracted green orchid (*Coeloglossum viride*) and Balsam groundsel (*Packera paupercula*)- and the Five-Lined Skink (*Eumeces fasciatus*), which is State-listed as Threatened and the only lizard native to CT.

One of Canton's "Fundamental Values" articulated in the POCD is about natural resource protection:

*"Natural resources are an integral component of what makes our town unique and attractive. We will encourage the protection and preservation of important natural resources, while balancing the rights of property owners."*

The Applicant in this case should absolutely have the right to develop this property, but that development should be designed and built in a way that minimizes harm to important natural resources, per Canton's Fundamental Values. Species at-risk for local extinction ought to be regarded by the Commission as important natural resources. They are much less resilient than a stream, for example. Streams polluted by development can be restored through watershed management that reduces pollution. In contrast, once these populations of rare species are gone, we won't be able to get them back.

In order to plan development of this property to minimize risk to rare species and habitats, the Applicant should fully characterize their occurrence on the site and make modifications to their proposal accordingly. Per Moorehead's letter:

*"To prevent impacts to State Endangered, Threatened and Special Concern plant species, botanical field surveys of the site should be performed by a qualified botanist/ecologist with the appropriate scientific collecting permits at a time when these Critical Habitats and target species are identifiable."*

*"To prevent impacts to all State listed reptile species, field surveys of the site should be performed by a qualified herpetologist with the appropriate scientific collecting permits at a time when these species are identifiable."*

Along these lines, delineating the Conservation Easement included in the most recent set of plans (included in the packet for the 2/17/2021 meeting) is premature. We very much appreciate that the

Applicant is thinking along these lines, but any land protection included as part of this project should be planned strategically- with expert support- to maximize conservation of rare species and habitats.

**We respectfully request that the Commission include working with the CT-DEEP Natural Diversity Database Program to conduct botanical and herpetological field surveys and develop any necessary plans for conserving State-Listed species and habitats before commencing construction, as a Condition for the Special Permit requested related to blasting** (Section 7.5.D.3 of the Town of Canton Zoning Regulations- earthwork and grading over 2,000 cubic yards). Modifications to project plans- including but not limited to delineating areas that will be placed under Conservation Easement- should be made based on this assessment and planning.

The Natural Heritage of the Town of Canton is a community resource that the Commission has a responsibility to protect. We urge you to include this simple Condition that will, in the words of Canton's Fundamental Values, *"...encourage the protection and preservation of important natural resources, while balancing the rights of property owners."*

Sincerely,

Michael S. Jastremski

<submitted electronically>

cc. Jane Latus, Canton Advocates for Responsible Expansion

Attachment:

Letter written by William Moorehead, dated 2/5/2021





Connecticut Department of

**ENERGY &  
ENVIRONMENTAL  
PROTECTION**

February 5, 2021

Mr. Michael Jastremski  
34 Forest Lane  
Canton, CT 06019  
[Mj.hva@outlook.com](mailto:Mj.hva@outlook.com)

Project: Commercial Development for a Car Dealership and Gas Station Removing Trap-Rock Ridge at 9-15 Albany Turnpike in Canton  
NDDDB Preliminary Assessment No. 202101363

Dear Mr. Jastremski

I have reviewed Natural Diversity Data Base maps and files regarding the proposed development of an commercial 8,384± square-foot-footprint gas station and convenience store including the removal of trap-rock located at 9-15 Albany Turnpike, Canton and Simsbury, Connecticut. Please be advised that this is a preliminary review and not a final determination. A more detailed review will be necessary to move forward with any subsequent environmental permit applications submitted to DEEP for the proposed project. **This preliminary assessment letter cannot be used or submitted with your permit applications at DEEP. This letter is valid for one year.**

According to our information there are known extant and historic occurrences of the following Critical Habitats and State Endangered, Threatened, and Special Concern species that occur in this traprock ridge system, north and south of this property:

**Critical Habitats**

- Dry Subacidic Forest
- Subacidic Rocky Summit/Outcrop

**State Listed Plant Species**

**Endangered**

- *Coeloglossum viride* (Long-bracted green orchid)  
Habitat: Moist to dry, rocky woods.  
Blooms: May-August.
- *Packera paupercula* (Balsam groundsel)  
Habitat: Dry Subacidic Forest and Subacidic Rocky Summit/Outcrop.  
Blooms: June.

79 Elm Street, Hartford, CT 06106-5127  
[www.ct.gov/deep](http://www.ct.gov/deep)  
*Affirmative Action/Equal Opportunity Employer*

## Threatened

- *Houstonia longifolia* (Longleaf bluet)  
Habitat: Dry Subacidic Forest and Subacidic Rocky Summit/Outcrop.  
Blooms: June-July.

## Special Concern

- *Carex foenea* (Bronze sedge)  
Habitat: Cold-air breathing lower traprock talus slopes.  
Fruits: June, July.
- *Carex oligocarpa* (Eastern few-fruit sedge)  
Habitat: Dry Subacidic Forest and Subacidic Rocky Summit/Outcrop.  
Fruits: June-early July.
- *Celastrus scandens* (American bittersweet)  
Habitat: Forest edges, forests, shores of rivers or lakes, traprock talus and rocky slopes, Subacidic Rocky Summit/Outcrop.  
Flowering in spring, fruiting in late summer.
- *Cypripedium parviflorum* (Yellow lady's-slipper)  
Habitat: Rich, moist or dry, rocky calcareous and traprock woods, fens, seepage swamps.  
Blooms: May, June.
- *Drymocallis arguta* (Green Adder's-mouth)  
Habitat: Dry Subacidic Forest and Subacidic Rocky Summit/Outcrop..  
Blooms: Jun - July.
- *Panax quinquefolius* (American ginseng)  
Habitat: Rich, rocky woods..  
Blooms in June, fruits in August

To prevent impacts to State Endangered, Threatened and Special Concern plant species, botanical field surveys of the site should be performed by a qualified botanist/ecologist with the appropriate scientific collecting permits at a time when these Critical Habitats and target species are identifiable. Please contact **The Native Plant Trust** to find a qualified botanist familiar with these plants. A report summarizing the results of such surveys should include:

- Survey date(s) and duration.
- Site descriptions and photographs.
- List of component vascular plant and animal species within the survey area (including scientific binomials).
- Data regarding population numbers and/or area occupied by State-listed species. Include special plant and/or animal forms found at:  
[https://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&deepNav\\_GID=1628](https://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&deepNav_GID=1628)
- Detailed maps of the area surveyed including the survey route and locations of State listed species.
- Conservation strategies or protection plans that indicate how impacts may be avoided for all state listed plant species present on the site.

- Statement/résumé indicating the botanist's qualifications. Please be sure when you hire a consulting qualified biologist to help conduct this site survey that they have the proper experience with target taxon.

The botanical site surveys report should be sent to our CT DEEP-NDDDB Program ([deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)) for further review by our program biologists **along with an updated request** for another NDDDB review. Incomplete reports may not be accepted.

### **State Listed Reptiles**

#### **State Threatened Reptile Species**

*Eumeces fasciatus* (Five-lined skink)

The preferred habitat of the state threatened five-lined skink includes steep, rocky areas with open ledge, patchy tree and shrub cover, and an abundance of rotten logs and loose rock slabs. These habitats are usually adjacent to moist deciduous forests. Suitable woody debris is essential habitat.

To prevent impacts to all State listed reptile species, field surveys of the site should be performed by a qualified herpetologist with the appropriate scientific collecting permits at a time when these species are identifiable. A report summarizing the results of such surveys should include:

- Survey date(s) and duration.
- Site descriptions and photographs.
- List of component vascular plant and animal species within the survey area (including scientific binomials).
- Data regarding population numbers and/or area occupied by State-listed species. Include special plant and/or animal forms found at:  
[https://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&deepNav\\_GID=1628](https://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&deepNav_GID=1628)
- Detailed maps of the area surveyed including the survey route and locations of State listed species.
- Conservation strategies or protection plans that indicate how impacts may be avoided for all state listed reptile species present on the site.
- Statement/résumé indicating the herpetologist's qualifications. Please be sure when you hire a consulting qualified biologist to help conduct this site survey that they have the proper experience with target taxon.

The site surveys report for five-lined skink and the turtles and eastern ribbon snake (below ) should be sent to our CT DEEP-NDDDB Program ([deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)) for further review by our program biologists along with an updated request for another NDDDB review. Incomplete reports may not be accepted.

#### **State Special Concern Reptile Species**

According to our NDDDB records there are known extant populations of state special concern *Terrapene carolina carolina* (Eastern box turtle) and *Glyptemys insculpta* (wood turtle) in the vicinity of this project site. The following best management practices will help prevent adverse impacts to these species:

#### **Protection for Turtles during Inactive Period (October 1<sup>st</sup> through March 30<sup>th</sup>):**

- Hiring a qualified herpetologist to be on site to ensure these protection guidelines remain in effect and prevent turtles from being run over when moving heavy equipment.
- Hand-felling trees to the greatest extent possible will minimize the potential for heavy machinery to crush hibernating turtles located in the forested edges.
- Overall, minimizing ground disturbance along the forest edges will minimize the potential for box turtle mortality during the winter months.

- Avoid and limit any equipment use within 100 feet of streams and brooks (wood turtles may be active in waterways even during the winter months).
- When felling trees adjacent to brooks and streams please cut them to fall away from the waterway and do not drag trees across the waterway or remove stumps from banks.
- No heavy machinery or vehicles may be parked in any turtle habitat.
- All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species, and instructed to notify the appropriate authorities to relocate any observed turtle.
- Any confirmed sightings of box, wood or spotted turtles should be reported and documented with the NDDDB ([nddbrequestdep@ct.gov](mailto:nddbrequestdep@ct.gov)) on the appropriate special animal form found at ([http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&depNav\\_GID=1641](http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&depNav_GID=1641))

**Protection for Turtles during Active Period (April 1<sup>st</sup> through September 30<sup>th</sup>):**

- Hiring a qualified herpetologist to be on site to ensure these protection guidelines remain in effect and prevent turtles from being run over when moving heavy equipment. This is especially important in the month of June when turtles are selecting nesting sites. All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species, and instructed to relocate turtles found inside work areas or notify the appropriate authorities to relocate individuals. The Contractor and consulting herpetologist must search the work area each morning prior to any work being done. If a turtle is discovered later in the day after the initial search work should stop until the turtle can be relocated by the qualified herpetologist or educated construction worker. Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and any exclusionary fencing should be inspected to identify and remove access point. The goal is to keep turtles from being unintentionally killed during this project.
- Exclusionary practices will be required to prevent any turtle access into construction areas. These measures will need to be installed at the limits of disturbance.
- Exclusionary fencing must be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through. Do not use plastic or netted silt-fence.
- All staging and storage areas, outside of previously paved locations, regardless of the duration of time they will be utilized, must be reviewed to remove individuals and exclude them from reentry.
- In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume.
- No heavy machinery or vehicles may be parked in any turtle habitat.
- Special precautions must be taken to avoid degradation of wetland habitats including any wet meadows and seasonal pools.
- When felling trees adjacent to brooks and streams please cut them to fall away from the waterway and do not drag trees across the waterway or remove stumps from banks.
- Avoid and limit any equipment use within 100 feet of streams and brooks.
- Any confirmed sightings of box, wood or spotted turtles should be reported and documented with the NDDDB ([nddbrequestdep@ct.gov](mailto:nddbrequestdep@ct.gov)) on the appropriate special animal form found at ([http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&depNav\\_GID=1641](http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&depNav_GID=1641))

**Eastern Ribbon Snake (*Thamnophis sauritus*):** The state special concern eastern ribbon snake inhabits areas with shallow water, grassy or shrubby areas bordering streams and wooded swamps. They also prefer sunny areas with low dense vegetation near shallow water areas. Their diet consists of insects, fish, frogs, salamanders and toads. They are most often encountered in high quality wetlands and riparian areas. They are quite sensitive to habitat degradation.

### **Protection for Eastern Ribbon Snake:**

- Conservation practices to protect this snake include the protection of high quality wetlands by leaving 100 foot buffers around wet meadows or wetlands;
- And working when they are less active during the fall and winter months.

If you must work when these snakes may be more active (April 1 through October 15<sup>th</sup>) then implement the following best management practices:

- A contractor awareness program should be implemented to ensure that contractors working in the area have been instructed on the proper response in the event that an eastern ribbon snake is observed in the work area.
- If any snakes are observed, construction personnel will safely relocate them to an area immediately outside of the work area.
- Any silt fence utilized will be removed after clearing is complete and soils are stabilized.
- Any confirmed eastern ribbon snake sightings will be reported to the NDDB.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits.

Please contact me if you have further questions at (860) 543-1786, or [william.moorhead@ct.gov](mailto:william.moorhead@ct.gov) . Thank you for consulting the Natural Diversity Data Base.

Sincerely,

A handwritten signature in blue ink that reads "William Moorhead". The signature is cursive and includes a stylized flourish at the end.

Bill Moorhead, Botanist/Plant Ecologist  
CTDEEP Wildlife Division  
Natural Diversity Data Base

**Archived:** Wednesday, February 17, 2021 3:22:43 PM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 17 Feb 2021 13:50:18  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Examples in Canton of gas stations' underground storage leaks  
**Importance:** Normal

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----- Original message -----

From: Theresa Barger <[tsullivanbarger@gmail.com](mailto:tsullivanbarger@gmail.com)>  
Date: 2/17/21 1:29 PM (GMT-05:00)  
To: "Pade, Neil" <[NPade@TownofCantonCT.org](mailto:NPade@TownofCantonCT.org)>  
Subject: Examples in Canton of gas stations' underground storage leaks

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil,

Please add this page and those that follow from the CT DEEP "List of Contaminated or Potentially Contaminated Sites."

To the Canton Zoning Commissioners:

The pages accompanying this letter are submitted to show, again, how frequently gasoline underground storage tanks leak. [See yellow highlights for gas stations, blue highlights for Swift & other contaminated sites near 9-15 Albany Turnpike.] It's one thing when the gasoline leaks into the soil. The contaminated soil can be dug up and removed. But when gasoline leaks into rock ledge, it seeps through cracks directly into groundwater, as hydrogeologist Bill Warzecha has said.

When speaking to the Canton Economic Development Agency at its Jan. 12, 2021 meeting, Michael Frisbie, owner of Noble gas, said the following, when referring to his proposed 20-pump gas station. [At 35:30 in the meeting] "The fueling center is really living off the existing traffic," he said. "Keep in mind, this is three times bigger than any fueling center in the area."

He said at an earlier meeting that he hopes the gas pumps will be converted to charging stations, but he doesn't expect that to happen in his lifetime. The plans for the EV showroom and service station include EV charging stations, which begs the question of why the plan includes so many gas pumps.

I also wanted to point out that not only are there no electric vehicle showrooms in Connecticut, existing state law bars car manufacturers from selling directly to consumers. Mr. Frisbie told the EDA members during that meeting that he knows electric vehicle manufacturers can't sell directly to consumers in the state of Connecticut, adding "I believe they're going to change that legislation." The Connecticut Automobile Dealers Association has fought any change and won. This is from the CARA website:

"CARA remains opposed to any legislation providing Tesla Corporation a Loophole from existing pro consumer and pro Connecticut based businesses. All CARA members and their employees are urged to call your State Representatives and Senator to express our strong disagreement with giving special treatment to an out of state corporation at the expense of the 270 local auto dealerships and our 14,000 hardworking employees."

**There are already EV charging stations at car dealerships in the state, and CARA supports EV sales through dealerships:**

"Our industry strongly supports promoting and enhancing the electric vehicle market in Connecticut. We have joined forces with many environmental advocates and the State of Connecticut to provide incentives to consumers to purchase EVs.

CARA has made dealership charging stations at our dealerships open to the public, CARA has worked closely with DEEP and numerous respected environmental groups in this state to foster and encourage the sale of EV's and CARA will continue to work towards efforts bringing clean efficient vehicles to our customers."

In addition, there is no legislation that has been introduced this year for consideration by the [Connecticut General Assembly](#) pertaining to electric vehicle showrooms, electric vehicle dealerships, automobile showrooms, or automobile dealerships.

Thank you for your time and consideration of the facts.

Sincerely,

Theresa Barger

--

**Theresa Sullivan Barger**

8 Pond Road  
Canton, CT



**TOWN OF: CANTON**

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
J. Swift Chemical Co. Inc	51 Albany Turnpike	Inventory of Hazardous Waste Disposal Sites						
John Rathbone	642 Cherry Brk. Rd.	Leaking Underground Storage Tanks – Completed						
John Rathbone	642 Cherry Brk. Rd.	Leaking Underground Storage Tanks – Completed						
Lithographics Inc.	5 Albany Turnpike	Property Transfer – Form III						
Lithographics Inc.	5 Albany Turnpike	Property Transfer – Form III						
Lithographics, Inc.	5 Albany Turnpike	Inventory of Hazardous Waste Disposal Sites						
Lithographics, Inc.	5 Albany Turnpike	Inventory of Hazardous Waste Disposal Sites						
Long's Automotive Inc. / Okay Auto & Muffler Inc.	20 Ramp Road	Property Transfer – Form III Remediation Complete	7/7/2005			10/5/2006	NO	
Long's Automotive Inc. / Okay Auto & Muffler Inc.	20 Ramp Road	Property Transfer – Form III Remediation Complete	7/7/2005			10/5/2006	NO	
Long's Automotive, Inc.	20 Ramp Road	Property Transfer – Form III Remediation Complete	1/26/2016			8/24/2017	NO	
Long's Automotive, Inc.	20 Ramp Road	Property Transfer – Form III Remediation Complete	1/26/2016			8/24/2017	NO	
M. Swift & Sons Inc.	Canton Springs Road	Inventory of Hazardous Waste Disposal Sites						
M. Swift & Sons Inc.	Canton Springs Road	Inventory of Hazardous Waste Disposal Sites						
M. Swift & Sons, Inc.	20 Canton Springs Road	Property Transfer – Form III Investigation started	5/6/2008					

# List of Contaminated or Potentially Contaminated Sites

“Hazardous Waste Facilities” as defined by Section 22a-134f of the Connecticut General Statutes

## TOWN OF: CANTON

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
Canton Gulf (former Exxon Station #35670)	210 Albany Turnpike (route 44)	Leaking Underground Storage Tanks – Rem. Started						
Canton Highway Department	50 River Road (old River Road)	Leaking Underground Storage Tanks – Completed						
Canton Highway Department	50 River Road (old River Road)	Leaking Underground Storage Tanks – Completed						
Canton Maintenance Garage	Route 179 River Road	Leaking Underground Storage Tanks – Completed						
Canton Maintenance Garage	Route 179 River Road	Leaking Underground Storage Tanks – Completed						
Canton Raquet Club	310 Albany Turnpike	Leaking Underground Storage Tanks – Rem. Started						
Canton Raquet Club	310 Albany Turnpike	Leaking Underground Storage Tanks – Rem. Started						
Collinsville Motors	30 Bridge Street	Leaking Underground Storage Tanks – Completed						
Collinsville New England Petroleum (former Riverside Gulf# 84625)	14 Maple Street	Leaking Underground Storage Tanks – Completed						
Collinsville New England Petroleum (former Riverside Gulf# 84625)	14 Maple Street	Leaking Underground Storage Tanks – Completed						
Collinville, llc	10 Front Street	Leaking Underground Storage Tanks – Completed						
D'agata Auto Center	66 Albany Turnpike	Property Transfer – Form III						

# List of Contaminated or Potentially Contaminated Sites

“Hazardous Waste Facilities” as defined by Section 22a-134f of the Connecticut General Statutes

## TOWN OF: CANTON

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
D'agata Auto Center	66 Albany Turnpike	Property Transfer – Form III						
Fairway Chrysler Plymouth, Inc.	75 Albany Turnpike	Property Transfer – Form III						
Fairway Chrysler Plymouth, Inc.	75 Albany Turnpike	Property Transfer – Form III						
Former Gasoline Station	198 Albany Turnpike	Leaking Underground Storage Tanks – Pending						
Former Gasoline Station	198 Albany Turnpike	Leaking Underground Storage Tanks – Pending						
Former Swift Chemical	Rt 44, 51 Albany Turnpike	Leaking Underground Storage Tanks – Pending						
Former Swift Chemical	Rt 44, 51 Albany Turnpike	Leaking Underground Storage Tanks – Pending						
Hinmans Flower Shop	175 Albany Turnpike	Leaking Underground Storage Tanks – Completed						
Hinmans Flower Shop	175 Albany Turnpike	Leaking Underground Storage Tanks – Completed						
Inertia Dynamics, Inc.	146 Powder Mill Road	Property Transfer – Form III						
Inertia Dynamics, Inc.	146 Powder Mill Road	Property Transfer – Form III						
Inertia Dynamics, Inc.	146 Powder Mill Road	Property Transfer – Form III						
Inertia Dynamics, Inc.	146 Powder Mill Road	Property Transfer – Form III						
Inertia Dynamics, Inc.	146 Powder Mill Road	Property Transfer – Form III Investigation started	7/16/2003					
Inertia Dynamics, Inc.	146 Powder Mill Road	Property Transfer – Form III Investigation started	7/16/2003					
J. Swift Chemical Co. Inc	51 Albany Turnpike	Inventory of Hazardous Waste Disposal Sites						



# List of Contaminated or Potentially Contaminated Sites

“Hazardous Waste Facilities” as defined by Section 22a-134f of the Connecticut General Statutes

## TOWN OF: CANTON

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
Best Cleaners, Inc.	1 Lovely Street	Voluntary Remediation: CGS 22a.-133x Investigation started	5/22/2006					
Best Cleaners, Inc.	1 Lovely Street	Voluntary Remediation: CGS 22a.-133x Investigation started	5/22/2006					
Bridgman Residence	106 West Road	Leaking Underground Storage Tanks – Pending						
Canaan Residence	10 Deer Run Rd.	Leaking Underground Storage Tanks – Completed						
Canaan Residence	10 Deer Run Rd.	Leaking Underground Storage Tanks – Completed						
Canton Central Office (5221)	6 River Street	Leaking Underground Storage Tanks – Completed						
Canton Central Office (5221)	6 River Street	Leaking Underground Storage Tanks – Completed						
Canton Citgo #84635 (former Circle K)	232 Albany Turnpike (route 44)	Leaking Underground Storage Tanks – Rem. Started						
Canton Citgo #84635 (former Circle K)	232 Albany Turnpike (route 44)	Leaking Underground Storage Tanks – Rem. Started						
Canton Department Of Public Works	50 Old River Road	Leaking Underground Storage Tanks – Completed						
Canton Department Of Public Works	50 Old River Road	Leaking Underground Storage Tanks – Completed						
Canton Gulf (former Exxon Station #35670)	210 Albany Turnpike (route 44)	Leaking Underground Storage Tanks – Rem. Started						

# List of Contaminated or Potentially Contaminated Sites

“Hazardous Waste Facilities” as defined by Section 22a-134f of the Connecticut General Statutes

## TOWN OF: CANTON

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
M. Swift & Sons, Inc.	20 Canton Springs Road	Property Transfer – Form III Investigation started	5/6/2008					
Macdonald Plaza Unit B	95b Albany Turnpike	Property Transfer – Form III						
Macdonald Plaza Unit B	95b Albany Turnpike	Property Transfer – Form III						
Mdc Collinsville Water Treatment Facility	150 Torrington Avenue	Leaking Underground Storage Tanks – Completed						
Mitchell Subaru	71 Albany Turnpike	Voluntary Remediation: CGS 22a.-133x Investigation started	2/7/2005					
Mitchell Subaru	71 Albany Turnpike	Voluntary Remediation: CGS 22a.-133x Investigation started	2/7/2005					
Mitchell Subaru	Rt. 44	Leaking Underground Storage Tanks – Completed						
Mitchell Subaru	Rt. 44	Leaking Underground Storage Tanks – Completed						
Mobil Service Station No. 01-qqd	306 Albany Turnpike	Leaking Underground Storage Tanks – Rem. Started						
Mobil Service Station No. 01-qqd	306 Albany Turnpike	Leaking Underground Storage Tanks – Rem. Started						
Premco Well And Pump Co., Inc.	321 Albany Turnpike	Leaking Underground Storage Tanks – Completed						
Premco Well And Pump Co., Inc.	321 Albany Turnpike	Leaking Underground Storage Tanks – Completed						
S&s	51 Bristol Road	Leaking Underground Storage Tanks – Completed						

**Archived:** Wednesday, February 17, 2021 3:21:45 PM  
**From:** Pade, Neil  
**Sent:** Wed, 17 Feb 2021 12:14:21  
**To:** Deltenre, Renee  
**Subject:** FW: Opposition to Development at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Young, Robert T. [mailto:rtyoung@burnsmcd.com]  
**Sent:** Wednesday, February 17, 2021 11:54 AM  
**To:** Pade, Neil  
**Subject:** Opposition to Development at 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Good morning Mr. Pade.

I am a resident of 24 Atwater Rd in Canton, CT. I am writing in opposition of the request in front of the Planning and Zoning Commission for nine (9) special permits at 9-15 Albany Turnpike to:

- Excavate and remove 2,000 cubic yards of rock;
- Build retaining walls in excess of 8-ft in height;
- Install a gasoline filling station for 20 gas pumps;
- Exceed the number of permitted signs;
- Develop a retail space exceeding 2,500 sq ft;
- Construct and operate a drive through restaurant;
- Develop a car dealership;
- Operate outdoor storage and display; and,
- Operate outdoor dining.

I am opposed to this development for the following reasons:

**It is inconsistent with the Town's Plan for Conservation & Development** – Does not maintain the rural character of the town of Canton

**It is inconsistent with the Town Zoning regulations** - In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: **a.** Public health, safety or welfare; **b.** The environment; **c.** Improved land use, site planning and land development, and sound planning and zoning principles; **d.** Property values; or **e.** Better overall neighborhood compatibility." - *This project violates all five provisions.*

**Potential groundwater impacts** - Excavation and blasting of 2,000 cubic yards of rock unnecessarily puts the groundwater aquifer at risk (as noted by concerns from Connecticut Water and The MDC) and could impact a downgradient superfund site.

**Traffic Impacts** - The additional traffic may not have been effectively evaluated if traffic counts were collected during COVID restrictions, and should be evaluated against sun glare impacts from the rising sun as the majority of morning traffic is eastbound in the AM at this location.

**Environmental impacts** – The potential impacts to the downgradient wetlands and rare species habitat have not been accurately assessed, NDDB polygons located immediately west and east of the site, large wetland complex down gradient to the west of the site and known vernal pools on the opposite of route 44 to the northeast.

After review of Canton's Plan of Conservation and Development, it is clear this project is not consistent with the goals of the plan. This will not continue to enhance the rural nature of Canton, in fact quite the opposite. This development would completely change the character of the Eastern gateway in Canton and unnecessarily has potential significant impacts on public health, safety welfare and the environment.

I urge you to deny these special permits. Thank you for considering these items in your decision making process.

Regards,  
Rob

**Robert T Young, CPEA** \\ Burns & McDonnell  
Principal \\ Environmental Services Director – Northeast Region  
Pronouns: he, him, his  
o 203-949-2327 \\ M 860-416-5155 \\ F 203-284-3693  
[rtyoung@burnsmcd.com](mailto:rtyoung@burnsmcd.com) \\ [burnsmcd.com](http://burnsmcd.com)

**Archived:** Wednesday, February 17, 2021 3:21:02 PM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 17 Feb 2021 12:13:13  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: proposed blasting to remove trap rock ridge at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

-----Original Message-----

From: Karen Berger [<mailto:karenkberger@gmail.com>]  
Sent: Wednesday, February 17, 2021 11:51 AM  
To: Pade, Neil  
Subject: proposed blasting to remove trap rock ridge at 9-15 Albany Turnpike

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

I am writing again to urge the Planning and Zoning Commission to deny the special permits that would allow blasting and excavation to remove the geological trap rock feature that is the gateway to Canton. It is a ridge that heralds the characteristics unique to our town.

New reports on the increased detection of PFAS chemicals in underground water sources around CT raises questions about our own contaminant plume from the Swift Chemical Company site. Who will provide safe water for the area residents and businesses if the blasting alters location of the plume? Isn't safe drinking water a necessity that should weigh heavily in this decision?

Please deny special permits that reduce the character and safety of our community and add little value to Canton.

Thank you,  
Karen Berger



**Archived:** Wednesday, February 17, 2021 3:20:36 PM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 17 Feb 2021 12:13:05  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: La Trattoria  
**Importance:** Normal

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Neil

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**From:** Steve Leshem [mailto:[sleshem@criticalvet.com](mailto:sleshem@criticalvet.com)]  
**Sent:** Wednesday, February 17, 2021 11:51 AM  
**To:** Pade, Neil  
**Subject:** La Trattoria


**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Good morning Neil. I hope you are well and safe of course. My name is Steve Leshem. I own the Veterinary Emergency Center in Canton on Dowd Ave. I am writing to you to express my disagreement with moving forward with the proposed development project in Rt. 44. As you know, we provide a lot of emergency services to pets in Litchfield and Hartford Counties. We also bring in a lot of clients from upstate New York and the Berkshires into our awesome cute town. These folks not only use our services but spend time in Canton in local shops and restaurants as they wait for their pets to be seen and get treated. We are also involved in sponsoring community activities like T-Ball, Basketball and the dog park.

This proposed project is a wrong fit for the area on numerous levels. Yes of course something should be done on this land - just not this project. It is not necessary. There is great environmental detriment associated with it. I spend a lot of time in our community. People are talking. The folks here in town are really not on board with this project. They don't want it. They are talking a lot about it.

Thank you for your time and consideration,

Steve Leshem

**Archived:** Wednesday, February 17, 2021 3:19:13 PM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 17 Feb 2021 12:09:46  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Comments on surface water/Aquifer Protection Agency review  
**Importance:** Normal  
**Attachments:**  
[Canton P&Z comments\\_Surface Water\\_1.pdf](#) 

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Please update as requested.

Neil

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**From:** Michael Jastremski [mailto:mj.hva@outlook.com]  
**Sent:** Wednesday, February 17, 2021 12:07 PM  
**To:** Pade, Neil  
**Cc:** Theresa Barger; Jane Latus; zzS Faulkner  
**Subject:** Re: Comments on surface water/Aquifer Protection Agency review

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Neil,  
I would like to retract my previous letter and replace it with this one- we do not have any comments about the Aquifer Protection Agency at this time.  
Thanks,  
Mike

Michael S. Jastremski, CFM

*Watershed Conservation Director  
Housatonic Valley Association  
150 Kent Road South  
Cornwall Bridge, CT 06754  
T:860-672-6678  
C:315-212-4181  
www.hvatoday.org*

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**From:** Michael Jastremski <mj.hva@outlook.com>  
**Sent:** Wednesday, February 17, 2021 10:47 AM  
**To:** Pade, Neil <NPade@TownofCantonCT.org>  
**Cc:** Theresa Barger <tsullivanbarger@gmail.com>; Jane Latus <JELatus@comcast.net>; Sarah Faulkner <sffaulkner@comcast.net>  
**Subject:** Comments on surface water/Aquifer Protection Agency review

Hi Neil,

I've attached comments I prepared on behalf of C.A.R.E. related to stormwater/surface water quality and review by the Aquifer Protection Agency.

Thanks,  
Mike

Michael S. Jastremski, CFM

*Watershed Conservation Director  
Housatonic Valley Association  
150 Kent Road South  
Cornwall Bridge, CT 06754  
T:860-672-6678  
C:315-212-4181  
[www.hvatoday.org](http://www.hvatoday.org)*

Town of Canton Planning and Zoning Board  
4 Market Street  
Collinsville, CT 06019

Michael S. Jastremski, CFM  
34 Forest Lane  
Canton, CT 06019

2/17/2021

**RE: File 475; 9&15 Albany Turnpike: Potential impacts to surface water quality**

Members of the Canton Planning and Zoning Board,

Thank you for the opportunity to comment on this matter. I live at 34 Forest Lane, in the Canton section of the Secret Lake neighborhood, but I'm writing this letter in my capacity as a surface water quality subject matter expert for C.A.R.E. To quickly note my credentials for providing information on this subject, I'm the Watershed Conservation Director for the Housatonic Valley Association (HVA). HVA is the watershed conservation not-for-profit covering the Housatonic River and its tributaries in MA, NY and CT. I plan and manage initiatives related to watershed and stream management, biodiversity conservation, flood damage prevention and river recreational access. My most germane surface water quality work is coordinating Watershed-Based planning and implementation initiatives for tributaries of the Housatonic (including the Still River in the Danbury metropolitan area; the Ten Mile River in Northwest Litchfield County, CT and Eastern Dutchess County, NY; the Southwest Branch of the Housatonic in Pittsfield, MA and the Pootatuck River in the Town of Newtown, CT). These Watershed-Based planning processes all include chemical, biological and physical water quality monitoring, assessment of that data and other information to make management decisions, and identification/development of watershed restoration projects that improve water quality while accomplishing other community goals. My program also provides MS4 compliance support for several communities, including asset mapping, Illicit Discharge Detection and Elimination and Public Education and Outreach. I hold a Master of Landscape Architecture degree with a focus on Conservation Biology and Ecosystem Management from the University of Michigan's School of Natural Resources and Environment. I'm also a Certified Floodplain Manager through the Association of State Floodplain Managers. I'm happy to provide more information about my credentials upon request.

In addition to my comments on surface water quality, this letter also raises questions about review of this proposal by the Town of Canton Aquifer Protection Agency.

My comments related to the surface water quality aspects of this project are based on what has been submitted by the Applicant to date regarding post-construction stormwater management. I reviewed the following when preparing these comments:

1. Engineering Report dated 9/4/2020 prepared by Solli Engineering
2. Plan set with revisions as of 2/5/2020 prepared by Solli Engineering
3. Section 7.13 of the Town of Canton Zoning Regulations (Stormwater Management)
4. Nod Brook Watershed Summary prepared by CT-DEEP in September 2012
5. Town of Canton Stormwater Management Plan prepared by Milone and MacBroom, effective July 1, 2017

The Applicant proposes a 20-pump gas station with attached convenience store and restaurants, and an electric vehicle showroom. Achieving the proposed grades for the site will require significant site work, including blasting of approximately 120,000 cy of hard rock.

Gas stations are known to be “hotspots” for pollution, including a variety of compounds found in gasoline and diesel fuel, motor oil, antifreeze and other fluids associated with vehicles, deicing salts and trash. The proposed electric vehicle showroom will perhaps not be as impactful pollution-wise as a traditional car dealership, but activities such as vehicle maintenance and detailing could also be a source of environmental contaminants.

While fuel storage technology has improved in recent years and larger-scale spills from storage tanks are less common, the cumulative impact of smaller spills can have significant environmental and human health impacts. These small spills generally happen during fuel transfer (both from tanker trucks to storage tanks, and from gas pumps to vehicles).<sup>1</sup> One widely-cited study suggests that nearly 400 gallons of gasoline are spilled at a typical gas station each decade, through small spills of this nature. The residence time of these smaller spills on the concrete pads placed near pumps is long enough that they can be mobilized by surface runoff, and also can infiltrate into the concrete itself to penetrate underlying soil.<sup>2</sup> Motor oil, antifreeze and other fluids accumulate at gas stations from similar small spills that occur during transfer to vehicles, as well as from leaks.

In addition to direct application to parking areas and driveways, deicing salts collect on vehicles as they travel roadways during wet road conditions and are deposited at gas stations when vehicles stop to fill up. Chloride, a key component of road salt, is soluble and highly mobile in water. At high concentrations, Chloride can be toxic to aquatic vegetation and wildlife. It also readily makes its way into groundwater. Although harmless at low levels, well water high in Chloride can damage plants if used for gardening or irrigation and give drinking water an unpleasant taste. Over time, corrosivity associated with high Chloride levels will also damage plumbing, appliances, and water heaters, which can cause metals to leach into water supplies. EPA recommends levels no higher than 250 mg/L to avoid salty tastes and undesirable odors. At levels greater than this, sodium chloride can complicate existing heart problems and contribute to high blood pressure when ingested in excess. Chloride levels are steadily increasing in soils, surface water and groundwater in the northeast due to road salt application.<sup>3</sup>

**Given the litany of pollutants from the proposed uses that could potentially make their way from the site into downstream surface waters, and the site’s proximity to a heavily-traveled roadway, it is essential that a thorough plan to minimize stormwater pollution and potential downstream flood damage be developed, implemented and continuously evaluated for performance.** Fortunately, the Town of Canton’s Zoning Regulations (Section 7.13) require a detailed Stormwater Management Plan (SWM Plan) for any new development or redevelopment that disturbs 10,000 square feet or more of area exposed to rainfall. The Applicant proposes disturbance of 163,563 square feet (3.75 acres).

Based on the specifications listed in the Zoning Regulations, it appears that elements of the required SWM Plan are missing from this application:

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<sup>1</sup> Hilpert, Markus et al. 2015. Hydrocarbon Release During Fuel Storage and Transfer at Gas Stations: Environmental and Health Effects. Current Environmental Health Report 2:412–422

<sup>2</sup>Hilpert, Markus and Patrick N. Breyse. 2014. Infiltration and evaporation of small hydrocarbon spills at gas stations. Journal of Contaminant Hydrology. Volume 170, Pages 39-52

<sup>3</sup> Kelly, V.R., Findlay, S.E.G., Weathers, K.C. 2019. Road Salt: The Problem, The Solution, and How to Get There. Cary Institute of Ecosystem Studies.

1. The “*evaluation of existing site, and relevant off-site, conditions that may affect or be affected by the selection, design, location, and operation of measures and facilities for the proposed SWM system*” does not consider impacts to Nod Brook, which has periodically been listed as Impaired for Recreational Use and is under a Total Maximum Daily Load for *E. coli*.
2. There is no evaluation of “*the effects (e.g. travel paths, flow and ponding depths, flow velocities, facilities impacted, hydrologic assumptions) of stormwater facilities being overwhelmed during the 100-year storm event*”. The Applicant has sized the proposed structures to attenuate the 100-year storm using rainfall totals from the most recent NOAA precipitation atlas, which is standard practice. However, the NOAA precipitation estimates are based on historic data and do not incorporate trends in increasing magnitude and frequency of precipitation in response to climate change. Given that this SWM system is meant to last for decades, and the fact that it will send significant amounts of runoff down the shoulder of Route 44, this evaluation seems essential for flood emergency preparedness.
3. There is no narrative justification for why the Applicant chose to specify hydrodynamic separators and detention structures, which are, in the “categorical order of preference for stormwater management treatment and control” listed in the Zoning Regulations the least-preferred alternatives.
4. There is no SWM system construction narrative.
5. There is no SWM system operation, monitoring, and maintenance narrative.

Section 7.13.C.1 of the Zoning Regulations states that, “*A Stormwater Management Plan (SWM Plan) prepared in accordance with these Regulations is required to be included as part of the site plan for all applicable development.*” Based on the deficiencies listed above and per the Zoning Regulations, this application appears to be incomplete.

In the “Possible Conditions” document dated 2/12/2021, the following language related to Stormwater is included:

*1.ii.4: Commission to specify changes to the stormwater management plan to ensure compliance with Section 7.13 of the regulations – or Modifications to the stormwater management system as recommended by the Commission’s consultant under condition # 5.b below.*

*5.b The applicant shall submit a fee in the amount of \$2,900 for the review of the proposed stormwater management system by the Commission’s consultant. Any changes to the stormwater management system recommended by the Commission consultant shall be incorporated into the plans under Condition #1.a.ii.2.*

**We respectfully request that the Commission postpone their decision on this proposal until the application is amended with a complete SWM Plan, or that this Possible Condition be amended to include review of the revised SWM Plan by the Interveners and the public.** Again, per the Zoning Regulations the application as of 2/17/2021 is incomplete without a SWM Plan that meets the requirements of Section 7.13.C. Therefore, we have not had the opportunity to review and comment on a complete application. Given the potential impacts to downstream infrastructure and natural

resources, this element of the proposal has a significant public interest and should not be excluded from public review and comment.

We thank you very much for the opportunity to comment on this matter, and for your service to the Town of Canton.

Respectfully,

Michael S. Jastremski, CFM  
[MJ.HVA@outlook.com](mailto:MJ.HVA@outlook.com)  
315-212-4181

<submitted electronically>



February 16, 2021

Dr. Zbigniew J. Grabowski  
31 Center St  
Collinsville, CT 06019

Canton Planning and Zoning Commission  
Canton Town Hall  
4 Market Street  
Collinsville, CT 06019

Dear Honorable Commissioners,

I write to you today to express profound concerns over the special permit applications for a proposed development at 9-15 Albany Turnpike here in Canton. I write in my professional capacity as a Geographer and Environmental Scientist researching green infrastructure planning and sustainable development, on behalf of Canton Advocates for Responsible Expansion (CARE). I also write to you in my personal capacity as a recent resident of Canton who specifically chose to live in this area due to its outstanding environmental values and its strong and supportive community. Over the last several months our family has explored many of the town's open spaces, and have been impressed by their accessibility and contiguity. We have also met many of our neighbors, and have found them to be extremely welcoming and supportive, and recognizing that the future of this town relies on its ability to retain and attract families.

In these two capacities I have examined the Plan of Conservation and Development (POCD) created by your commission and others in order to understand the vision guiding planning and zoning decisions. I find the emphasis on Community Character, Natural Resources, Open Space, Economic Development, Community Facilities and Services, and Utilities well reflected in the overall vision of the plan. I would like to note that the Plan clearly outlines a statutory obligation to protect environmental assets critical to public health and safety.

Other expert witnesses, on behalf of the intervener CARE, have already made an extremely clear case as to the imminent public hazards reflected by proposed blasting activities and proposed development of a fuel storage and retail facility within a zone of groundwater contamination that will impact a DEEP designated aquifer recharge zone. The fact that a toxic waste site continues to contaminate our community, with no relief in site due to an owner who is absent in all senses of the word is already a considerable tragedy. I trust that as parents and fellow residents you have nothing but the deepest empathy for those who have already lost loved ones due to the health effects of this uncontained facility. I do not wish to belabor the point, but the ongoing risks of this facility, and its exacerbation through the proposed activities, fall well within your statutory authority.

I feel it necessary to reinforce the point made by others that the site sits upstream of a navigable water body that is subject to frequent use by area residents for bathing in the summer months. I would like to bring to the commissioners' attention that this public use, and the potential for imminent harm through further contamination of this water body, in addition to drinking water wells, is a matter which must be considered in light of the Commission's obligation to protect land, air, water, and other natural resources under the doctrine of the public trust. The doctrine of public trust is closely aligned with the enabling legislation of the commission, which gives it authority to regulate land use in order to provide for the public good.

I would like the Commissioners to reflect upon the meaning of these words. All economic development activity that the Commission can encourage must be put to the test of the public good. Will this development uphold values of the overall community while providing short and long-term economic value? This question is the overall question before the commission, and it is the one which guides the consideration of all other special permits sought by the developer.

Canton, like many smaller towns in Connecticut, faces a profoundly uncertain economic future. In this climate I can see why the Commission would welcome proposals for external developers to invest in the area, but these investments cannot come at the cost of existing businesses and cannot detract from the value of existing lands, nor stand in opposition to the values of the community. The developer has stated that their project will have environmental benefits through the embrace of emerging vehicle technologies, yet they have not applied for special permits for an electric vehicle charging station. Rather they have opted to propose a development fitting their existing business model, that of an upscale gasoline station. It should be abundantly clear to the commission that underground fuel tanks are the number one cause of environmental contamination in the State, and that the site occupies a ridgeline of critical habitat importance, and so as it stands the proposed development will only have negative environmental impacts.

If the developers had studied the POCD, they would have quickly realized two things. The first is that the reason the site they purchased was sold at the price it was is because of its limited developable space in line with the vision of the POCD. The second is that should they genuinely be interested in an electric vehicle showroom, eatery with drive through, and charging station, there are a number of parcels with existing infrastructure to meet their needs for sale at this very moment along the existing commercial corridor on State Route 44. Why would a savvy investor take their chances applying for special permits on a parcel with significant environmental concerns and significant environmental attributes that contribute to the community character? Without belaboring the suspicions of many that the mined rock alone would allow for a recoup of investment, I ask the Commission to reflect upon this point. Given other lands for sale that would be

suitable for the proposed use, why would developers purchase this parcel? A responsible business use of that parcel consistent with the vision and provisions of the POCD would not require environmental destruction. It could even foster vital ecological and social connections in the eastern portion of Canton and realize the larger vision for the 44 corridor to provide complete streets, dense mixed use development, and a number of walkable and cost-effective amenities and services for area residents.

In the coming years as the shock and aftershocks of Covid-19 continue to be felt, there will be an increasing premium to live in communities that have made wise decisions regarding the cost-effectiveness of necessary infrastructure investments to support dense economic and social ecosystems. This model, called the 'strong town model' elaborated by Charles Marohn, provides a blueprint for long term economic security that focuses on cost-effective developments, complementary business activities (a core of economic development planning as envisaged by Jane Jacobs and many others) and a strong use of the precautionary principle in analyzing the risks to public welfare proposed by any development that requires new infrastructure or significant impacts on the environment. American society is also recognizing the ultimate value of health and community. As this recognition takes deeper root there will be a premium on living in dense and connected communities that protect and connect their outstanding natural assets for humans and wildlife alike.

For the town of Canton this will entail evolving the significant and admirable initiatives that have already connected our core commercial areas via bicycle and pedestrian paths, and expanding the connected networks of conservation areas to provide for a continuous system of 'green infrastructure' to benefit all of our community. The trap rock ridge that the applicant proposes to blast would be one of several backbone corridors providing the varied ecological services upon which our community depends, including clean air and water, a sense of place, a sense of community and care manifest in high biological diversity, and opportunities for recreation, relaxation, contemplation, and community places to gather.

I thank the Commission for their review of this letter, and I trust that the hard work they have already undertaken in laying out the POCD's strategic and implementation plans will be honored in their decision making about this particular proposed project. In closing, I ask the Commission to consider the impacts of this project on this generation of residents, as well as those to come. May you be remembered for your foresight and your respect for the values of this community.

Sincerely,

Dr. Zbigniew J. Grabowski

**Archived:** Wednesday, February 17, 2021 3:14:42 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 14:43:26  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: 9-15 Albany Turnpike development proposal  
**Importance:** Normal

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Neil

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**From:** Judy Sharp [mailto:judyhsharp@att.net]  
**Sent:** Tuesday, February 16, 2021 2:15 PM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Turnpike development proposal

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil, Please record this as a letter of opposition to this proposal. We plan to log in to attend the virtual meeting tomorrow evening. We have both been Canton residents for a total of 19 years and are both voters.

Just read John Fitts' article in the Valley Press of 2/5/21. There are many technical issues here, very hard for laymen to grasp. But to step back from all the detail, two main issues stand out. The most important will be listed first.

#### !. PROXIMITY TO THE SWIFT SUPERFUND SITE

There have been conflicting opinions presented here. Two are from experts with no monetary stake in this project. One is Evan Glass and the other is from Att'y Michael Pendell.. Both opposed the amended proposal as it stands. We need to listen to them. Fitts wrote, "Glass contends that WSP should get more information from DEEP," etc. That is the prudent thing to do. He is an environmental professional. There is no hurry here. The developer needs to prove -- if he can - that no environmental damage will occur. The burden of proof is on him. The Town needs to consider his proposal, not rush to a conclusion.

Canton should learn from the Swift episode: in that, the earth has been poisoned, and no one really brought to account. If we let it happen again, Canton will be environmentally tainted a second time. We will be objects of scorn: The Town That Didn't Learn. We lived in Secret Lake when the Swift contamination was seeping southward: it was frightening.

#### 2. A BETTER PLAN WILL COME ALONG

Let us be patient. Perhaps this plan can be ok'd in a better form, with geologic monitoring and a huge, legally ironclad performance bond in case the Swift monster is awakened by all that blasting. Perhaps another plan will come forward to extract value - and tax money - from this property, in ways that will not require a lot of special permits. We need to listen to Att'y Pendell. This type of hearing process has a tendency to acquire a momentum of its own. Neil, you can help to put the brakes on. Please do so. There has to be a way to develop that site without destroying the visible ridge, blasting, and moving 181,644 yards of material to put in this type of facility. Thank you for considering, and hopefully sharing, this letter of objection. - John and Judith Sharp, 18 Allen Place

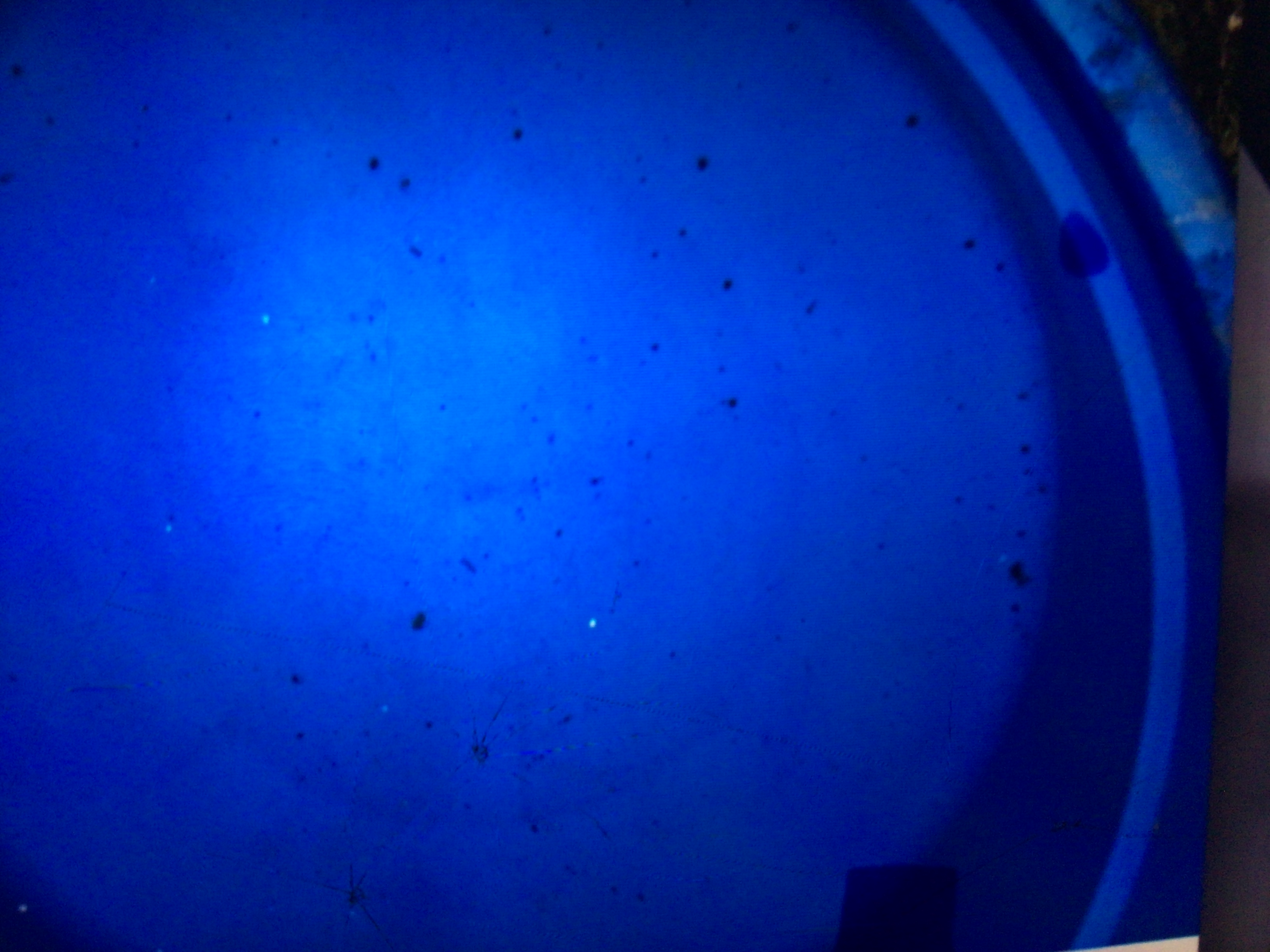




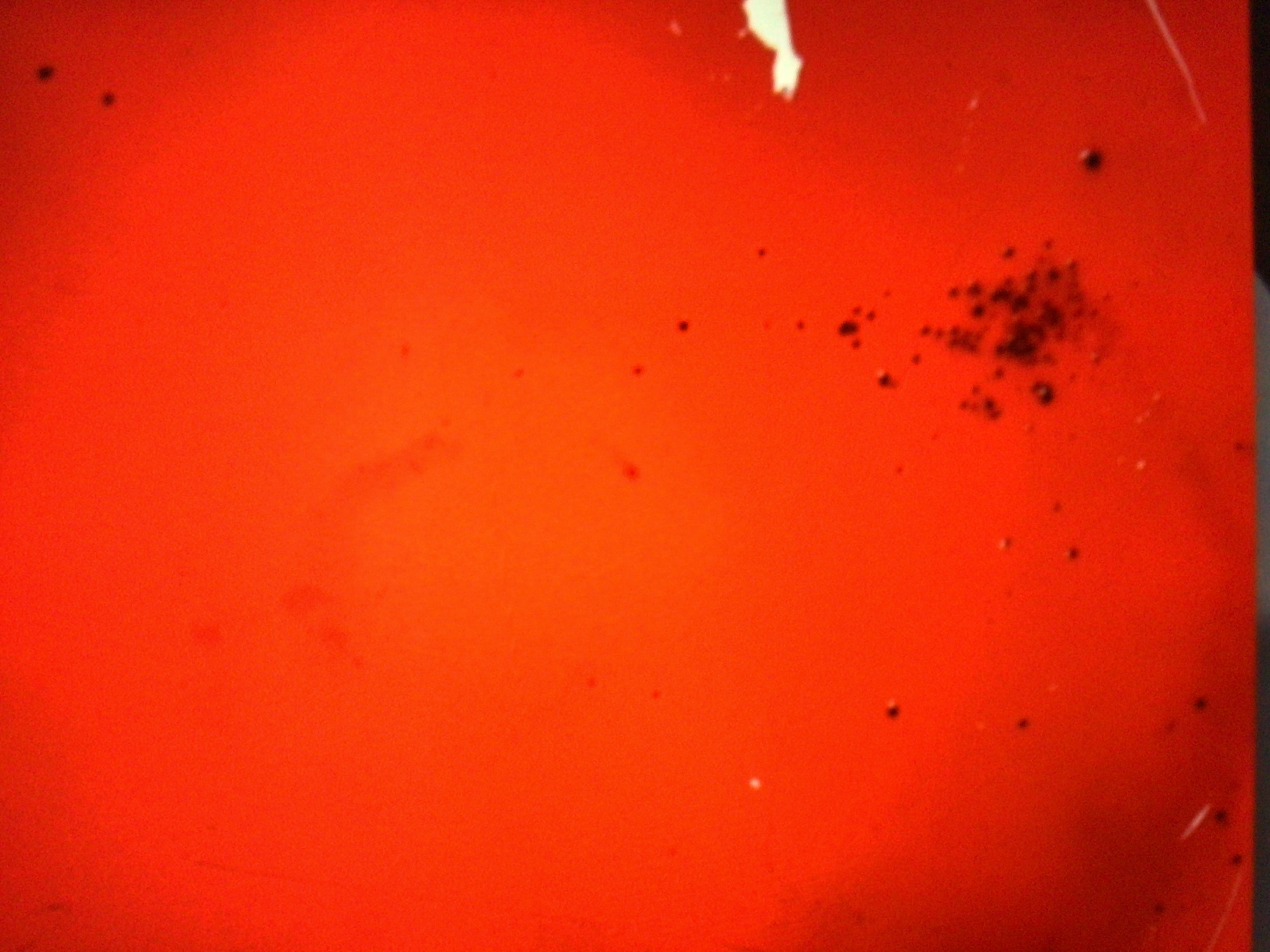














Albany Turnpike Development - Unicode (UTF-8)

Message Insert Options

Paste Cut Copy

Clipboard

Calibri 12

Font Paragraph Plain text

Attach file Photo album Hyperlink Emoticon Other

Add Check names Contacts

High importance Low importance Read receipt Delivery

Spelling Word count Find Select all Editing

To... Heather Spear

Subject Albany Turnpike Development

From heatherspear@comcast.net

Show Cc & Bcc

Good Morning Neil,

I am following up on an earlier communication to you in opposition to the development plans on the 9-15 Albany Turnpike site.

My primary objection is the destruction of the exquisite ridgeline between Simsbury and Canton. This all feels so (George) Orwellian. Remember Animal Farm? The impact on flora and fauna is lamentable. I do not see how destroying a unique geographical feature which is the GATEWAY into Canton can be progress. That ridgeline is like the "Welcome home to Canton, take a sigh of relief and leave your tension behind!" This can never be replaced! I am sure many other residents and businesses of Canton will agree with me. (Remember we once had a beautiful golf course).

Secondly, I think the size and design of the large building is hideous. Can developers not combine genuine New England charm with more attractive future designs? For example, in Canton, the cluster of shops where Subway is located is very attractive. What about looking at our small town green and gain some ideas from those historic structures? I look at Main Streets in Simsbury, Farmington, Glastonbury to name a few and sadly, Canton is no where close. I know Rte 44 is meant for development, but can Planning and Zoning Board members (and whoever else makes these decisions) be so blind and unimaginative? Please think about what drew you to Canton. Do you recall that Collinsville was once selected as one of the Top 10 small towns in America? Please do not have a blind eye to Rte 44 just because it is not Collinsville.

Lastly, are the businesses proposed the best suited for Canton? I will let others comment on this. I will highlight my preferences for businesses that focus on health (physical, mental, intellectual) and wellness, childcare, older adults, creative innovation, creative work spaces (WEWorks) and education to name a few. I applaud our town from preventing Target to move to Canton a few years ago.

I strongly recommend that you consult with Mr. Jamie Wolf, owner/CEO of WolfWorks, a Farmington architectural firm who specializes in design within budget, aesthetics and environmental sound principles. They are renown in Connecticut!

I hope you have spoken with Jay Kaplan Director of Roaring Brook Nature Center who I believe will have excellent recommendations to minimize the destruction of habitat for animals.

In summary, I am opposed to the destruction of unique property and opposed to the overwhelming large building that is an eyesore. I do support thoughtful development consistent with Canton goals AND with respect for the environment and aesthetics.

Thank you for hearing my concerns,

Sincerely,  
Heather Spear  
Canton resident for 29 years  
10 Buttonwood Hill

Taskbar: Windows 7 icons (Start, Computer, Internet Explorer, Firefox, Chrome, Outlook - Window..., 1-7615494091 ID..., Albany Turnpike ...)

System tray: 11:13 AM, 2/15/2021

Dell logo



**Archived:** Wednesday, February 17, 2021 3:13:29 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 14:36:33  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Trap Rock Ridge  
**Importance:** Normal

---

Neil

-----Original Message-----

From: James Kiesewetter [<mailto:jameskiesewetter@comcast.net>]  
Sent: Wednesday, February 3, 2021 8:56 PM  
To: Pade, Neil  
Subject: Trap Rock Ridge

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

Please vote against the Trap Tock Ridge proposal. We are lifetime residents of Simsbury and believe this project is a danger to our Canton relatives and neighbors and will negatively impact residents in Simsbury, Avon, and Canton. We humbly request that you vote against this project. Please protect the health and well-being of our communities and vote to leave Trap Rock Ledge intact.

Thank you for your support in maintaining the health the health of our communities. We're counting on you.

Regards,  
James Kiesewetter

**Archived:** Wednesday, February 17, 2021 3:12:56 PM  
**From:** Pade, Neil  
**Sent:** Tue, 16 Feb 2021 14:34:36  
**To:** Deltenre, Renee  
**Subject:** FW: Stop blasting and development of Trap Rock Ridge  
**Importance:** Normal

---

Neil

-----Original Message-----

From: alexis poole [<mailto:lexie.poole@hotmail.com>]  
Sent: Tuesday, February 16, 2021 11:52 AM  
To: Pade, Neil  
Subject: Stop blasting and development of Trap Rock Ridge

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hello Mr. Pade,

I am completely against the development of Trap Rock Ridge.

I am begging you to reconsider this. We do not need any more gas stations, car dealerships, or congestion on 44. It has become extremely dangerous and busy with all of the retail businesses. Whole Foods will add another level of congestion.

We need more open space for hiking and fresh air. Ever since the pandemic more and more people have been moving to this area to get away from congestion and cities. Please, help protect our mountains and land, so that we can all enjoy the outdoors.

We don't need anymore shopping or gas stations. We don't need to blast mountains for gas stations! Please, help to stop this!

Sincerely,  
Alexis P

Sent from my iPhone

**Archived:** Tuesday, February 16, 2021 1:05:06 PM  
**From:** Pade, Neil  
**Sent:** Tue, 16 Feb 2021 13:00:48  
**To:** Deltenre, Renee  
**Subject:** FW: Video  
**Importance:** Normal

---

Please make sure the link is posted somehow in the meeting materials, thanks

Neil

---

**From:** Jane Latus [mailto:jelatus@comcast.net]  
**Sent:** Tuesday, February 16, 2021 12:58 PM  
**To:** Pade, Neil  
**Cc:** michaelpendell@gmail.com  
**Subject:** Video

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Neil,

This is the video Michael Pendell will be playing at the hearing.

[https://www.dropbox.com/s/otjdbfdmnvo0yhq/2\\_17\\_21\\_EVIDENCE\\_blasting\\_accident\\_naugatuck\\_nbc\\_news\\_9.27.2019.mov?dl=0](https://www.dropbox.com/s/otjdbfdmnvo0yhq/2_17_21_EVIDENCE_blasting_accident_naugatuck_nbc_news_9.27.2019.mov?dl=0)

Thank you,  
Jane



***ALTA Environmental Corp.***  
121 Broadway, Colchester, Connecticut 06415  
Phone: (860) 537-2582, Fax: (860) 537-8374

16 February 2021  
File No. 1799-01

**VIA E-MAIL**

Planning & Zoning Commission  
Town of Canton  
4 Market Street - PO Box 168  
Canton, CT 06022

Attention: Mr. Neil Pade, AICP, Director of Planning and Community Development

Subject: Site Plan & Special Permit Application  
9 - 15 Albany Turnpike (Route 44 & Route 202)  
Canton, Connecticut

Ladies and Gentlemen:

We are writing to the Commission on behalf of Canton Advocates for Responsible Expansion (C.A.R.E) regarding the following recent submittals made on behalf of the applicant for the subject application:

- Letter prepared by WSP USA dated 5 February 2021; and
- Blasting Plan prepared by Solli Engineering, LLC (Solli) and Blastech, Inc. (Blastech), (undated).

**EXECUTIVE SUMMARY AND RECOMMENDATIONS**

Since the last hearing date of 19 January 2021, the applicant has submitted limited additional information pertinent to the recommendations made by ALTA in its letter dated 19 January 2021. ALTA's initial recommendations are outlined below, and are annotated in italics to indicate if and how they have been addressed to date.

- Obtain and evaluate additional information on the nature, degree and extent of the residual contamination at and migrating from the Swift Chemical State Superfund site (Swift site), and actual or potential migration pathways.

*The applicant's environmental consultant WSP USA (WSP) has summarized limited information it was able to obtain to date. However, most of the pertinent information is available through the Connecticut Department of Energy & Environmental Protection*

*(CT DEEP) file room, to which WSP will not have access to until 7 April 2021. Please note that in this letter we refer to the Connecticut Department of Environmental Protection (DEP) as the CT DEEP. Hence, the applicant's existing analysis of the Swift site information is presently insufficient and incomplete, in ALTA's opinion. This analysis is needed to adequately assess the potential for blasting-related mobilization of Swift site contaminants, and prescribing prudent measures to ensure that blasting-related adverse impacts will either not occur, or if they do occur, will be identified and rectified promptly. ALTA has access to copies of a limited portion of the CT DEEP files for the Swift site, which indicates, among other things, that tetrachloroethylene (PCE) contamination was documented in a bedrock well that is shown to be located on or immediately adjacent to the 9-15 Albany Turnpike planned development property. This appears to be the drinking water supply well that served the La Trattoria restaurant. The PCE in this bedrock well is shown as part of the PCE plume stemming from the Swift site (refer to Figure 4-7, attached from the CT DEEP files). This calls into question the applicant's claim that the Swift site plume is located more than approximately 1,500 ft. from the planned blasting area.*

*ALTA's limited file data also indicate the potential for other contaminant source areas in the vicinity of the planned blast area. For example, a CT DEEP Hazardous Waste Manifest Inventory Checklist includes a listing for Lithographics, Inc., located along Old Albany Road (also listed on a CT DEEP database as at 5 Albany Turnpike), apparently immediately south of the planned blasting area. The Lithographics, Inc. site is also listed as a Form III CT Property Transfer Act site, which likely means that it generated more than 100 kilograms of hazardous waste in any one month since 1980, and that at the time of the filing it was not sufficiently investigated or (if needed) remediated. Therefore, in addition to assessing the potential for blasting to impact the migration of contamination at and from the Swift site, ALTA additionally recommends that the applicant assess the potential for impacting the migration of any other contaminant sources within an appropriately protective radius from the planned blast zone.*

- Evaluate in more detail the significance of the drainage basin divide that separates the planned development property from the Swift site, in light of the mapped bedrock fault that runs across this divide and may connect the two areas from a hydrogeologic perspective and in light of the proposed changes in topography.

*WSP's 5 February 2021 letter states that certain figures show that there is likely no direct hydraulic connection through the bedrock fractures between the impaired groundwater associated with the Swift site and the proposed blasting area. However, WSP does not explain how they reached the conclusion that those figures show there is likely no direct hydraulic connection. In fact, the figures show that the two major faults appear to intersect one another at a location northerly of the Swift site, with one major fault crossing through the Swift site and the other major fault crossing through the planned blasting area. Also, Figure 3-3 (attached, from CT DEEP files) shows the*



*PCE-impacted bedrock drinking water supply well at the La Trattoria restaurant to be directly connected by a major fault to a contaminated portion of the bedrock aquifer beneath the Swift site (i.e., near bedrock monitoring well JS-10, discussed later). Hence, the applicant's current assessment of the bedrock faults is insufficient and incomplete in ALTA's opinion. This is specifically the case relative to assessing the potential for blasting-related mobilization of Swift site contaminants and prescribing prudent measures to ensure that blasting-related adverse impacts will either not occur, or if they occur, will be identified and rectified promptly. WSP also did not address the potential hydrogeologic significance of the proposed changes in surface topography (e.g., with respect to causing potential changes in groundwater flow and contamination migration).*

- Complete a well survey within a 2,500-foot radius of the planned blasting area, with direct canvass of property owners regarding their drinking water supply sources where needed to obtain definitive information.

*Although WSP's 5 February 2021 letter has a section entitled "Well Inventory," the letter does not present any new well-survey information beyond that presented previously for much smaller radii, nor does it conclude whether the additional well-survey information recommended by ALTA (or otherwise) is warranted in WSP's opinion. Hence, the applicant's current submittals regarding well surveys are insufficient and incomplete in ALTA's opinion. As such, these significant information gaps create a situation where existing drinking water wells near the blasting site potentially have not been identified and will not be monitored or protected from adverse impacts by the proposed blasting and site development activities.*

- Develop the blasting plan, inclusive of the pre-blast and post-blast surveys, which should include testing for contaminants of concern at and from the Swift site, naturally-occurring substances that may be released as a result of the blasting, as well as for blasting-related substances.

*Solli, in conjunction with Blastech, prepared a Proposed Blasting Plan (undated). Based on the unusual circumstance of planning to blast near the Swift State Superfund site and apparently even nearer to the plume from the Swift site, ALTA recommends that the blasting plan be supplemented and revised prior to considering the application complete, as follows:*

- *Adjust the radius for the pre-/post-blast well surveys as may be warranted, and select which wells, if any, should be included in pre-/post-blast water well surveys beyond a 1,000 ft. radius. This should be based on the findings from the applicant's analysis of the pertinent CT DEEP information on the Swift site. Contaminants from the Swift site have migrated in the range of approximately 1,100 ft. to 2,800 ft. southerly from the Swift site and reportedly have migrated easterly in bedrock to the applicant's site. Also, ALTA has experience with direct well-to-well bedrock fracture connection over*

*a distance of greater than 3,000 ft., based on pump test data from another Connecticut site.*

- *Include selected monitoring wells within the Swift site plume (and any other area plumes) in the pre-/post-blast water well surveys, based on the findings from the applicant's analysis of the pertinent CT DEEP information on the Swift site and other nearby sites that are sources or likely sources of contaminant plumes.*
- *Prescribe pre-/post-blast monitoring of soil vapor based on the findings from the applicant's analysis of the pertinent CT DEEP information on the Swift site and other nearby sites that are sources or likely sources of contaminant plumes containing volatile organic compounds (VOCs), or nearby sites that have already been found to be impacted by VOC vapors emanating from the Swift site or other release areas.*
- *Prescribe the frequency and duration of post-blast well water and soil vapor monitoring based on the findings from the applicant's analysis of the pertinent CT DEEP information on the Swift site, and/or WSP's supplemental analysis of contaminant migration rates. At least one report commissioned by the CT DEEP for the Swift site includes information on contaminant migration rates in groundwater and on soil vapor contamination discovered at several off-site properties nearby the Swift site. ALTA notes that more than one pre-blast sampling event is likely needed to assess seasonal variations in groundwater quality and that assessing seasonal variability is a common CT DEEP requirement.*
- *Adjust the water quality analytes to be sought during the pre-/post-blast groundwater quality survey as potentially warranted based on the findings from the applicant's analysis of the pertinent CT DEEP information on the Swift site, and other potential sources of contamination in the vicinity of the planned blast zone.*
- *Specify that the blasting complaints be assessed by the Town's consultant (GZA GeoEnvironmental (GZA)), with such assessment to be paid for by the applicant. The blaster's insurance company may have a bias toward paying out as little as possible on claims regardless of merit.*
- *Require the applicant to post a bond of sufficient amount to identify and promptly rectify any damage that may occur to structures and/or water supplies.*

*Please note that ALTA is not a blasting specialist; hence, ALTA recommends that the blasting plan be reviewed on behalf of the Commission by the Commission's consultant, GZA which does have blasting expertise. In ALTA's opinion, the goal of the third party review by GZA should be for GZA to conclude whether or not the plan is sufficient to reasonably ensure that blasting-related adverse impacts will either not occur, or if they do occur, will be identified and rectified promptly. Hence, at present, the blasting plan*

*and review of same by the Town's consultant are insufficient and incomplete in ALTA's opinion.*

- Evaluate the potential for contaminant vapor migration to impact area properties within at least a 1,500-foot radius from the VOC-impacted release area stemming from the Swift site or other VOC-impacted sites identified by WSP. Such potential may be evaluated by obtaining sufficient pre-blast and post-blast data for selected properties.

*This recommendation does not appear to have been addressed to date. Hence, the recommended evaluation is insufficient and incomplete at present in ALTA's opinion. Also, the evaluation should include any other potential VOC sources in addition to the Swift site.*

- Provide for secondary containment of the underground storage tank (UST) system and dispenser components and the portions of the stormwater management system that could receive discharges of petroleum constituents, blasting constituents, or naturally-occurring substances from the blasted rock.

*Solli did provide additional information on secondary containment for the UST and stormwater management systems. ALTA is not an UST or stormwater design engineering specialist; hence, ALTA recommends that the secondary containment system designs be reviewed on behalf of the Commission by the Commission's consultant, GZA. In ALTA's opinion, the goal of GZA's review should be to conclude whether or not the system designs and the prescribed construction monitoring and documentation provisions are sufficient to reasonably ensure that releases will not occur from the storage, distribution and handling of petroleum on site. Hence, the information available to the Commission regarding the secondary containment systems is incomplete at present in ALTA's opinion. Additionally, ALTA recommends that WSP assess the potential for road deicing constituents proposed to be used at the site to impact area water supply wells, and for GZA to review same, and that sodium, chloride and other deicing constituents that may be used at the site be added to the well survey water quality analyte list.*

- Commission your LEP consultant (GZA) to review and evaluate the additional information and design. *In addition to items outlined above, ALTA recommends that GZA review all information submitted on behalf of the applicant as pertinent to concluding whether or not the plan is sufficient to reasonably ensure that blasting-related adverse impacts will either not occur, or if they do occur will be identified and rectified promptly.*

## WSP LETTER

The 5 February 2021 WSP letter presents approximately one page of text updating its December 2020 submission that ALTA commented on previously in ALTA's letter dated 19 January 2021. The new text covers the topics discussed below.

### Well Inventory

In its 19 January 2021 letter, ALTA recommended completion of a well survey within a 2,500-foot radius of the planned blasting area, with direct canvass of property owners regarding their drinking water supply sources, where needed, to obtain definitive information. The WSP 5 February 2021 letter does not address this recommendation, but rather reiterates its previous December 2020 assertion that controlled blasting will be used, and goes on to conclude that, "Blasting will not affect the rock fracture density in proximity to neighboring wells or their existing zone of groundwater capture." Notably, WSP does not make reference to any supplemental well survey completed or planned. WSP also does not conclude that the blasting would not plausibly affect the plumes stemming from the Swift site or other potential contaminant source areas in the vicinity of the proposed blasting area. Nor does WSP conclude that the blasting would not plausibly result in impacts to area drinking water supply wells. In order to draw such conclusions, WSP would need to complete additional assessments such as the aforementioned well survey, and review and analysis of existing pertinent CT DEEP files, at a minimum. WSP does not conclude whether these additional assessments are warranted in their opinion. They are warranted in ALTA's opinion. Even if adequate pre-/post-blast surveys are completed, the degree of risk to water wells and contaminant plumes posed by the blasting should be evaluated in light of the CT DEEP file data, so that the Commission can make an informed decision regarding this application. Such decision may pertain to whether to take a small risk, or a large risk, even if adequate provisions for identification and mitigation of blasting-caused impacts are eventually proposed).

### Swift Site/Geological Faults

This section of the WSP letter refers to figures showing the mapped bedrock faults in the site area and concludes that, "The figures show that there is *likely* no *direct* hydraulic connection between the impaired groundwater associated with the Swift site and the proposed blasting area through the subject *major* fractures. The figures also show that the contaminant plume is located more than 1,500 feet from the planned development, outside of the *likely* radius of influence from blasting." [Italics added for emphasis by ALTA.] WSP does not explain how the figures show "that there is *likely* no *direct* hydraulic connection," given that it appears from the WSP figures attached to the 5 February 2021 letter that the two major faults shown do appear to intersect to one another (i.e., at a location northerly of the Swift site), with one major fault crossing through the Swift site and the other major fault crossing through the planned blasting area.

Based on ALTA's review of a partial copy of the *J. Swift Chemical Company Site Remedial Investigation Report* dated December 1993 and prepared by Metcalf & Eddy (M&E) for the CT DEEP, the PCE plume in the bedrock aquifer is shown to extend beneath the wetland located between the Swift site and the proposed blasting area, with low-level PCE contamination indicated for a bedrock well located approximately 1,100 ft. easterly of the Swift site, and shown to be located on or immediately adjacent to the proposed development site. A data table in this report appears to identify this well as located at 21 Albany Turnpike and Figure 3-3 (attached) from the M&E report appears to indicate that this well is associated with the La Trattoria restaurant property. ALTA recommends that this well's location be verified by WSP. This well does not appear on the WSP figures presented in its 5 February 2021 letter. Figure 3-3 (attached, from CT DEEP files) shows the PCE-impacted bedrock drinking water supply well at the La Trattoria restaurant to be directly connected by a major fault to a contaminated portion of the bedrock aquifer beneath the Swift site (i.e., near bedrock monitoring well JS-10, discussed later). Hence, any statements "that the contaminant plume is located more than 1,500 feet from the Property" may not be true (at least as of circa 1990), or at the very least warrant additional analysis, in light of the M&E report prepared for the CT DEEP.

It is crucial that WSP review the additional pertinent information contained in the aforementioned M&E report, and other reports for the Swift site that are likely in the CT DEEP files, to evaluate if its conclusions regarding the Swift site contaminant distribution and transport (including through bedrock fractures and faults) need to be revised. This is needed to ensure that appropriate precautions to protect the nearby properties are prescribed for the proposed project, and to inform the Commission in making decisions regarding whether, or which, risks should be taken. The types of pertinent CT DEEP file information that WSP should be required to review include but are not limited to the following:

- Soil gas survey;
- Geophysical surveys, including a magnetometer survey and seismic survey;
- Borehole geophysics;
- Summary of fractures identified in borehole logs;
- Slug test results;
- Packer test results;
- Geologic drilling logs;
- Contaminants in groundwater which exceed 1% of pure product solubility;
- Cross-sections of geologic materials;
- Data tables and maps showing concentrations of contaminants in soil, overburden groundwater and bedrock groundwater, and soil vapor impacts to nearby properties.

Figure 1-3 (attached) from the M&E report shows the approximate areas of contaminated groundwater in the vicinity of the Swift site. This figure shows a more-contaminated zone extending approximately 600 ft. northerly, 500 ft. southeasterly, and 1,200 ft. southerly from the Swift site, and then a 1,400 ft. gap in the southerly direction where groundwater contamination was generally not identified and then another zone of less-contaminated groundwater present

along Elizabeth Road and Birch Road. Impacted bedrock drinking water wells in the Elizabeth Road/Birch Road area appear to be located approximately 2,800 ft. southerly of the Swift site. The explanation for the distribution (e.g., gap) is not clear in the M&E report, and may be due to the complex nature of groundwater flow in fractures in the bedrock aquifer, and/or another possible source of contamination in the Elizabeth/Birch Road area. Either of these explanations indicate the need for further analysis and presentation by the applicant prior to considering the application to be complete, in ALTA's opinion. For example, if the first explanation is true, then such information should be factored into the selection of pre-/post-blast groundwater and soil vapor survey locations, and if the second is true, it supports our recommendation that the applicant identify other potential contaminant sources in the vicinity of the planned blasting area.

Section 3-1 of the M&E report states that "The eastern portion of the [Swift] site appears to be situated above a zone of rock fragmentation associated with the inactive fault contact with the New Haven Arkose," and "Inactive faults may comprise high conductivity zones through which groundwater flow occurs more readily than in the surrounding bedrock. The zone of fragmented rock associated with the Western Boarder Fault may therefore be expected to be significant in determining overall flow patterns at the site." ALTA notes that Figure 2-9 (attached) from the M&E report shows the impacted Elizabeth/Birch Road area to be directly in line with an inferred and mapped fault location.

Section 4 of the M&E report states that in deep bedrock monitoring well JS-10, the concentration of trichloroethylene (TCE) was 230 ug/l in 1990 [versus the current drinking water standard of 1 ug/l], and was highest in the deepest screened interval (130 to 149 foot depth interval, including the sand pack). Monitoring well JS-10 is located on the easterly portion of the Swift site).

Please note that it is not C.A.R.E.'s (or ALTA's) role to obtain and analyze the pertinent data and information as warranted to assess the appropriateness of the planned blasting and prescribe prudent and appropriate precautions, or to recommend whether the Commission should take small or large risks. Hence, the information described above is presented for the purpose of demonstrating that the application is not yet complete, in ALTA's opinion.

#### CT DEEP File Room

WSP contacted the CT DEEP file room to review relevant environmental records for the Swift site, and was told that they could gain access, to what was reported to be many records, until 7 April 2021. WSP did not indicate whether it has made/kept an appointment for this date and/or whether it plans on accessing the CT DEEP files. In addition to information on the Swift site, the CT DEEP file room, and other sources, also contain information on other potential contaminant source areas in the vicinity of the planned blast area. For example, a CT DEEP Hazardous Waste Manifest Inventory Checklist that ALTA reviewed from the CT DEEP files, lists Lithographics, Inc., located along Old Albany Road (or at 5 Albany Turnpike based on a CT DEEP database), apparently immediately south of the planned blasting area. *The Lithographics, Inc. site is also listed as a Form III CT Property Transfer Act site, which likely means that it*

*generated more than 100 killograms of hazardous waste in any one month since 1980, and that at the time of the filing it was not sufficiently investigated or (if needed) remediated.*

## CONCLUSIONS

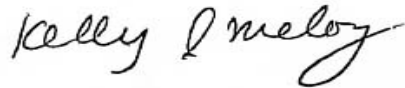
The application is incomplete at present, in ALTA's opinion, as described in some detail above. If all the information that you deem necessary to make a decision is not available to you, then we recommend that the Town reject the application without prejudice, and the applicant be required to obtain the additional information and re-submit a new application for your consideration once sufficient information is available.

Thank you for your consideration of this letter.

Sincerely yours,  
ALTA Environmental Corporation



Evan J. Glass LEP  
President



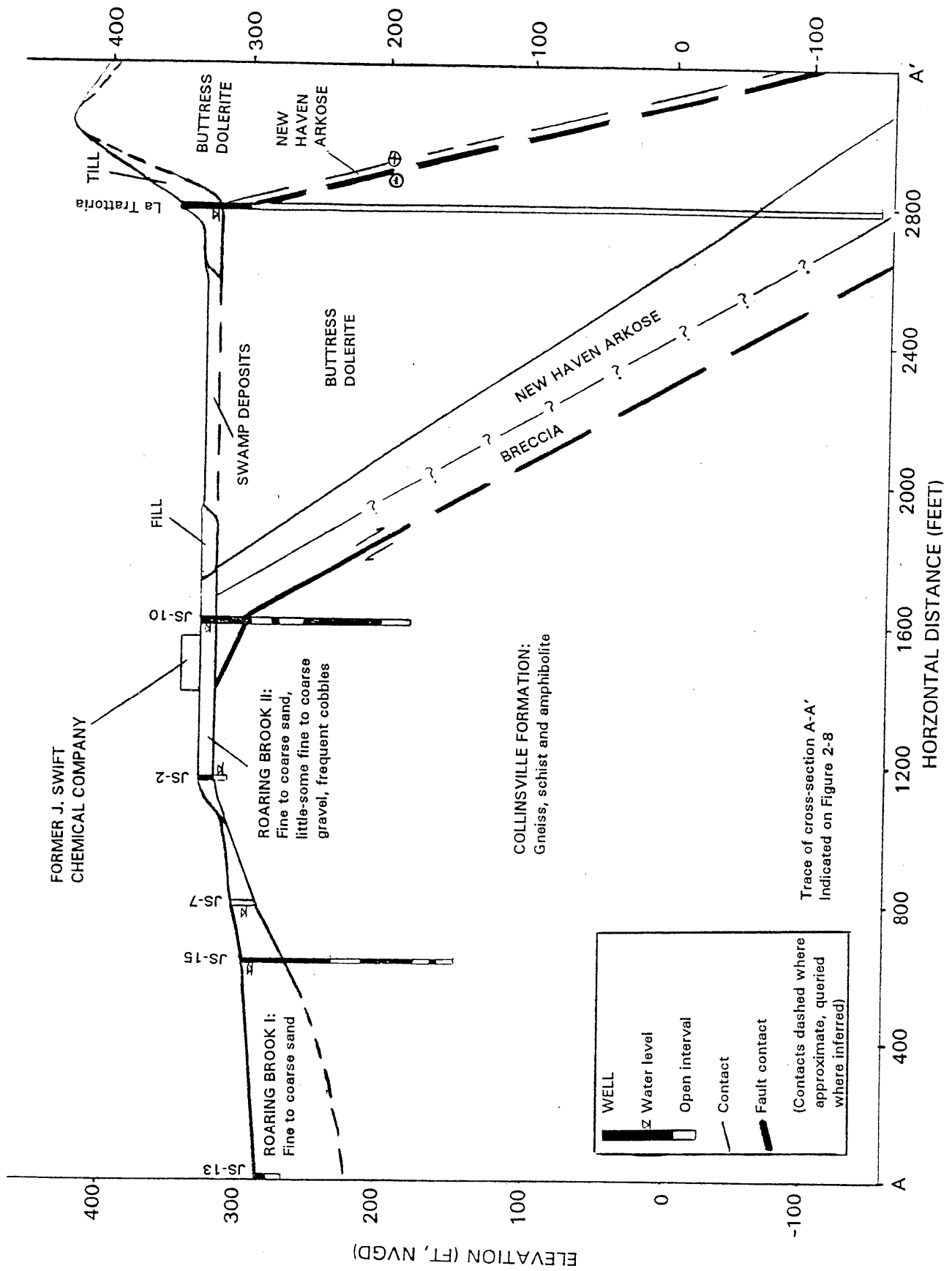
Kelly L. Meloy  
Vice President

Attachments: Figure 4.7 from the M&E 1993 Report  
Figure 3-3 from the M&E 1993 Report  
Figure 1-3 from the M&E 1993 Report  
Figure 2-9 from the M&E 1993 Report

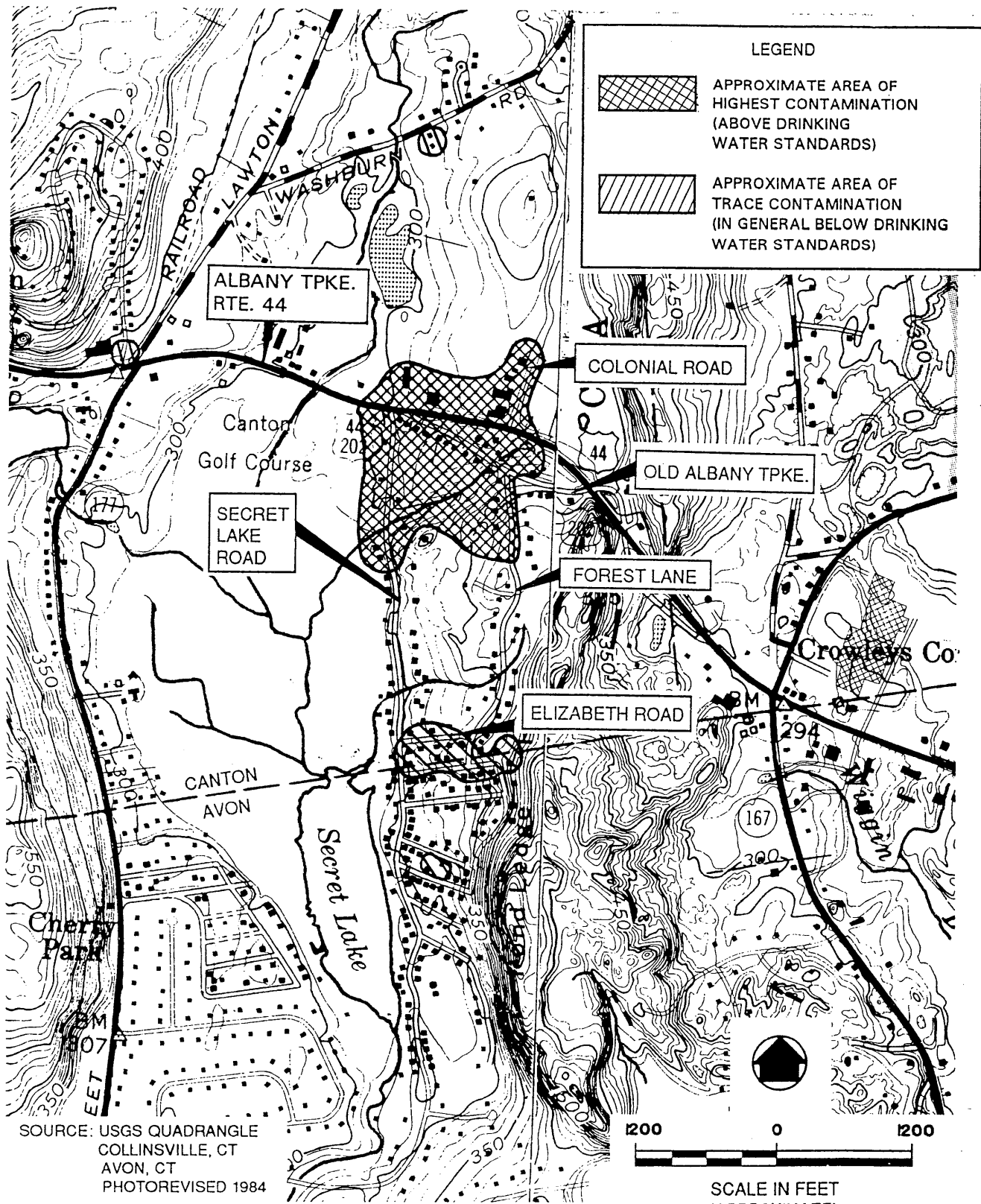
c: Ms. Jane Latus, C.A.R.E.



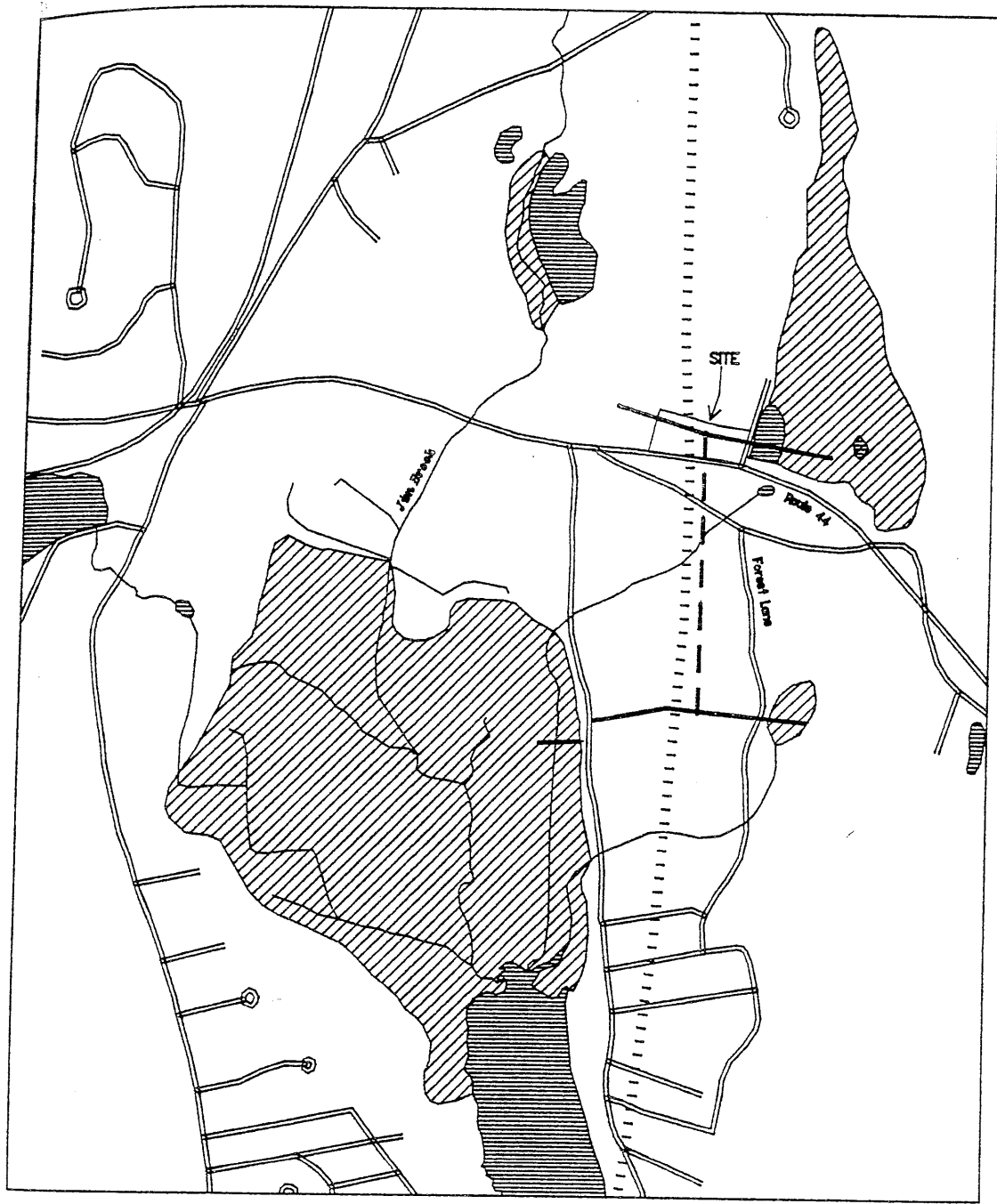




**FIGURE 3-3. INTERPRETED CROSS-SECTION OF GEOLOGIC MATERIALS**





**FIGURE 1-3. APPROXIMATE AREAS OF CONTAMINATED GROUNDWATER BASED ON PAST FVHD DATA (1978) AND CONN DEP DECISION DOCUMENT**



**LEGEND**

—	Seismic Transect
- - -	Inferred Fault Location
	Mapped Fault Location (Stanley 1964)

  
 500    0    500  
  
 SCALE IN FEET

**FIGURE 2-9. LOCATION OF SEISMIC SURVEY TRANSECTS**



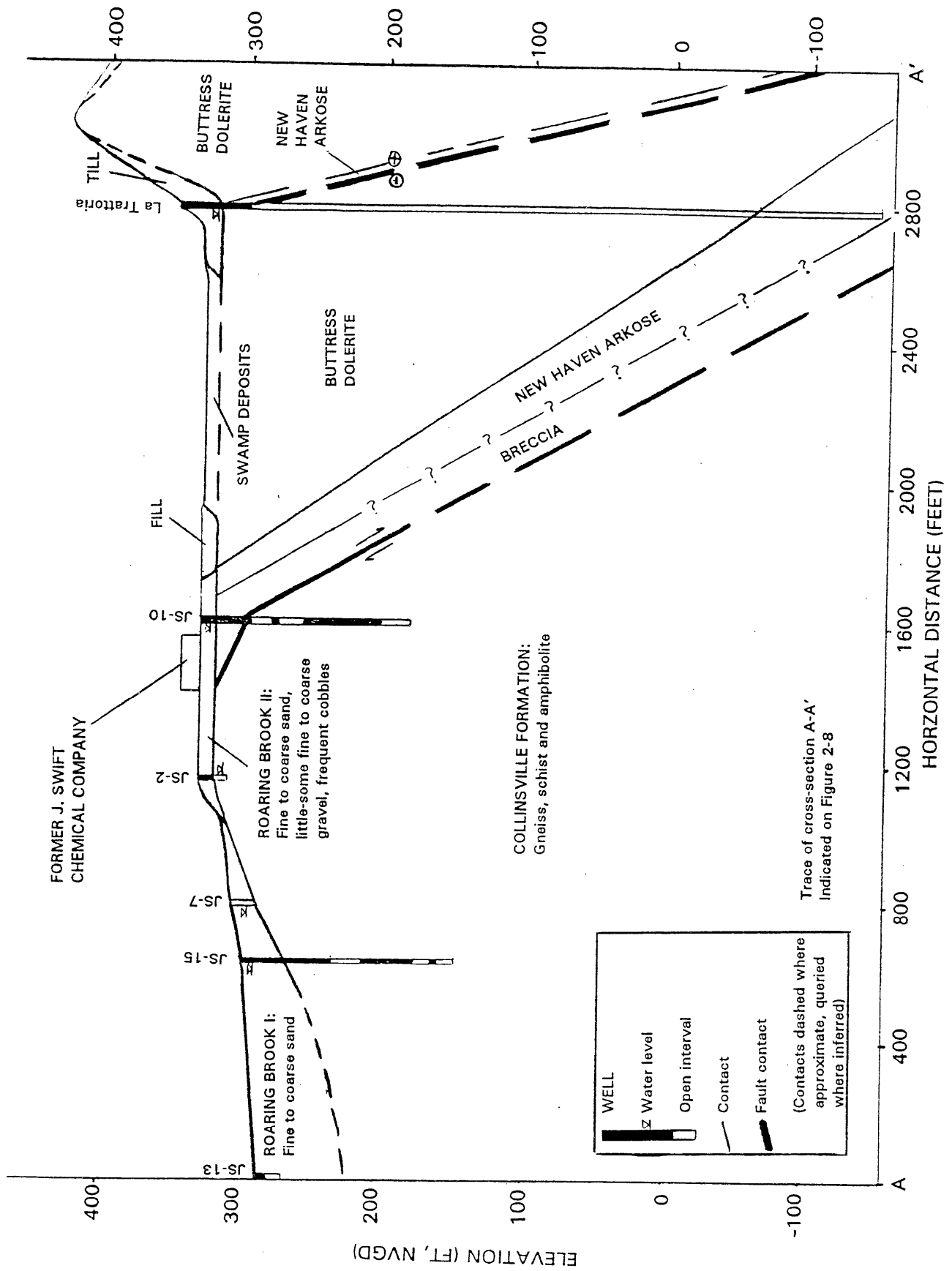
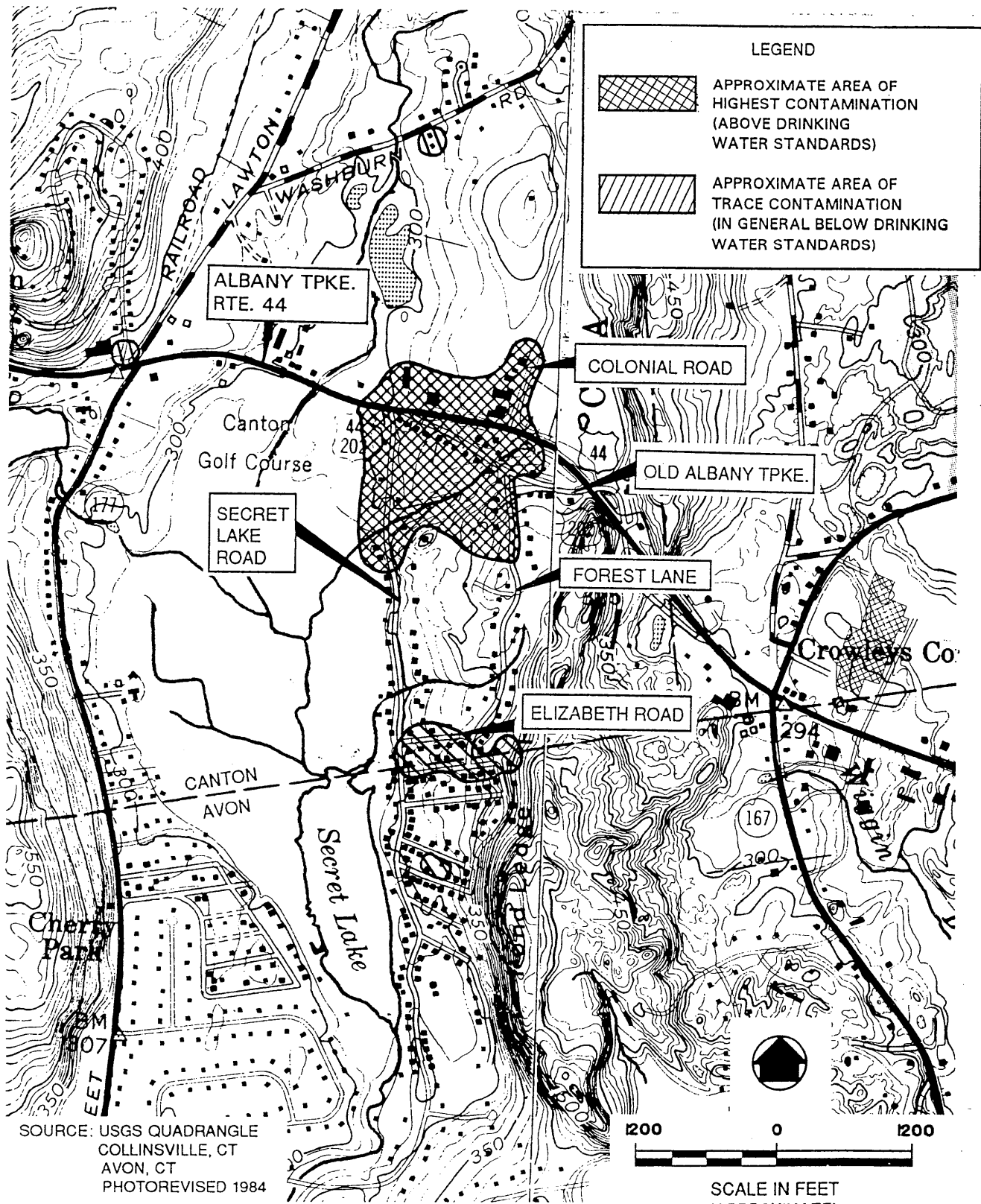
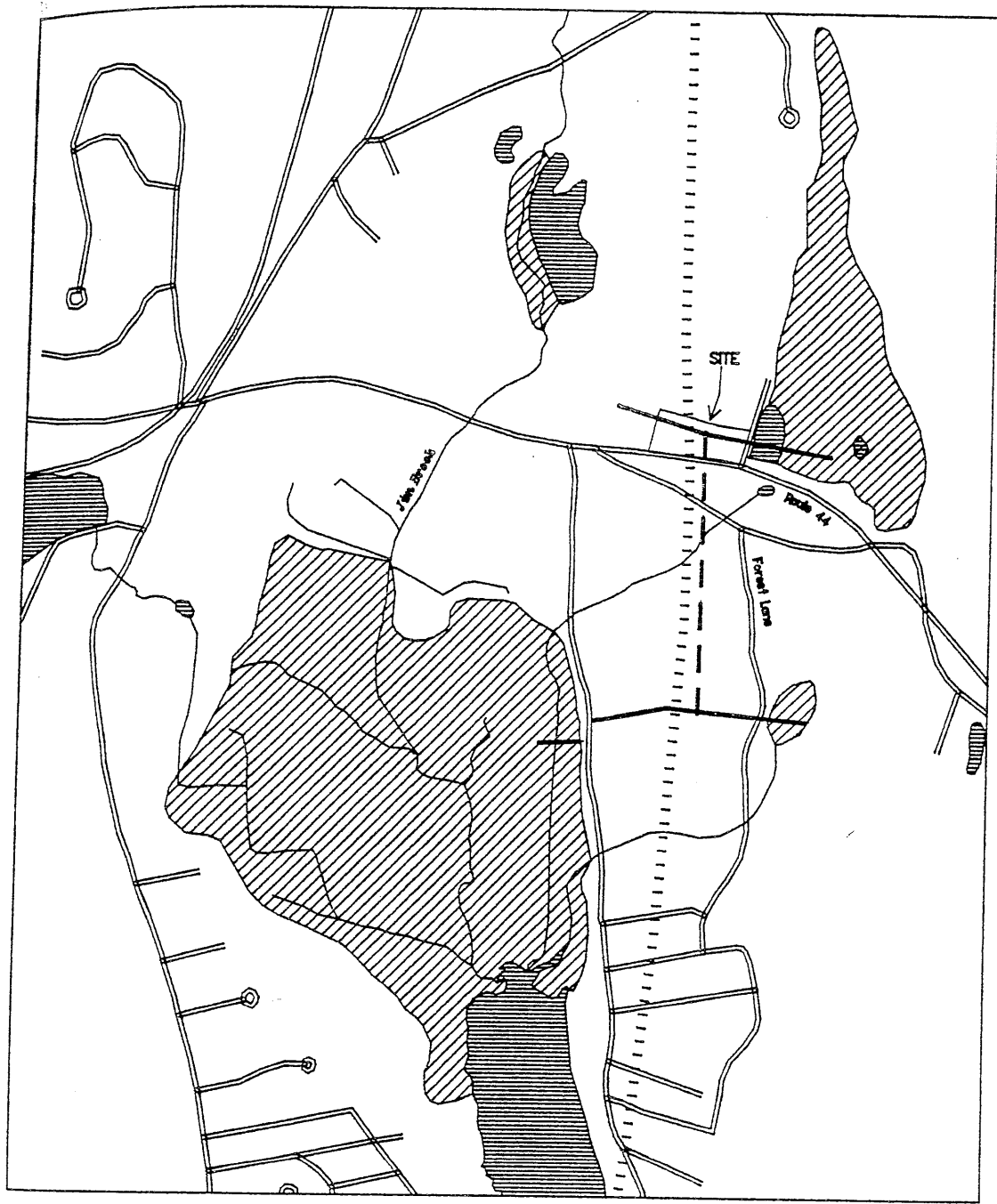


FIGURE 3-3. INTERPRETED CROSS-SECTION OF GEOLOGIC MATERIALS





**FIGURE 1-3. APPROXIMATE AREAS OF CONTAMINATED GROUNDWATER BASED ON PAST FVHD DATA (1978) AND CONN DEP DECISION DOCUMENT**



**LEGEND**

—	Seismic Transect
- - -	Inferred Fault Location
	Mapped Fault Location (Stanley 1964)

  
 500    0    500  
  
 SCALE IN FEET

**FIGURE 2-9. LOCATION OF SEISMIC SURVEY TRANSECTS**



**Archived:** Tuesday, February 16, 2021 1:03:41 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 11:46:57  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Proposed Development at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Amy Roche-Moss [<mailto:indino.roche@gmail.com>]  
**Sent:** Tuesday, February 16, 2021 8:41 AM  
**To:** Pade, Neil  
**Subject:** RE: Proposed Development at 9-15 Albany Turnpike


**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Good morning Mr Pade,

We are residents of Canton and would like to say that we are against the proposed development at 9-15 Albany Turnpike.

Thank you for your time and effort.

Best regards,  
Amy and Nick Indino

**Archived:** Tuesday, February 16, 2021 1:02:57 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 11:44:29  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: 9-15 Albany Turnpike  
**Importance:** Normal  
**Attachments:**  
[SLA 9\\_15 Albany Tpk Comments.pdf](#) 

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Neil

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**From:** MARY STOCKMAN [mailto:[mary\\_stockman@sbcglobal.net](mailto:mary_stockman@sbcglobal.net)]  
**Sent:** Monday, February 15, 2021 9:51 PM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Mr. Pade,

Please see the attached letter from the Secret Lake Association and the Executive Board. We have reviewed this proposed plan and have addressed our concerns for the Secret Lake Association's homes and possible risk of contamination of the lake and existing wells in the neighborhood.

Please consider this information regarding this proposal at the upcoming planning and zoning meeting.

Thank you,

Mary Stockman, President and Executive Board Members  
The Secret Lake Association



# Secret Lake Association

Avon and Canton, Connecticut  
secretlakeect@gmail.com

2/15/2021

Town of Canton Planning and Zoning Commission  
4 Market Street  
Canton, CT 06022

**Re: File 475; ApIn 2000; 9-15 Albany Turnpike**

Commissioners:

The Secret Lake Association (SLA) respectfully submits this letter to express our concerns about the project proposed for 9-15 Albany Turnpike (File #475; ApIn #2000). Based on the record for this proposal, we feel the Applicant has not shown that the public benefit of the project outweighs potential harm to our members, or to Secret Lake. We're particularly concerned about possible damage to wells and property in the neighborhood from the blasting required to achieve the proposed grade. The proximity of the project to uncontrolled legacy contamination from the J. Swift Chemical Company Superfund Site- which has already contaminated drinking water wells in our neighborhood- is also a grave concern for the SLA. Based on these concerns, we urge the Commission to deny the Special Permit the Applicant will need to conduct the majority of the blasting (Section 7.5.D.3 of the Town of Canton Zoning Regulations- earthwork and grading over 2,000 cubic yards).

The SLA is a neighborhood group organized around Secret Lake. Through funds raised from a special tax district and volunteer efforts, our members collaboratively support management of the Lake to protect water quality and enhance recreation opportunities. Secret Lake is the center of our community. Our members (and other residents of Canton and Avon) use the Lake year-round for a variety of activities, including but not limited to swimming, paddling, angling and ice-skating. Many of our members get their drinking water from wells, tapping the same aquifer that feeds Secret Lake and keeps it cold and clean.

There is a large body of evidence documenting property damage caused by blasting operations in Connecticut. We refer the Commission to the letter submitted by Theresa Barger of Canton Advocates for Responsible Expansion dated 2/11/2021, which notes that CT's blasting regulations have not been updated since 1972 (nearly 50 years). Barger's letter goes on to describe blasting-related damages experienced by CT residents from across the state, including radon in well water; turbidity in well water; increased hardness of well water; noise pollution significant enough to drive people indoors; cracked cement surfaces in landscapes; cracked chimneys and windows; and rock dust that travels to neighboring properties.

The Connecticut Department of Energy and Environmental Protection (CT-DEEP, known at the time as the Department of Environmental Protection or DEP), in its investigation of contamination from the J. Swift Chemical Superfund Site, noted the complexity of the bedrock geology underneath 9-15 Albany Turnpike and our neighborhood. This complexity makes predicting the potential impacts of blasting difficult. In a letter from Edward C. Parker (then Director of the DEP's Site Remediation and Closure Division) to R. Kenneth Wassall (then Canton's Town Engineer) dated April 2<sup>nd</sup>, 1991, Parker states *"Domestic wells in this area are set in bedrock. Groundwater flow within the bedrock is primarily through fractures. These fracture patterns tend to be highly complex and somewhat irregular, making them difficult to map."*

A letter dated 2/11/2021 from Gary Robbins (Professor of Geosciences and Natural Resources at the University of Connecticut, and a highly respected expert on preventing damage to property and the environment from blasting operations) also notes how difficult it is to predict impacts to wells and groundwater quality near blasting sites:

*"Excavation blasting can impact nearby water wells in a number of ways, depending on how close the blasting is to wells, type of blasting agent, the amount of blasting that takes place and the nature of fractures and groundwater flow conditions. Potential impacts include:*

- 1. Vibration can open or close fractures, changing well transmissivity and specific capacity (pumping rate) and groundwater flow direction;*
- 2. Changes to the transmissivity of fractures can change water levels in wells and change ambient flow within wells and overall water quality. Same may occur if flow directions change;*
- 3. Increasing the apertures of shallow fractures could increase the flux of surface pollutants to enter the subsurface (e.g. deicing salt);*
- 4. Vibration causes temporary increases in water turbidity (shaking up cutting fines that are settled in the well);*
- 5. As a result of incomplete combustion of agents such as ANFO, blasting results in reducing conditions that solubilize iron and manganese (although nuisance chemicals, the latter is also a neurotoxin). Other possibilities include increases in radon flux.*

This expert testimony about the risks of blasting would be enough to justify our request that the Commission deny the Applicant the Special Permit requested under Section 7.5.D.3 of the Town of Canton Zoning Regulations (earthwork and grading over 2,000 cubic yards). In this case though, the proposed blasting is occurring within 1500' of legacy industrial contamination associated with a designated Superfund Site. In the 1950s and 1960s, waste solvent sludges were disposed in an open landfill in the vicinity of 51 Albany Turnpike by the J. Swift Chemical Company. Contamination from a variety of chlorinated and non-chlorinated solvents is present on the site. As this is an unprecedented situation, Mr. Robbins' letter doesn't specifically address the potential impacts related to this legacy contamination- but we are concerned that the potential changes to fracture transmissivity from blasting he describes could lead to movement of the contaminant plume, and corresponding contamination of

drinking water wells. We refer again to the 4/2/1991 letter from Edward C. Parker to R. Kenneth Wassall, which describes the interaction of these compounds with groundwater and bedrock:

*“... the contaminants of concern typically have densities greater than the receiving groundwater. These compounds have been clearly documented to sink in the groundwater flow system. Rather than moving with the groundwater, these contaminants migrate along density gradients, often in unpredictable pathways. For the reasons noted, it is essentially impossible to accurately determine which private wells will be impacted in the future and which of the wells that have trace levels of contamination will become more contaminated in the future.”*

SLA has been researching the number of households in the neighborhood that use private wells as a drinking water source. There are homes on the Canton end of Secret Lake Road and Forest Lane that were connected to public water through DEP initiatives related to J. Swift Chemical in the late 1980s and early 1990s, but our understanding is that not all of our members in that area were able to take advantage of those programs. Nearly all of our members in Avon get their drinking water from wells. Our data is not comprehensive, however we’ve learned enough to know that the majority of our members are getting their drinking water from the aquifer- and are therefore exposed to the litany of risks presented by this proposal.

We also note that we’re concerned about post-construction stormwater runoff, and potential impacts to water quality in Secret Lake and the aquifer. The uses proposed- a filling station and car dealership- are known to contribute a variety of pollutants to groundwater and surface water, including compounds associated with fuel and fluids, sediment and deicing agents<sup>1</sup>. As Robbins mentions in his letter, the blasting required for site preparation could potentially widen surficial bedrock fractures and enhance connections between stormwater runoff and groundwater.

The health risks to our members from the proposed work are our primary concern, but we also want the Commission to consider what the recourse for our members will be if they are harmed by this project. Barger’s letter includes several stories from CT residents that were unable to secure compensation for blasting-related damages from the developer, the blasting company or their insurance company.

On this issue, we also refer the Commission to a letter from William Warzecha, a hydrogeologist who oversaw Connecticut’s Potable Water Program and led enforcement of CT’s groundwater protection regulations over a 36-year career with CT-DEEP dated 2/11/21. Warzecha says,

*“The blasting of rock material and subsequent removal of 118K cy of rock material is very significant and has the potential to alter ground water flow in the bedrock on and off site as well as pollution residing in overburden material in proximity to the site, i.e., J. Swift site.”*

- 
1. Hilpert, Markus et al. Hydrocarbon Release During Fuel Storage and Transfer at Gas Stations: Environmental and Health Effects. Current Environmental Health Report (2015) 2:412–422  
Kelly, V.R., Findlay, S.E.G., Weathers, K.C. 2019. Road Salt: The Problem, the Solution, and How to Get There. Cary Institute of Ecosystem Studies. Available here:  
[https://www.caryinstitute.org/sites/default/files/downloads/report\\_road\\_salt.pdf](https://www.caryinstitute.org/sites/default/files/downloads/report_road_salt.pdf)

*“Every effort should be made to gather sufficient pre-development and pre-blasting work at the site to which post-development activity can be compared. That is the only way it will be definitively determined whether the work at the site adversely caused pollution or exacerbated the conditions at the J. Swift site, i.e., causing the pollutants at the site to be released and mobilized. That is so important because it will determine the party or parties responsible for abating the pollution and the provision of a short- and long-term supply of drinking water. If pollutants at the J. Swift site are mobilized due to the work done at 9-15 Albany Turnpike and impact drinking water/vapors off-site, both the owner of the Swift site and blasting/site contractor for 9-15 Albany Turnpike will be jointly and severally responsible for causing pollution. If that is the case both will have responsibility. The concern here is that DEEP has been unable, to date, to make the past and current owner of the J. Swift site conduct any investigation and clean-up... Had the site been properly cleaned up, it would not be a concern now. Enforcement, i.e., issuance of administrative orders, can be dragged out for a protracted period given the appeals process especially when there is more than one party involved. Should drinking water wells be adversely impacted by the mobilization of pollutants at the J. Swift site due to the blasting/site work, DEEP may only pursue the party that caused the pollution, i.e., potentially the blaster, site contractor, and/or the developer, etc., not the property owner of the J. Swift site. The latter is only responsible for abating the pollution that is leaving the site. In order to be proactive, a bond should be set by the town for the applicant to cover the cost of supplying a short- and long-term supply of drinking water to potentially affected well owners or be provided assurances by DEEP that it will provide grant monies pursuant to Sec. 22a-471 of the CGS for the purpose of providing a short-term supply of drinking water as necessary until such time the responsible party is identified and provides the most cost-efficient, long-term provision of potable water to all those adversely impacted. **No well owner should bear the burden of having to pay for either a short- or long-term supply of drinking water due to pollution caused by another party or parties, no fault of their own—that is the reason the state legislature established the potable water law.**”*

Emphasis was added to the quote above.

Our preferred action is for the Commission to deny the Special Permit allowing blasting (Section 7.5.D.3 of the Town of Canton Zoning Regulations- earthwork and grading over 2,000 cubic yards). If the Commission does see fit to approve this Special Permit and allow the proposed blasting, we urge you to include conditions that will protect our members. We again refer to the 2/11/2021 letter submitted by Professor Gary Robbins of UConn:

*“...well monitoring can help resolve if negative impacts occur. I would suggest the following be conducted on nearby wells that may experience vibration. I cannot provide a definitive distance, but I recall from the literature a minimum would be homes within 500 feet.*

- 1. Water level monitoring before, during and after blasting using pressure transducers.*
- 2. Water quality sampling before and after blasting (immediately after, and time series for several weeks out)—TDS, TOC, turbidity, Fe, Mn, nitrate, pH.*
- 3. A short duration well pump test should be conducted before blasting and after blasting to measure the specific capacity or transmissivity of the wellbore.*
- 4. Pictures should be taken of the well head before and after blasting.”*

Professor Robbins states that this review should be conducted for all properties within 500', *at minimum*. It is the strong opinion of the SLA Board that there is far too much uncertainty about the possible impacts to our members to limit the radius of monitoring to 500'. **We ask that, if this Special Permit is approved, it include a condition requiring the Applicant to conduct the monitoring described above for all properties within 2,500' of the project site.** This condition should also provide a framework for the Applicant to collect photo and narrative documentation of assets other than wells that could be damaged by blasting, and add that information to the official record of baseline conditions. Property owners outside of this distance should also have the opportunity to conduct their own assessments as described above and, if necessary, access compensation for documented damage from the Applicant. No nearby property owner should bear the burden of conducting the monitoring required to track potential damages caused by blasting; that should be the responsibility of the Applicant, as they are requesting exceptions to Zoning regulations meant to protect neighbors from harm arising from large-scale earthwork. We also note that it behooves the Applicant to make sure these assessments are completed, in order to avoid potential legal action over damages to wells and property that may or may not have been caused by the project.

Furthermore, no property owner should have to have to pay out of their own pocket to rectify damages caused by a nearby neighbor. **We ask that, if this Special Permit is approved, it include a condition requiring the Applicant to secure a Performance Bond to cover any damages to property from the proposed project.** The amount of this Bond should be based on the official record of baseline condition of wells and other assets, and sufficient to compensate all potentially impacted property owners. Costs factored into determining this amount should include but not be limited to the expense for well owners to connect to a public water supply, expenses equivalent to ten years of water utility fees, and funding for property buyouts at fair market value for any neighbor whose well becomes unusable, should they choose that option.

Again, our preferred action is for the Commission to deny the Special Permit allowing blasting (Section 7.5.D.3 of the Town of Canton Zoning Regulations- earthwork and grading over 2,000 cubic yards). Special Permit exemptions to the Zoning Regulations are meant to be deployed only when they are in the best interest of the public. In our strong opinion, the Applicant has not adequately made the case that the proposed project will provide enough public benefit to warrant this Special Permit. While we recognize the Applicant's right to develop their property and the fact that this project will create additional property tax revenue for the Town of Canton, the record shows potential risks to our members and Secret Lake that warrant extreme caution from the Commission.

Finally, we would like to thank the Commissioners and supporting staff for their careful consideration of this proposal, and for ensuring that SLA and our members had adequate time to review the proposed work and offer our suggestions for protecting Secret Lake and our neighborhood. We understand the significant time and effort this process has required of you, and we are grateful for your service to the Town of Canton.



Sincerely,

Mary Stockman, President and Executive Board member  
Secret Lake Association  
<submitted electronically>

References (^ = submitted separately to PZC; \* = attached):

1. Letter submitted PZC by Theresa Barger dated 2/11/2021^
2. Letter from Edward C. Parker (then Director of the DEP's Site Remediation and Closure Division) to R. Kenneth Wassall (then Canton's Town Engineer) dated 4/2/1991\*
3. Letter submitted to PZC by William Warzecha, dated 2/11/21.^
4. Letter submitted to Michael Jastremski (SLA Board member) by Professor Gary Robbins\*



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



April 2, 1991

R. Kenneth Wassall  
Town Engineer  
4 Market Street  
Collinsville, CT 06022-0168

Dear Mr. Wassall:

In 1989, the Commissioner of Environmental Protection determined that the former John Swift Chemical Company site, located at 51 Albany Turnpike in Canton, posed an unacceptable threat to human health and the environment and listed the site as the first State Superfund Site. A Remedial Investigation/Feasibility Study funded by the State of Connecticut was begun in 1990. This study, when completed (November 1991), will recommend remedial alternatives for addressing soil and groundwater contamination associated with the disposal of industrial solvents onto the ground at the Swift facility.

As part of the investigation, domestic wells on Old Albany Turnpike, Secret Lake Road and Forest Lane were tested. It was determined that contamination extended past the area where water mains were extended in 1980. Three of the wells tested were determined to yield water which is not potable. Other wells have trace level of contamination, but are still considered potable.

Domestic wells in this area are set in bedrock. Groundwater flow within the bedrock is primarily through fractures. These fracture patterns tend to be highly complex and somewhat irregular making them difficult to map. Additionally, the contaminants of concern typically have densities greater than the receiving groundwater. These compounds have been clearly documented to sink in the groundwater flow system. Rather than moving with the groundwater, these contaminants migrate along density gradients, often in unpredictable pathways. For the reasons noted, it is essentially impossible to accurately determine which private wells will be impacted in the future and which of the wells that currently have trace levels of contamination will become more contaminated in the future.

The Department will continue to pursue contaminant source control and investigate the feasibility of controlling further off-site migration of contaminants in the bedrock flow system. However, even a state-of-the-art groundwater pump and treat system will not address the wells that have already been contaminated and will, at best, control a portion of the contaminant plume.

(Printed on Recycled Paper)

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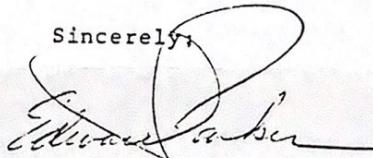
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R.K. Wassall  
Page 2  
April 2, 1991

Due to the inherent difficulties in predicting the fate and transport of contaminants in fractured bedrock, public health would best be protected by extending municipal water service in the area.

Sincerely,



Edward C. Parker  
Director  
Site Remediation & Closure Division

ECP:EMP:ep

cc: N. Davidson



February 12, 2021

Michael S. Jastremski, CFM

Watershed Conservation Director  
Housatonic Valley Association  
150 Kent Road South  
Cornwall Bridge, CT 06754

## **Recommendations on monitoring blasting activities**

Dear Mr. Jastremski

As per your request, here are my recommendations regarding blasting. As you are aware, I am a Professor of Geosciences and Natural Resources, specializing in hydrogeology. Hence my focus is on groundwater issues. About 15 years ago, we conducted studies with the Department of Environment Protection (now DEEP) on the impacts of blasting, with emphasis on water quality problems that may arise from foundation excavation blasting using ANFO as the blasting agent. Subsequently, I conducted a seminar for the Department of Public Health to help train local health officials on the subject. I also was in discussion with the State Fire Marshal office about regulatory changes on monitoring blasting. Current monitoring emphasizes vibratory impacts to structures as ascertained by deploying seismic instrumentation. The recommendations below are based on our past research and information gleaned from the literature (which is somewhat sparse). My recommendations on pre- and post- monitoring and testing are designed to help settle disputes and prevent protracted litigation that may arise by claims that wells are negatively impacted by blasting activities. I should also add my recommendations are generic in nature. I have not reviewed any site-specific information.

Excavation blasting can impact nearby water wells in a number of ways depending on how close the blasting is to wells, type of blasting agent, the amount of blasting that takes place and the nature of fractures and groundwater flow conditions. Potential impacts include:

1. Vibration can open or close fractures changing well transmissivity and specific capacity (pumping rate) and groundwater flow direction;
2. Changes to the transmissivity of fractures can change water levels in wells and change ambient flow within wells and overall water quality. Same may occur if flow directions change;

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Natural Resources and the Environment  
1376 Storrs Road, Unit 4087  
W.B. Young, Room 318  
Storrs, Connecticut 06269-4087



3. Increasing the apertures of shallow fractures could increase the flux of surface pollutants to enter the subsurface (e.g. deicing salt);
4. Vibration causes temporary increases in water turbidity (shaking up cutting fines that are settled in the well);
5. As a result of incomplete combustion of agents such as ANFO, blasting results in reducing conditions that solubilize iron and manganese (although nuisance chemicals, the latter is also a neurotoxin). Other possibilities include increases in radon flux.

Given these conditions, well monitoring can help resolve if negative impacts occur. I would suggest the following be conducted on nearby wells that may experience vibration. I cannot provide a definitive distance, but I recall from the literature a minimum would be homes within 500 feet.

1. Water level monitoring before, during and after blasting using pressure transducers.
2. Water quality sampling before and after blasting (immediately after, and time series for several weeks out)—TDS, TOC, turbidity, Fe, Mn, nitrate, pH.
3. A short duration well pump test should be conducted before blasting and after blasting to measure the specific capacity or transmissivity of the wellbore.
4. Pictures should be taken of the well head before and after blasting.

I have attached a zip file with some reference material. I would be happy to respond to any questions you may have.

Respectfully submitted,

Gary A. Robbins, Professor

**Archived:** Tuesday, February 16, 2021 1:02:16 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 11:33:19  
**To:** [Deltenre, Renee](#)  
**Subject:** FW:  
**Importance:** Normal

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9-15 Albany File

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**From:** Matty C [mailto:mattysee24@gmail.com]  
**Sent:** Monday, February 15, 2021 6:45 PM  
**To:** Pade, Neil  
**Subject:**

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

To whom it may concern,  
(because it probably doesn't concern you money grubbers one bit.)

We the people Don't want your gas pumps. We the people Don't want chemicals in our water from the blasting of the chemicals in the rocks back there.

This urbanization of canton has to stop, we all live in this "small town" because its still a great small town. But you're ruining it every time there's a new development. It won't be a small town forever.

I live at 15 Forest Ln, Canton, CT 06019 and I live across from where you plan on blasting the rock and putting cancer causing contaminants in our water. Right next door there was that chemical company over by Mitchel Volkswagen. That stuff is still buried there. What are you thinking?! You sold your soul for the almighty dollar and my blood will be on your hands, I only hope that when I get cancer and die, I will haunt you, I promise.

Anyway, if you build this development, I will immediately move out of canton (been here 34 years of my life) and I will never spend another cent in this town, EVER!

What is our incentive to having those gas pumps? Do we get free gas for life in exchange for the cancer you'll be giving us? No? Didn't think so, we the people get shit on. Democracy is an illusion and you're the proof of that!

**STOP THIS NONSENSE!!!**  
**GIVE US BACK THE POWER!!!**  
**DON'T TREAD ON ME!!!**

if you've read this far, good for you for doing so, maybe you're not a spawn of Satan.

Regards,  
Matthew Louis Charette

**Archived:** Tuesday, February 16, 2021 1:02:08 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 11:30:15  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Opposition to Proposed Gas Pumps and EV Showroom  
**Importance:** Normal

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Neil

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**From:** Robert Greger [mailto:[robgreger@gmail.com](mailto:robgreger@gmail.com)]  
**Sent:** Monday, February 15, 2021 4:35 PM  
**To:** Pade, Neil  
**Subject:** Opposition to Proposed Gas Pumps and EV Showroom

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I disagree with what is being proposed for the ridgeline.  
It may only be 3 percent of the ridgeline but it matters which 3 percent.

The statement that I stuck with me was from Hayley Kolding.

“This proposal isn’t just blasting three percent of the ridgeline. It’s blasting an iconic section that is a landmark for visitors entering Canton and residents returning home at the end of the day. To remove this section of ridgeline that serves as a gateway to our town would communicate a lack of concern for the small town, the rural beauty that defines so much of Canton’s appeal, which would be detrimental to property values and to Canton’s ability to attract shoppers that come from out of town to enjoy the small town experience that our sweet town offers. In short, this is not just three percent of the ridgeline; it is a highly visible portion of the ridgeline. Our regulations can only be successful if we honor them and their intentions.”



To Whom it May Concern,

The purpose of this letter is to urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for nine special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8ft. height limit; a gasoline station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining. The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development.

The town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: a. Public health, safety, or welfare; b. The environment; c. Improved land use, site planning and land development; and sound planning and zoning principles; d. Property values; or e. Better overall neighborhood compatibility. This project violates all five provisions. No landowner deserves special permits that would harm the public and this is no exception. The land and the community must remain respected.

As a Canton resident who lives right off of Albany Turnpike (on Old Albany Turnpike, across from La Tratoria) I was horrified to learn of the proposed plans to blast the beautiful rock formations that I enjoy every single day. It is time that someone stands up for Nature and I must speak out against the demolition of this beautiful trap rock ridge. Not only would this proposal increase already heavy traffic, it is not necessary. The road is already lined with gas stations and car dealerships. This piece of nature is one of the last beautiful views to take in along the road and it is absolutely insane to me that someone is trying to destroy it for profit.

I am tired of watching Nature get destroyed in order to support more consumerism when there are empty buildings already. I have lived my whole life in CT and have already seen such drastic changes to route 44. Now, a piece of Nature that I look at every day is being threatened and I must act.

Blasting will occur above the aquifer that provides our drinking water. It will also be occurring 1,500 ft. away from the Swift Chemical Superfund site, potentially releasing volatile organic compounds into the air and cancer-causing toxins into our water 6 days a week for 16 months. This is absurd! The blasting and construction would completely interfere with my life and the entire neighborhood. It is unfair for us, taxpaying citizens to have to live under these conditions in order for profit that does not benefit us in any way. I stand up to this and know that I am not alone. I also have a sensitive dog and worry that the sounds and blasting will keep him in a stressed state.

We will be forced to move and that does not seem to be an option right now, so I am begging the town to stand up to these greedy businessmen that have absolutely no regard for nature or the people that live nearby. There are animals and birds that live in those woods too, we keep driving them out of their homes with development, let us stop this before it negatively affects many living beings and the community. It is time to show respect to the Earth and people that live in this neighborhood. I feel as if my own backyard is being attacked and wish to be heard. Thank you for your time.

Sincerely,

Elizabeth Krafcik



February 15, 2021

Planning and Zoning Commission

4 Market Street

Canton, CT 06019

Dear Planning and Zoning Commissioners,

I am a resident of Canton, CT, and live at 12 West Simsbury Road.


I write this letter to you with urgency to stop the proposed plan to blast the Trap Rock Ridge. My primary concern for this project is that the construction could make the drinking water unsafe for the residents in the Secret Lake neighborhood and this is UNACCEPTABLE. My 10 year old son and his father live on Forest Lane and many of their neighbors are on the well water that will be affected by the blasting. The residents of this neighborhood spend their summers swimming in Secret Lake, which will also be polluted from this construction. I urge you to consider the safety of our Canton residents and our Avon neighbors who live in the area. Please do not allow this to happen!

I am also against this project for my own selfish reasons as I am concerned about the additional traffic near the shops. I work in West Hartford and drive past the Trap Rock Ridge twice every day. The amount of traffic in that area during rush hour is already a problem, and this will make it significantly worse.

I saddened by the idea that this project may move forward, and will be deeply disappointed in our town if we allow this to happen. Please say NO to this proposal!

Sincerely,

Julie Morisano

**Archived:** Tuesday, February 16, 2021 1:00:41 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 09:16:39  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: One additional member of CARE's intervenor team  
**Importance:** Normal  
**Attachments:**  
[Faulkner resume 2-2021.docx](#); 

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Neil

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**From:** Jane Latus [mailto:[JELatus@comcast.net](mailto:JELatus@comcast.net)]  
**Sent:** Sunday, February 14, 2021 4:55 PM  
**To:** Pade, Neil  
**Cc:** zzS Faulkner; [michaelpendell@gmail.com](mailto:michaelpendell@gmail.com)  
**Subject:** One additional member of CARE's intervenor team

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Neil,

Sarah Faulkner has an important contribution to make on behalf of CARE. Would you please also admit her to the meeting as an expert? Her brief bio is below, and her resume is attached.

Thank you,  
Jane

Jane Latus  
President  
Canton Advocates for Responsible Expansion, Inc.

Dr. Faulkner has a strong and varied background in land and water conservation and ecological science. She currently is the eighth grade science teacher for East Granby Middle School, and has held previous positions in education including as the K-12 STEAM Coordinator for the Enfield, CT public school system; 6-12 Science Curriculum Specialist for CREC; middle school science teacher at Sedgwick Middle School in West Hartford, CT; and middle and high school science teacher in Canton, CT. Dr. Faulkner received her doctorate in educational leadership with a dissertation on science curriculum from the University of Hartford; her MS in biology (focus on ecological evolution) from Southern CT State University; her BA in biology from Wellesley College; and did graduate work in applied mathematics at Harvard University. Prior to her career in education, Dr. Faulkner had an earlier career in environmental protection with The Nature Conservancy, Rivers Alliance of

CT, and American Rivers; and in computers with Wang Laboratories doing computer research, software development, and technical writing. An active volunteer, Dr. Faulkner currently serves on the Board of Directors for the Canton Land Conservation Trust, as President for Hartford Audubon, as an elected member of Canton's Board of Finance, and is a TEAM mentor for the State of Connecticut Department of Education. She previously served for over 30 years on Canton's Conservation Commission including two terms as Chair; many years on the CT Science Supervisors Association Board; a term on the CT Science Teachers Association Board; was active on committees for the State of CT for the evaluation and adoption of NGSS; and was a leader and scorer for the BEST program.

# **SARAH FORD FAULKNER**

**25 Dyer Avenue, Collinsville, CT 06019**  
**Cell: 860-543-1280 sffaulkner@comcast.net**

*Collaborative educator who is passionate about inspiring both students and educators in collaboration, achievement, and personal growth. Excellent communication and planning skills, a genuine enjoyment in working with students, and contagious enthusiasm.*

## **EDUCATION**

- 2012 -- Ed.D., Educational Leadership, University of Hartford  
Dissertation: Science Literacy: Exploring Middle-Level Science Curriculum Structure and Student Achievement
- 2004 -- M.S., Biology, Southern CT State University
- 1999 -- Science teaching certification, Alternate Route to Certification
- 1982 -- Work toward M.S., Applied Mathematics, Harvard University (Extension), completed 2/3; not finished due to joining faculty
- 1978 -- B.A., Biology, Wellesley College

## **PROFESSIONAL EDUCATOR EXPERIENCE**

### **8-2015 to Present Science Teacher, East Granby Public Schools, East Granby, CT**

- Teach 8<sup>th</sup> science. Units include heredity, astronomy, plate tectonics, climate change, biochemistry, and Invention Convention.
- Run after school clubs for Science and Greenhouse, and Rocketry for grades 6, 7, & 8.
- Run and manage school greenhouse, using it for both classroom and club uses.
- Member of School Improvement Committee and District Safety Committee.
- Lead chaperone for international and distance student science travel.

### **8-2013 to 6-2015 K-12 STEAM Coordinator, Enfield Public Schools**

- Member of district administrative team setting STEAM direction for district.
- Responsible for curriculum design and development, teacher training, state and national assessments, and professional development for science, math, technology education, arts & engineering departments in eleven schools, grades Pre-K-12.
- Responsible for observing, coaching, and evaluating teachers.

### **1-2013 to 8-2013 Secondary Science Curriculum Specialist, CREC, Hartford, CT**

- Designed, wrote, and revised coherent science curriculum among nine secondary magnet schools, providing PD, communication, coaching, and resources for 55 science teachers in schools with diverse themes.
- Observed, coached, and evaluated teachers. TEAM mentor.
- Worked with Construction Division on design and development of science facilities in four new secondary schools under construction, serving as safety officer.

### **2001 to 2012 Science Teacher, Sedgwick Middle School, West Hartford, CT**

- Taught 6<sup>th</sup> grade earth science & 7<sup>th</sup> grade life science with associated unit and lesson design, collaboration with other teachers, participation in building initiatives.
- Participant in district Common Core implementation design and planning team.
- Served on district TEAM Steering Committee; mentored new TEAM teachers.
- Member of district TRAC committee, developing new teacher evaluation standards.
- Chair of Parent Involvement Committee, active with school PTO.
- Assisted with administrating school-wide standardized testing.
- Coached intramural sports.

**1999 -2001 Science Teacher, Canton Jr/Sr High School**

- Taught 9<sup>th</sup> grade Environmental Studies, 9<sup>th</sup>-10<sup>th</sup> grade Academic Biology, 12<sup>th</sup> grade Zoology, and 7<sup>th</sup> grade Life Science.
- Helped run Project SEARCH (freshwater field ecosystem analysis).

**PROFESSIONAL AFFILIATIONS, PUBLICATIONS, AND PRESENTATIONS**

- 2020: Scheduled presenter at National NSTA Conference, Boston
- 2019 to present: Appointed member CSDE NGSS Assessment Committee
- 2018: Presenter at National NSTA Conference, Atlanta
- 2017-18: Fund for Teachers Fellow, traveling to Amazon/Peru with associated speaking engagements
- 2013 to 2017: Board of Directors of CT Science Supervisor's Association, member since 2011
- 2016-2017: Board of Directors of CT Science Teachers Association, member since 2000
- 2014-2015: Appointed to CSDE District Advisory Committee for Next Generation Science Standards
- 2013: Member of Presidential Science Awards Review Committee, State of CT
- 2012: Presented paper from dissertation research at NE Educational Research Assoc. Conference
- 2007: Science Education Consultant, CSDE, writing science curriculum standards in life sciences.
- 2006: Co-presenter: Earth Science Take-Aways, NSTA Regional Convention, Hartford
- 2006: Published a lab/activity in NSTA magazine
- 2003-2008: BEST Program portfolio scorer, table leader, and mentor.
- Member Phi Delta Kappa (EdD Program)
- National Science Teachers Association: *Member*, 2000- Present
- CT Science Teachers Association, *Member*, 2000-Present

**PROFESSIONAL LEADERSHIP, BUSINESS, AND NGO WORK EXPERIENCE**

- 1992 - 1999 Executive Director, Rivers Alliance of Connecticut – watershed conservation and protection, advocacy, and public education throughout State of CT; winner of National River Conservation Award from Perception,
- 1989 - 1992 Connecticut Director for American Rivers- land and water conservation, advocacy, non-profit development and support throughout Connecticut
- 1990 - 1993 Program Coordinator for CT Land Conservation Coalition / The Nature Conservancy
- 1978 - 1989 IT Manager, Technical Writer, R&D, and Customer Support for Wang Laboratories

**POST-SECONDARY TEACHING EXPERIENCE**

- 1984 – 1987 Adjunct Professor, Rensselaer University, Hartford Graduate Center
- 1982 – 1986 Adjunct Professor, Harvard University, Extension School
- 1981 – 1984 Adjunct Professor, University of Lowell, MA

**VOLUNTEER EXPERIENCE**

- Canton Land Conservation Trust: *Secretary and Board Member, 2006-Present and 1988-1997*
- Canton Board of Finance, *Elected Member, 2017–Present*
- Canton Conservation Commission, *1985-2017; Chairman 1985-1990 & 2015-2017*
- Hartford Audubon Society, *President 2019-2021 & Board Member, 2015-Present*
- Appalachian Mountain Club: *Member, National Board of Directors, 1988 – 1991*

*References Available Upon Request*

**Archived:** Tuesday, February 16, 2021 12:59:34 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 08:58:44  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Swift Chemical Superfund website  
**Importance:** Normal

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Neil

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**From:** Jane Latus [mailto:JELatus@comcast.net]  
**Sent:** Sunday, February 14, 2021 12:29 PM  
**To:** Pade, Neil  
**Subject:** Swift Chemical Superfund website

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Neil,

Please share with Planning and Zoning Commissioners this website, where we have compiled court cases and news stories regarding the Swift Chemical Superfund site. They serve as a reminder of the headache the town will be subjected to, should blasting be allowed and contaminated plumes escape into more people's well water. The LLC seeking to develop 9-15 Albany Turnpike certainly will not stick around to contend with the contamination.

<https://sites.google.com/view/swift-superfund-site-canton-ct/>

Regards,  
Jane Latus  
President  
Canton Advocates for Responsible Expansion, Inc.

**Archived:** Tuesday, February 16, 2021 12:59:26 PM

**From:** [Pade, Neil](#)

**Sent:** Tue, 16 Feb 2021 08:54:29

**To:** [Deltenre, Renee](#)

**Subject:** FW: TRAFFIC CONCERN AND QUESTION: File 475; Apln 2000; Town of Canton

**Importance:** Normal

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Neil

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**From:** Larry [mailto:[ldminichiello@comcast.net](mailto:ldminichiello@comcast.net)]

**Sent:** Saturday, February 13, 2021 1:43 PM

**To:** Pade, Neil

**Cc:** [Gina.Greenalch@ct.gov](mailto:Gina.Greenalch@ct.gov); [jfitts@turleyct.com](mailto:jfitts@turleyct.com)

**Subject:** TRAFFIC CONCERN AND QUESTION: File 475; Apln 2000; Town of Canton

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Please enter my concern of the traffic and safety concerns into testimony at the upcoming Canton Planning and Zoning Commission scheduled for February 17, 2021.

A recent article in, The Valley Press titled, "EV Showroom Continued" it's being reported that some 181,664 tons of material will be removed from the site [and] would take place over 600 working days over a two- year period for a proposed 6 days a week.

The citizens of Canton and beyond have a right to know the route of the trucks and the impact such extensive movement is going to have on the road infrastructure and quality of life in local neighborhoods through which these heavy construction trucks will make upwards of 1,200 trips.

This application is an assault on the social and environmental well being of the community and nature.

Respectfully Submitted,

Larry Minichiello  
35 Maple Avenue  
Collinsville, CT 06019  
860-309-8592

**Archived:** Tuesday, February 16, 2021 12:59:18 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 16 Feb 2021 08:52:49  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: EV Project in Canton & Simsbury.  
**Importance:** Normal

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Neil

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**From:** SouthWest Homeowners Assoc. [mailto:swha@snet.net]  
**Sent:** Friday, February 12, 2021 11:02 PM  
**Cc:** Michael Glidden; Eric Wellman; Pade, Neil  
**Subject:** EV Project in Canton & Simsbury.

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Simsbury & Canton Zoning and Planing.

Please deny any permits on the mining operation to remove 140,000 cubic yards of rock.

Mountain topping is not an acceptable way to denature the environment.

**A development needs to fit into nature, not forced onto nature.**

South West Homeowners Association

Pass this information to a neighbor to keep them aware of the activities in the South West.

Be part of our e-mail list by sending us your name, address, phone and e-mail.



25 Dyer Avenue  
Collinsville, CT 06019  
February 10, 2021

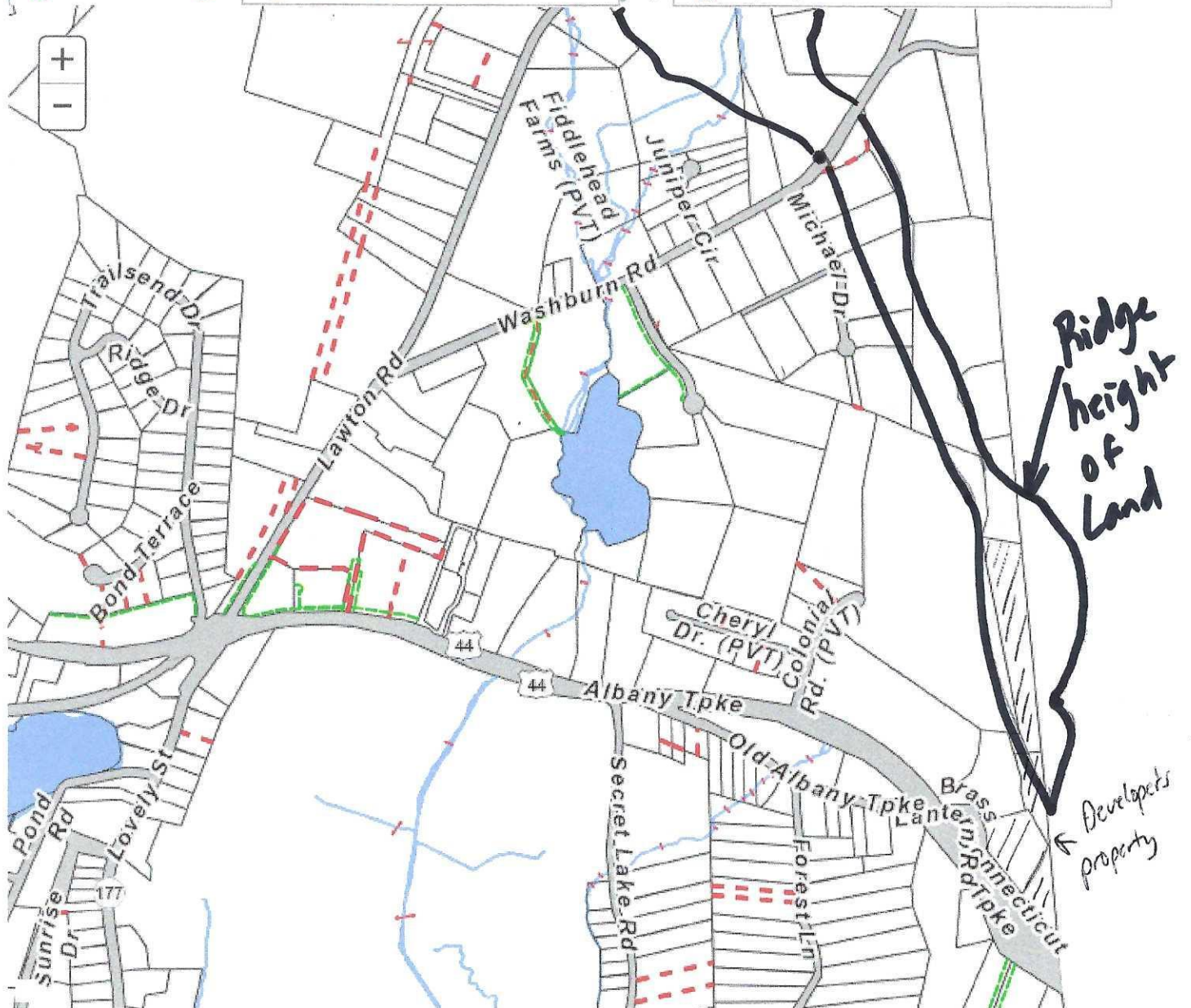
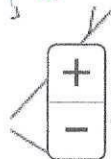
Dear Chairman Thiesse, Planning and Zoning Commissioners, and Town Planner Pade,

Once again, thank you for your time and objective consideration of the development proposal at 9-15 Albany Turnpike. I appreciate your patience in listening to the many residents who are speaking at the public hearing. Based on information revealed at your January meeting, I'd like to add some more comments to my previous serious concerns about this proposal:

1. I was shocked by the January admission by the developer about their lack of information about the impact their development, blasting, and rock removal might have on the Swift Superfund site. If mobilized, those chemicals could permanently pollute the groundwater for hundreds of homes and a wide swath of land. I hope you will carefully investigate this possibility.
2. I would like to correct misleading statements made by the developer in January about the minor impact their development would have on the ridge. They stated that the development would impact only 3% of the ridge, which is false. Their property is part of a long, basalt, trap-rock formation that runs for many miles north-south in Connecticut. However, the relevant section that they are impacting is the ridge section from Route 44 to Washburn/Notch Road, for which their development would be affecting an estimated 47% of the ridge. For this ridge area, their work would be highly visible from many locations in Canton and Simsbury/Avon, particularly from Route 44. See attached map.
3. I urge the Commission to follow the same format used for all previous development proposals and not give disproportionate time to the developer for their presentations. Typically, hearings have 1) presentations by the developer, 2) public and commission comments/questions, 3) responses from the developer to any questions that had not been addressed, and 4) then it is closed. The developers are not given time for "closing arguments" as stated as an expectation by the developer's attorney. This is not a court of law, and I'd ask the Commission to not treat it as such. It is a public hearing, an opportunity for the non-biased Commission to gather data. The developer has already presented and re-presented their case and should not be allowed to take more of the commission's and public's time by reiterating their arguments about the green benefits, fitting in the community, providing jobs, etc. They've already done that.

Again, thank you for your considerable energy put into hearing this application and the public's comments.

Sarah Faulkner, Ed.D.



Full Extent

Zoom In

Zoom Out

Prev Extent

Next Extent

Pan

Parcel Information

Simple Measure

**Archived:** Tuesday, February 16, 2021 12:57:25 PM  
**From:** [Pade, Neil](#)  
**Sent:** Fri, 12 Feb 2021 11:37:56  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Request for early admittance of experts to meeting  
**Importance:** Normal  
**Attachments:**  
[Grabowski CV Feb 5 2021.docx](#); [Jastremski\\_Resume\\_1\\_2021.pdf](#)

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Neil

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**From:** Jane Latus [mailto:[JELatus@comcast.net](mailto:JELatus@comcast.net)]  
**Sent:** Friday, February 12, 2021 9:28 AM  
**To:** Pade, Neil; [jthiesse@bloomfieldct.org](mailto:jthiesse@bloomfieldct.org)  
**Cc:** [michaelpendell@gmail.com](mailto:michaelpendell@gmail.com); 'Daniel E. Casagrande'  
**Subject:** Request for early admittance of experts to meeting

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade and Chairman Thiesse,

We anticipate that the following individuals will be speaking in an expert capacity on behalf of C.A.R.E. at the February 17th public hearing of the Planning and Zoning Commission regarding File #475, Apln. 2000, 9-15 Albany Tpke.:

- Evan Glass
- William Warzecha
- Attorney Michael Pendell
- Attorney Daniel Casagrande
- Michael Jastremski, CFM (resume attached)
- Zbigniew Grabowski, PhD (CV attached)

We request that these individuals be admitted to the meeting no later than the start of the public hearing, rather than having them wait to be recognized during the public hearing itself.

We have two additional requests:

(1) Because the format of an online public hearing is so different from a hearing in which the attendees are physically present, we ask that at some point during the public hearing, the Commission chair ask for a "show of hands" of those present who are opposed to the application.

(2) A woman named Lee Heller waited as long as she could during the previous portion of the public hearing but had to leave the meeting before she was called on. If possible, we would appreciate it if you would call on her early in this next portion of the public hearing. She has new information to present.

Thank you for your attention to and consideration of our requests.

Regards,  
Jane Latus  
President  
Canton Advocates for Responsible Expansion, Inc.

## *Curriculum Vitae*

**Zbigniew Jakub Grabowski**

**31 Center St, Collinsville CT, 06019. ph: 860.617.4106, [zbigniew.j.grabowski@gmail.com](mailto:zbigniew.j.grabowski@gmail.com)**

updated Feb 5<sup>th</sup>, 2020

### **CAREER SUMMARY**

As a researcher and policy analyst, I am primarily interested in how technology, culture, and policy shape the human relationship with nature. I have a publication track record in the natural and social sciences, emphasizing deeply interdisciplinary approaches for understanding issues of environmental and infrastructure governance to inform scholarly work, planning, and policy.

These research interests have informed a professional career in developing best practices for restoration in working watersheds and landscapes, designing infrastructure systems, and de-colonizing conservation, food systems, and environmental assessment.

I have developed and taught courses on these topics for both specialized and general audiences, for in person, field-based, and fully on-line instruction. Courses have always emphasized the underlying practical skills of spatial data science analysis and visualization alongside liberatory theoretical frameworks. Overall, I believe that individuals, organized and equipped with the right tools and knowledge, can positively restructure society and institutions to restore right relations between humans and ecosystems.

### **SELECT WORK EXPERIENCE**

**2018 – present:** Postdoctoral Research Associate, Cary Institute of Ecosystem Studies, Millbrook, NY: project “Is Green Infrastructure a Universal Good?” PIs: Dr. Steward Pickett, Dr. Joshua Ginsberg, Dr. Timon McPhearson, Dr. Mary Cadenasso, Dr. Morgan Grove.

**2018 – present:** Visiting Scholar, Urban Systems Lab, New School, Manhattan, NY. Sponsor: Dr. Timon McPhearson

**2017 - present:** Adjunct Assistant Professor, Department of Geography, Portland State University, Portland, OR.

**Winter 2021:** Adjunct Assistant Professor, Department of Anthropology, Portland State University, Portland, OR.

**2014 - 2017:** Research Assistant for Dr. Jeremy Spoon, The Mountain Institute/Portland State University, Nomic Project on Traditional Ecological Knowledge for landscape management, Portland, OR.

**2014-15:** Instructor, Honors Program, Portland State University, Portland, OR.

**6-9.2012:** Breakthrough Generation Fellow, Breakthrough Institute, Oakland, CA. Project: Human well being and conservation in the Anthropocene.

**2011-12:** Project Manager, Prince’s Foundation for Building Community. Project: Natural Garden at the Prince’s House, BRE Innovation Park, London/Watford, UK.

#### **Work experience cont...**

**2010-12:** Principal Researcher, Pure Interactions UK, London, UK.

**2010-12:** Farmers’ Market Manager, London Farmer’s Markets, London, UK.

**2008-9:** Graduate Teaching Assistant, Aquatic Plant Biology (Field and Lab), Introductory Biology (Lab) University of Connecticut, Storrs, CT.

**6-8.2009:** Project Assistant to Johanne Pelletier, McGill University, REDD+ Feasibility Study, Comarca Ngobe-Bugle, Panama.

**2008-9:** Green House Gas Inventory Lead, Office of Environmental Policy, UConn, Storrs, CT.

**9-12.2008:** Research Assistant to Denise Burchsted (Ph.D. candidate), Geo-Sciences, UConn. Determining Beaver Impacts on Native Flow Regimes of New England.

**9-12.2008:** Research Assistant, Wolf-Dieter Reiter Lab Plant Genetics, UConn, Storrs, CT. DNA extraction and analysis of *Arabidopsis* cultivars for numerous research projects. Fall 2008.

**6-8.2008:** Research Assistant/Interim lab manager, Limnology / Freshwater Ecology, David Post Lab, Yale University, New Haven, CT.

**9.2005-5.2006:** Sales Associate, Willimantic Food Co-op, Willimantic, CT.

**6-9.2005:** Demolition Specialist. Northeast Contracting and Consulting, Willington, CT.

## **EDUCATION**

### **Portland State University**

Ph.D. in Earth, Environment and Society 2018  
*Lead Advisor: Dr. Heejun Chang (Geography), Committee: Dr. Elise Granek (Environmental Science), Dr. Jeremy Spoon (Anthropology), Dr. Thaddeus Miller (Science and Technology Studies/Sustainability Science).*

### **University of Connecticut**

M.S. Biodiversity and Conservation Biology 2009  
*Lead Advisor: Dr. Robin Chazdon (Ecology and Evolutionary Biology), Committee: Dr. John Silander (Ecology and Evolutionary Biology), Dr. Michael Willig (Conservation Biology).*

B.S. Ecology and Evolutionary Biology (*Honors Cum Laude*) 2008  
*Advisors: Dr. Zoe Cardon, Dr. Chris Simon, Dr. Robin Chazdon*

## **PUBLICATIONS**

### **Peer Reviewed Articles and Book Chapters**

1. **Grabowski, Z.J.**, McPearson, T., Wijsman, K., Ortiz, L., Herreros-Cantis, P. (*in press*). The case of Green Infrastructure in NYC: Ecological spontaneity and infrastructuralization in the context of settler colonialism, capitalism, and white supremacy. *Chapter for Challenges and Opportunities for the metropolitan green infrastructure*. Marull, J (ed.). Barcelona Institute for Regional and Metropolitan Studies.

2. Herreros-Cantis, P., Olivotto, V., **Grabowski, Z. J.**, & McPhearson, T. (2020). Shifting landscapes of coastal flood risk: environmental (in) justice of urban change, sea level rise, and differential vulnerability in New York City. *Urban Transformations*, 2(1), 1-28. [link](#)
3. **Grabowski, Z. J.**, Chiapella, A. M., Alattar, M. A., Denton, A. D., Rozance, M. A., & Granek, E. F. (2019). Trade-Offs by Whom for Whom? A Response to Calow. *BioScience*. [link](#)
4. Levenda, A.,\* **Grabowski, Z.J.\*** (*in Press*). Building data infrastructures, building nature. In *The Nature of Data: Infrastructures, Environments, Politics*. Editors: Jenny E. Goldstein, Eric Nost \* equal contribution
5. Chiapella, A.\*, **Grabowski, Z.J.\***, Rozance, M.A.\*, Denton, A.D., Alattar, M.A., Granek, E.F. (2019). Toxic Chemical Governance Failure in the USA: Key Lessons and Paths Forward. *Bioscience*. [link](#) \* equal contribution
6. Rozance, M. A., Denton, A., Marissa Matsler, A., **Grabowski, Z.**, & Mayhugh, W. (2019). Examining the scalar knowledge politics of risk within coastal sea level rise adaptation planning. *Environmental Science & Policy*, 99, 105–114. [Link](#)
7. **Grabowski, Z. J.**, Klos, P. Z., & Monfreda, C. (2019). Enhancing urban resilience knowledge systems through experiential pluralism. *Environmental Science & Policy*, 96, 70–76. [link](#)
8. **Grabowski, Z.J.**, Chang, H.C., Granek, E.F. (2018). Fracturing Dams, Fractured Data: Trends and Characteristics of Dam Building and Removal in the USA. *River Research and Applications*. [link](#)
9. **Grabowski, Z.J.**, Denton, A., Rozance, M.A., Matlser, A.M., Kidd, S. (2017). Removing dams, constructing science: Coproduction of undammed riverscapes by politics, finance, environment, society and technology. *Special issue of Water Alternatives: Dam removal: new environments and new landscapes? Social, cultural and political issues*. [link](#)

#### Peer reviewed articles published or in press cont...

10. Borucinska, J.D., Morka, D., **Grabowski, Z.**, Harriet, S. (2017). A follow-up study of selected biomarkers of health in cod *Gadus morhua* L. collected from the southern Baltic off the Polish coast. *Journal of Fish Diseases*. [link](#)
11. **Grabowski, Z.J.**, Matsler, A.M., Thiel, C., McPhillips, L., Hum, R., Bradshaw, A., Miller, T., Redman, C. (2017). Infrastructures as Socio-Eco-Technical Systems: five considerations for interdisciplinary dialogue. *Journal of Infrastructure Systems*. [link](#)
12. **Grabowski, Z. J.**, Watson, E., & Chang, H. (2016). Using spatially explicit indicators to investigate watershed characteristics and stream temperature relationships. *Science of The Total Environment*, 551: 376-386. [link](#)
13. Jones L, Norton L, Austin Z, Browne AL, Donovan D, Emmett BA, **Grabowski ZJ**, Howard DC, Jones JP, Kenter JO, Manley W. (2016). Stocks and flows of natural and human-derived capital in ecosystem services. *Land Use Policy*, 31(52):151-62. [link](#)



14. Cranston, G., Vira, B., Schaafsma, M., Albon, S., Bowe, C., Brander, L., ... & **Grabowski, Z.** (2013). The Cambridge Natural Capital Leaders Platform: E.V.A.L.U.A.T.E: summary and signposting. [link](#)
15. **Grabowski, Z.J.**, Chazdon, R. (2013). Beyond Carbon: redefining forests in the global carbon market. *S.A.P.I.E.N.S. Revues*. [link](#)

**Peer Reviewed Articles and Book Chapters in Revision, Review, or Preparation**

1. **Grabowski, Z.J.**, McPhearson, T., Matlser, A.M., Groffman, P., Pickett, S.T.A. (*accepted – under review*). What is Green Infrastructure? A study of definitions in US city planning. *Frontiers in Ecology and the Environment*.
2. **Grabowski, Z.J.**, McPhearson, Pickett, S.T.A. (*in preparation*). Equity in US Green Infrastructure Planning: Current Failures and Paths Forward. Target Journal: *Proceedings of the National Academy of Sciences*.
3. **Grabowski, Z.J.**, McPhearson, T., Wijsman, K., Tomateo, C. (*accepted - in preparation*). How deep does justice go? Nature-based Solutions in New York City in the context of settler colonialism and racialized capitalism. *Special Issue on Justice in Nature Based Solutions, special issue in Environmental Science and Policy*.
4. McPhearson, T., Cook, E.M., Berbés-Blázquez, M., Cheng, C., Grimm, N.B., Andersson, E., Barbosa, O., Chandler, D.G., Chang, H., Chester, M., Childers, D.L., Elser, S.R., Frantzeskaki, N., **Grabowski, Z.J.**, Groffman, P., Hale, R., Iwaniec, D., Kabisch, N., Kennedy, C.L., Markolf, S.A., Matsler, A.M., McPhillips, L.E., Miller, T.R., Muñoz-Erickson, T., Rosi, E., Troxler, T.G.. (*under review*) A Social-Ecological-Technological Systems Framework for Urban Ecosystem Services. *One Earth*.
5. Solins, J.P., Phillips de Lucas, A., Cadenasso, M.L., Pickett, S.T.A., Matsler, A.M., **Grabowski, Z.J.**, McPhearson, T., Grove, J.M., Groffman, P.M., Brissette, L., and Ginsberg, J. (*in revision*). Centering Equity for Green Infrastructure Planning, Siting, and Evaluation. *Bioscience*.
6. Hoover, F.A., Meerow, S., **Grabowski, Z.J.**, Coleman, E., McPhearson, T. (*accepted – under revision*). Dissecting the Decision-Making Processes behind Green Infrastructure Siting. *Journal of Environmental Planning and Policy*.
7. McPhearson, T., **Grabowski, Z.J.**, Herreros-Cantis, P., Mustafa, A., Ortiz, L., Kennedy, C.L., Tomateo, C., Olivotto, V., Vantu, A. (*accepted*). Pandemic Injustice: Spatial and Social Distributions of COVID-19 in the US Epicenter. *special issue in Journal of Extreme Events*
8. Matsler, A.M., **Grabowski, Z.J.**, Elder, A. (*Accepted – in preparation*). Exploring the multi-faceted geographies of green infrastructure: fragments, networks, and inequalities. Introduction to *Special Issue in Journal of Environmental Planning and Policy*.
9. **Grabowski, Z.J.**, Tyler, J.T., Ross, A.R.R., Hamlin, S., Evers, C. Mainali, J., Chang, H. (*In Preparation*). Defining Community Resilience: definitions and methods in current research.



10. **Grabowski, Z.J.**, Spoon, J., Granek, E.F., Chang, H. (*in preparation*). Science and Power in Watershed Governance and Restoration: a spatial analysis of watershed governance around three FERC licensed dam removals. Target Journal: *Annals of the AAG*.
11. **Grabowski, Z.J.**, Kaspari, S. (*in preparation*). Seasonal loading of Black Carbon particulate on Mt. Hood and Adams: field based estimates and implications for basin hydrology. Target Journal: *Journal of Geophysical Research*.

### Newsletters/Blogs

1. **Grabowski, Z.J.** 2020. Team Cary Interview. [Link](#).
2. Egan, Z., **Grabowski, Z.J.**, McPhearson, T., Kennedy, C., Lopez, B. 2020. Urban Parks as Critical Infrastructure: Equity and Access during Covid-19. *Online at Medium*. [Link](#).
3. Egan, Z., **Grabowski, Z.J.**, Olivotto, V. 2020. Covid-19 and Housing Precarity? From systemic failure towards a just recovery. *Online at Medium*. [link](#)
4. **Grabowski, Z.J.** 2020. Getting Parks out of Green Infrastructure Purgatory. Online at Cary Institute Website. [Link](#).
5. **Grabowski, Z.J.**, and Weiss, I. 2017. The invisible nature of urban soils: "Mycelial peregrinations in Portland, Oregon" *online at Situated Ecologies*. [link](#)
6. **Grabowski, Z.J.**, Matsler, M., Kidd, S, Denton, A., Rozance, M.A. 2016. Restoration (P)FESTS – a new framework for practice and research. *Cascadia Restoration and Management News: The Newsletter of the Society for Ecological Restoration Northwest, August 2016*. [link](#)
7. **Grabowski, Z.J.** 2015. The Science of Snow. *Mountain Shop Blog*. June 8<sup>th</sup>. [link](#)
8. **Grabowski, Z.J.** 2012. Whose Wicked Problem? *Breakthrough Institute Blog*. [link](#)

### Thesis/Dissertation

**Grabowski, Z.J.** 2018. Removing Dams, Constructing Watershed Science: the political economy and ecology of restoration in the Mid-Columbia River Basin. Portland State University Doctoral Thesis.

**Grabowski, Z.J.** 2008. Evolution and Application of Ecological Sustainability. Undergraduate Honors Thesis, Department of Ecology and Evolutionary Biology, University of Connecticut.

### Media Coverage of Projects

2018. May 29. Big savings in removing dams over repairs. Science Daily.  
<https://www.sciencedaily.com/releases/2018/05/180529092140.htm>

2018. May 28. Study Finds big savings in removing dams over repairs. Phys.Org.  
<https://phys.org/pdf446714542.pdf>

2014. June 27: Could this green home be a new model for mass build? *Financial Times*. [Link](#).

2012. May 1: Diarmuid Gavin opens Prince's Natural House garden on BRE Innovation Park. *Building 4 Change*. [link](#)

**Professional Profiles of Publication Activity:**

Research Gate: [https://www.researchgate.net/profile/Zbigniew\\_Grabowski2](https://www.researchgate.net/profile/Zbigniew_Grabowski2)

Academia.edu: <https://pdx.academia.edu/ZbigniewGrabowski>

**TEACHING EXPERIENCE**

**Global Water Issues and Sustainability.** Portland State University. Fully online course developed in Fall 2017, revised in winter and spring 2018, taught winter, spring, fall 2019, and spring 2020.

**Honors Urban Ecology.** Portland State University, Urban Honors Program. In person with field and lab, assisted Fall 2013, revised and led spring 2014.

**Honors Junior Seminar: How Natural A Human: studying the human-nature relationship.** Portland State University. In person seminar, developed and led in winter 2014.

**Aquatic Plant Biology.** University of Connecticut, Department of Ecology and Evolutionary Biology. In person field and lab, assisted fall 2009.

**Introductory Biology I and II** – University of Connecticut Lab Instructor, in person lab, fall 2008 and spring 2009.

**GRANTS**

- PSU – Professional Faculty Development Grant - \$1400, Summer 2019
- Friends of Mt. Adams - Research Grant - \$500 – Spring/Summer 2017
- PSU - Marie Brown Student Research Travel Award - \$500 – Spring 2017
- NSF - Graduate Research Fellowship - \$137,500 – 2012-2017
- ESUR-NSF-IGERT - Comparative studies grant - \$5000 - 2016
- ESUR-NSF-IGERT – Travel Grant - \$500 – 2014
- NSF-IGERT-C4SI3 - Travel and Presentation award - \$500 – 2014
- ESUR-NSF-IGERT Fellowship, Portland State University - \$74,500 - 2012-2014
- PSU - Bushby Graduate Travel Grant - \$500- 2014
- PSU - Student Educational Travel Grant - \$500- 2014
- UK NERC-VNN: Laurence J. et al. Scale dependence of stocks and flows in the valuation of ecosystem services – 50,000 UKP - 2011
- UConn Center for Conservation and Biodiversity - Research Award- \$500 - Summer 2009.

**IT SKILLS and COMPUTER LANGUAGES**

- R (including geospatial packages)

- ESRI/ArcGIS
- Python (including ArcGIS interface)
- Microsoft Office
- Google Earth Pro / kml authoring and editing
- MatLab
- Web-authoring
- Hoboware – Hobo-pro data loggers
- YSI data interfaces
- GPS data creation and processing: Trimble, Gaia GPS, Smart-phone and camera photographic GPS

### **HUMAN LANGUAGES**

- English (fluent)
- Polish (fluent)
- Spanish (intermediate)
- German (intermediate)
- ASL (intermediate)
- Pro-tactile language (beginner)

### **CONFERENCES, WORKSHOPS, and INVITED SEMINARS**

1. **Grabowski, Z.J.** Equity in Green Infrastructure: [searching for justice in a stolen land] A view from US City Planning. Invited talk given at Cary Institute of Ecosystem Studies Fall 2020 Seminar Series. Nov 12, 2020. <sup>†</sup>
2. **Grabowski, Z.J.** Green gentrification: a view from city green infrastructure planning in the USA. Invited and Accredited talk given to the Lower Hudson Partnership Annual Stormwater Conference. Nov 12, 2020. <sup>†</sup>
3. **Grabowski, Z.J.** McPhearson, T., Pickett, S.T.A., Matsler, A.M., Groffman, P. Invited presentation to joint faculty class *Peril & Promise: Urban Planning and Design Implications of COVID-19* at Dept. of Landscape Architecture and Regional Planning, UMass Amherst, invited by T. Eisenman. Sept 24<sup>th</sup>, 2020. <sup>†</sup>
4. **Grabowski, Z.J.**, McPhearson, T., Pickett, S.T.A., Matsler, A.M., Groffman, P. 2020. Definitions and Equity in US Green Infrastructure Planning. *SETS GCR* project meeting presentation. Sept 22<sup>nd</sup>, 2020. <sup>†</sup>
5. **Grabowski, Z.J.**, McPhearson, T., Pickett, S.T.A., Matsler, A.M., Groffman, P. 2020. Current Projects on Equity in US Green Infrastructure Planning. *USL lab presentation*. Sept 17<sup>th</sup>, 2020. <sup>†</sup>
6. Kennedy, C., Olivotto, V., Tomateo, C., **Grabowski, Z.J.**, Ahmed, M., Herreros-Cantis, P., Herrington, M., Yulsman, A. Who Does Mapping Serve? GIS in Environmental Justice and Climate Change Research, Organizing, and Action, USLD and TEDC. Workshop, with presentation at: [https://docs.google.com/presentation/d/19ler90Z1ZsUHR1j3C\\_KKcP5e2zdMrfkDx4fMOMV5gik/edit#slide=id.g96a023780d\\_3\\_2](https://docs.google.com/presentation/d/19ler90Z1ZsUHR1j3C_KKcP5e2zdMrfkDx4fMOMV5gik/edit#slide=id.g96a023780d_3_2), September 18<sup>th</sup>, 2020. <sup>†, so</sup>

7. **Grabowski, Z.J.**, McPhearson, T., Pickett, S.T.A., Matsler, A.M., Groffman, P. 2020. Deep Dives on Equity in US Green Infrastructure Planning. *Inspire Talk at Ecological Society of America meeting.*† NATURA session organized by Dr. Elizabeth Cook. Aug 5<sup>th</sup>, 2020. †
8. Invited Participant to Parks, Green Infrastructure and Health Workshop hosted by National Recreation and Parks Association in Washington, D.C., Oct. 16, 2019
9. **Grabowski, Z.J.**, McPhearson, T., Pickett, S.T.A. *Is Green Infrastructure a Universal Good?* Invited presentation to Build it Green Graduate Student Association hosted public event on Equity in GI. Columbia University Earth Institute, NYC. Oct 2<sup>nd</sup>, 2019. †
10. **Grabowski, Z.J.**, McPhearson, T., Pickett, S.T.A. *Is Green Infrastructure a Universal Good?* Invited Presentation for the Doctoral Program in Environmental Science & Management and MSU Sustainability Seminar Series, Montclair State University, NJ. Oct 1, 2019. †
11. **Grabowski, Z.J.** Sigrist, P., McPhearson, T., Pickett, S.T.A. Parks as Green Infrastructure? Or Green Infrastructure in Parks? Plan analysis and implications. National Recreation and Parks Association Annual Meeting- Baltimore, MD. September 2019. †
12. **Grabowski, Z.J.**, Sigrist, P., McPhearson, T., Pickett, S.T.A. Is Green Infrastructure a Universal Good? Invited participant on City Lab Research Exchange Panel - Greater and Greener 2019. Denver, CO. July 20-24, 2019. †
13. **Grabowski, Z.J.**, Sigrist, P., McPhearson, T., Pickett, S.T.A. *Is Green Infrastructure a Universal Good?* Invited presentation to Build it Green Graduate Student Association hosted public event on Equity in GI. Columbia University Earth Institute, NYC. May 1, 2019. †
14. Participant "Parks as Green Infrastructure." NRPA and ASCE Capitol Hill Briefing. Spring 2019.
15. **Grabowski, Z.J.**, Sigrist, P., McPhearson, T., Pickett, S.T.A. *Equity in Green Infrastructure Planning: what is GI and whom does it work for?* Presentation at Annual meeting of the American Association of Geographers, Washington, DC, April 4-9, 2019†
16. Matsler, A.M., **Grabowski, Z.J.**, Pearsall, H., Gerlak, A. *3 Part Session: Green Dreams, Green Nightmares, Green Amnesia*, Annual meeting of the American Association of Geographers, Washington, DC, April 4-9, 2019 <sup>so</sup>
17. **Grabowski, Z.J.** *Defining Community Resilience*. Invited Seminar for New School class on Urban Resilience (T. McPhearson Instructor). April 3<sup>rd</sup>, 2019†
18. **Grabowski, Z.J.** *Daylighting Pipes, Daylighting Expertise: A new role for technical knowledge in infrastructure decision-making?* Invited Panel Presentation, National Council for Science and the Environment, Panel: Connecting green infrastructure and ecosystem service frameworks for resilience and sustainability in the built environment, Jan. 23, 2018†

19. **Grabowski, Z.** *Key Uncertainties: Science in Infrastructure Decision Making, the case of Dams in the United States*. Invited Seminar: National Research Center: United States Geological Survey, Reston, VA. May 4, 2017<sup>t</sup>
20. Borucinska, J.D., Morka, D., **Grabowski, Z.**, Harriet, S. A follow-up study of selected biomarkers of health in cod *Gadus morhua* L. collected from the southern Baltic off the Polish coast. *Invited Seminar at Department of Pathobiology and Veterinary Sciences, University of Connecticut*.
21. **Grabowski, Z.J.**, Denton, A., Rozance, M.A., Matlser, A.M., Kidd, S. *Dam removal PFESTS: a framework for praxis addressing the political, financial, environmental, social and technological dimensions of dam removal*. AAG 2017, Boston, MA. Session on Dam Removal: Possibilities and Controversies<sup>t</sup>
22. **Grabowski, Z.J.** *Dam Removal: notes from the field*. PSU ESUR-IGERT Research Symposium, Portland, OR, September, 2016<sup>t</sup>
23. **Grabowski, Z.J.**, Tillinghast, T. *White Salmon Watershed Values and UCD Conservation Priorities*. White Salmon Riverfest, White Salmon, WA 2016<sup>t</sup>
24. Blue Green Cities – Knowledge Exchange Workshop, Ningbo, China, 2015.
25. **Grabowski, Z.J.**, Physics and politics of coastal circulation. ESM Graduate Student Symposium, Portland State University, 2015. <sup>p</sup>
26. **Grabowski, Z.J.**, Watson, E., and Chang, H. *Spatialized indicators for investigating stream temperature – landscape relationships*. American Association of Geographers Annual Meeting, Chicago, IL, USA 2015.<sup>t</sup>
27. **Grabowski, Z.J.** Janjua, S., & Chang, H. *Blue, Green, Grey and Beyond: Challenges and Opportunities for Comparative Urban Ecohydrology, A Portland Metro Case Study*. Joint Aquatic Sciences Meeting, Portland, OR, 2014.<sup>t</sup>
28. **Grabowski, Z.J.**, Matsler, A.M., Thiel, C., McPhillips, L., Hum, R., Bradshaw, A., Miller, T., Redman, C. *Infrastructure FEESTS*. American Association of Geographers Annual Meeting, Tampa, FL, April, 2014.<sup>t</sup>
29. **Grabowski, Z.**, Klos, Z., Monfreda, C. Overcoming Alienation in the sciences through liberatory art-science praxis. Dimensions of Political Ecology, U. of Kentucky, Lexington, KY, February, 2014. <sup>t</sup>
30. **Grabowski, Z.**, Janjua, J., Chang, H. *Why No Salmon in Salmon Creek?* ESM Graduate Student Symposium, Portland State University, Portland, OR. 2013<sup>\*</sup>
31. **Grabowski, Z.**, Coplen, Hamlin, Tarnower, Harwood. - *Wicked infrastructure development, a case study of West Hayden Island – ‘Social and Policy Perspectives on Infrastructure,’ RESIN-NSF-IGERT workshop, U. of Iowa, 2013<sup>\*</sup>*
32. **Grabowski, Z.**, Howard, B. working group findings on social values of infrastructure – dialogue, discourse and politics of socio-eco-technical change – ‘Social and Policy Perspectives on Infrastructure,’ RESIN-NSF-IGERT workshop, U. of Iowa, 2013<sup>t</sup>

33. **Grabowski, Z.J.**, Emerging Perspectives on Communicating Science Working Group. Third Annual Conference for Sustainability IGERTS. Portland State University, September, 2013.<sup>so</sup>
34. Salmon Recovery Conference, Vancouver Washington, 2013
35. **Grabowski, Z.**, Janjua, J., Chang, H. – Why no salmon in Salmon creek? Water Research Symposium, Oregon State University, 2013\*
36. Society for Conservation Biology National Conference, Oakland, CA, USA, 2012
37. Valuing Nature Network, Town Hall Meeting, London, UK, 2011
38. Biodiversity Institute Symposium on "*Biodiversity conservation beyond protected areas*," Oxford University, 2011
39. Cambridge Conservation Forum, Summer Symposium, Cambridge University, 2011
40. Poverty and Environment Network Annual Meeting, Royal Society, London, UK, 2011
41. Royal Society Symposium, Biodiversity in a Changing World, 2010
42. UNEP – Forests Finance Initiative Launch, London, UK, 2011
43. Led workshop "From Idea to Action: Broad-Spectrum Student Activism and the Academic Institution" at Real Food Summit, UMass Amherst, 2009<sup>so</sup>
44. AAAS Communicating Science Workshop, Chicago, IL, USA, 2009
45. Systems Design and Management Annual Conference, MIT, Cambridge, MA, 2008
46. Environmental Leadership Program Conference, Harvard, MA, 2006

\*Poster

†Talk

<sup>so</sup>Session Organizer

## **JOURNALS REVIEWED FOR**

- Nature Urban Sustainability
- Journal of Urban Forestry and Urban Greening
- Social Sciences and Humanities Open
- Environmental Reviews
- Frontiers in Urban Sustainability
- Water
- Conservation Biology
- Journal of Applied Ecology
- Sustainability
- Tropical Conservation Science
- Journal of Forest Economics
- Journal of Environmental Science and Pollution Research
- SAGE Open

- Journal of Infrastructure Systems
- Journal of Flood Risk Management
- Environment, Development and Sustainability

Publons profile of select reviews:

<https://publons.com/author/1447983/zbigniew-jakub-grabowski#profile>

### **MENTORSHIP ACTIVITIES**

- **Cary Institute Mentoring** – mentoring high school student Quinn Alami Fox Lane High School Science Research Program
- **USL Mentoring** – informal advising to Veronica Olivotto, Katinka Wijsman, Pablo Herreros Cantis, Claudia Tomateo, Jen Ventrella (Barnard), Georgia Sparks (Barnard)
- **IGERT Mentor** – Fall 2013 to Aug 2018 – advising student peers Daniel Larson, Michael Weisdorf, and Ari Chiapella
- **NSF-GRFP working group – Portland State University** – group to provide guidance for students applying for NSF-GRFP – contributed to two successful applications.

### **SERVICE ACTIVITIES**

- Childcare Advisory Board for Helen Gordon Child Development Center and The Children's center – Portland State University - Board Member
- Student Research Advisory Board – Portland State University – Board Member
- Graduate Student Union Organizing Committee – Portland State University - Founding Member
- Environmental Policy Advisory Council – member of Climate Action Task Force Subcommittee and participant on Energy, Environmental Literacy and Sustainable Development subcommittees – University of Connecticut

### **HONORS and AWARDS**

- Endorsed for Fulbright to Chile by UConn Fulbright Committee, 2010
- First Place, Edwin Way Teale Essay Contest, Feb 2010.
- Honors Program, University of Connecticut
- Dean's List, University of Connecticut (throughout undergraduate career)
- Nominated for Stewart Udall National Scholarship, Fall 2007.

### **PROFFESIONAL ASSOCIATIONS**

- Ecological Society of America
- Society for Applied Anthropology, Political Ecology Society
- American Association for the Advancement of Science
- American Association of Geographers
- Society for Conservation Biology
- Society for Ecological Restoration
- Xerces Society

### **SPONSORSHIPS**

**2013-present:** Mountain Shop, Portland, OR – Shop Pro / Sponsored Researcher

**2018-present:** Titan Kayaks, Ambassador

**OTHER SKILLS**

- CPR and Wilderness First Aid
- 4 x 4
- Boating: class IV/V kayaking; class III open canoe; sea kayak touring; coastal, lake and blue water sailing; motorized boating
- Backcountry travel: ski mountaineering, hiking, trail running, mountain biking
- Creative Activities: Poetry, drawing, guitar, clarinet, wooden flute, drums, home improvement and renovation



# Michael S. Jastremski, CFM

34 Forest Lane • Canton, CT 06019 • (T) 315-212-4181 • (E) michael.jastremski@gmail.com

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## Professional:

### **Watershed Conservation Director**

Housatonic Valley Association • Cornwall Bridge, CT; Wassaic, NY; Stockbridge, MA 3/2012 to present

- *Plan and execute the short- and long-term operations of HVVA's Watershed Conservation Program to accomplish the goals of our Strategic Plan;*
- *Manage Watershed Conservation Program staff, including four regional Conservation Project Managers and seasonal interns;*
- *Establish and maintain relationships with a diverse array of government, non-profit and private sector partners to work collaboratively on watershed protection and management;*
- *Plan and execute watershed management projects related to water quality conservation, aquatic habitat restoration, flood damage prevention and recreation enhancement;*
- *Coordinate Quality Assurance/Quality Control for HVVA's biological, chemical and physical environmental monitoring;*
- *Identify opportunities and secure funding to support the Watershed Conservation Program- as of January 2021, I have obtained over \$1,000,000 in competitive grants for HVVA's Watershed Conservation initiatives.*

### **Coordinator**

Lower Hudson Coalition of Conservation Districts • Lower Hudson Valley, NY 11/2014 to present

- *Facilitate regional coordination between member Soil and Water Conservation Districts;*
- *Liaise between member Conservation Districts and other regional partners;*
- *Promote the work of the LHCCD and member Conservation Districts;*
- *Identify funding opportunities and develop grant proposals to support the work of the LHCCD and member Conservation Districts*
- *Lead planning and execution of LHCCD's annual Southeast New York Stormwater Conference.*

### **Environmental Planner**

Delaware County Planning Department • Delhi, NY 9/2010-3/2012

- *Provided technical support to Delaware County municipalities for those aspects of municipal function that pertain to environmental conservation, compliance with environmental regulations, natural hazard mitigation, stream corridor management and outdoor recreation;*
- *Liaised between Delaware County municipalities; county departments; regional, state and federal agencies; non-profit stakeholders; the business community and the public to develop and implement public works and programs related to environmental conservation, natural hazard mitigation, stream corridor management and outdoor recreation;*
- *Planning Department lead on the 2012 update to Delaware County's Multi-Jurisdictional Natural Hazard Mitigation Plan.*

### **Stream Management Planner**

Delaware County Planning Department • Delhi, NY 1/2009-1/2010

- *Guided 22 municipalities to the adoption of a Stream Corridor Management Plan;*
- *Facilitated communication between municipalities, agency partners and other stakeholders in Delaware County's Stream Corridor Management Program;*
- *Became a Certified Floodplain Manager and coordinated review and adoption of an updated FEMA Flood Insurance Study/Flood Insurance Rate Map by all 29 Delaware County municipalities;*
- *Coordinated county-level support for municipal floodplain management programs.*

## Academic:

### **Master of Landscape Architecture (Conservation Biology and Ecosystem Management)**

University of Michigan, School of Natural Resources and Environment • Ann Arbor, MI April 2008

- *Training in conservation planning and design at multiple scales;*
- *Training in graphic design;*
- *Research partner in two studies related to conservation planning: "State fish and wildlife agency conservation priorities and community planning in the north-eastern United States", and "State Wildlife Action Plans in the north-eastern United States: A regional synthesis";*
- *Honors/awards: Kenneth J. and Shirley Polakowski Landscape Architecture Scholarship; Sidney M. and Alice H. Quigley Scholarship; Dean Gorham Fellowship; Graham Environmental Sustainability Institute Outstanding Project Prize.*

**Bachelor of Arts (Environmental Studies); Bachelor of Arts (Ecology); Minor (Wilderness Studies)**

University of Montana • Missoula, MT

December 2003

- *Comprehensive, interdisciplinary study of human roles in natural systems;*
- *Honors/awards: Received diplomas with honors; winner of University President's Recognition Award for Academic Excellence in Biological Sciences.*

**Associate of Applied Science (Ecology and Environmental Technology)**

Paul Smith's College • Paul Smith's, NY

December 1998

- *Technical training in ecological and environmental assessment (plant and animal taxonomy, wetland delineation, surveying, water quality monitoring).*

**Skills/Activities/Interests:**

- *Certified as a Level II Coordinator for road-stream crossing assessments conducted under the North Atlantic Aquatic Connectivity Collaborative*
- *Stream geomorphic assessment (including rod and level topographic survey) to support watershed restoration projects;*
- *Certified Floodplain Manager (CFM) by the Association of State Floodplain Managers*
- *Professional affiliations: American Planning Association, Association of State Floodplain Managers, New York Stormwater and Floodplain Managers Association, Connecticut Association of Flood Managers, Natural Floodplain Function Alliance, Ducks Unlimited, Ecological Landscaping Association, Trout Unlimited*
- *Wilderness Emergency Medical Technician Certification (WEMT-Basic)*
- *Computer software proficiency: Adobe Creative Suite, ArcGIS, AutoCAD*
- *Avid outdoorsman (hunting, fishing, backpacking, gardening, birding, botanizing)*



PLANNING & ZONING COMMISSION  
Canton, Connecticut Inc. 1806  
4 Market Street, Collinsville, Connecticut 06022

TO: Planning and Zoning Commission

FROM: Neil S. Pade, AICP, Director, Planning & Community Development

CC: Attorney David Markowitz, Applicant Representative  
File #475; Apln #2000

SUBJECT: Possible Conditions for File #475, Apln #2000; 9-15 Albany Turnpike

DATE: February 12, 2021

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As requested at the January 19, 2021 meeting, the following are potential conditions, modifications, restrictions, and safeguards for use by the Commission as part of their evaluation:

1. Prior to the submission of final plans for signature by the Chair and filing with the Land Use Office:
  - a. Revised plans shall be submitted to the Zoning Enforcement Officer (ZEO) for review and approval incorporating the following modifications:
    - i. Changes to Architectural Plans/ Building Designs:
      1. Modifications to the proposed retail/ showroom building?
      2. Modifications to the proposed convenience/ restaurant building?
      3. Modifications to fueling station/ pump island?
      4. *Placeholder? Etc.*
    - ii. Change to Civil Drawings/ Site Plan Improvements:
      1. Modifications to site development 'pad' layouts:
        - a. Retail/ showroom pad?
        - b. Convenience/ restaurant pad?
        - c. Pump Island/ service station pad?

d. Vehicle parking layout, driveways, and circulation areas?

e. *Placeholder? Etc.*

2. *Placeholder?*

3. Landscaping – *Commission to specify changes to the plans to bring the site landscaping into compliance with the Section 7.1 of the regulations or See #2 below?*

4. Stormwater – *Commission to specify changes to the stormwater management plan to ensure compliance with Section 7.13 of the regulations – or Modifications to the stormwater management system as recommended by the Commission’s consultant under condition # 5.b below.*

5. Parking – *Commission to specify modifications to site parking to ensure compliance with Section 7.2, or see #3 below*

6. Erosion Control – the considerations and recommendations of the North Central Conservation Districts December 15, 2020 review shall be added to the plans and construction sequence. Inclusive of the conditions of this motion, and the NCCD’s recommendation, the Erosion and Sediment Control Plan is hereby certified.

7. The construction sequence shall be modified to ensure adequate water for dust control is provided and available throughout the duration of site activities.

8. Final boundaries of Conservation Areas and Restrictions shall be identified on the approved plans.

iii. ? *Placeholder*

1. *Placeholder?*

2. The Commission has reviewed the proposed site landscaping plan and existing conditions and hereby recognizes the appropriate application of modification requirements under Section 7.1.H;

3. The Commission has reviewed the engineering statement submitted under Section 7.2.B.2.c and has determined the appropriate application of parking spaces is provided in accordance with this section;

4. *Placeholder?*

a. *Placeholder?*

5. The ZEO, in accordance with Section 9.8 and CGS 8-3(f) shall have the authority to authorize site activities to commence. Prior to the commencement of any site activities:
- a. Copies of any necessary approvals and associated conditions from the Town of Simsbury shall be provided to the ZEO for review. This includes any changes that have occurred through this process that results in modifications to the plans approved by the Town of Simsbury and therefore requires their additional review and approval.
  - b. The applicant shall submit a fee in the amount of \$2,900 for the review of the proposed stormwater management system by the Commission's consultant. Any changes to the stormwater management system recommended by the Commission consultant shall be incorporated into the plans under Condition #1.a.ii.2.
  - c. Copies of all necessary approvals from the Connecticut Department of Transportation (CTDOT), including but not limited to the following, shall be submitted to the ZEO:
    - i. Approvals from the Office of the State Traffic Administration
    - ii. Approvals from the CTDOT District 4, inclusive of but not limited to encroachments for access, construction/ earthwork, and required landscaping.
    - iii. Relative to these approvals, the Commission hereby represents that the concerns identified by staff in the September 29, 2020 staff report, Appendix A pertaining to traffic, are to be compiled and submitted to the CTDOT through the Town's Local Traffic Authority.
  - d. The applicant shall submit to the ZEO copies of all rights and/ or permissions necessary for the proposed work within the area shown on the approved plans associated with the re-alignment of the intersection of State Route 44 and Brass Lantern Road.
  - e. Any additional changes to the plans approved by the Commission, which may result from the outside review of the authorities listed in this section, shall be resubmitted back to the Commission for review. However if the ZEO determines such a change to be minor/ of little or no significance in her/his comparison to the plans approved by the Commission it may be processed as a Minor Modification.
  - f. Copies of all easements and necessary legal documents demonstrating compliance with all utility, access, and other easements, as may be needed, as shown on the approved plans to be submitted to the ZEO for review and approval by the Town Attorney.
  - g. The proposed conservation easement of 4.70 acres, as demonstrated in Figure 12 of the applicant's January 15, 2021 submittal, shall be filed on the Canton Land Records, after a review and determination of acceptability by the Town Attorney of the map and associated easement language to be filed.

- i. The limits of the final approved conservation easements shall be marked in the field by a professional surveyor, and protected with construction fence on boundaries adjacent to approved site work. This condition shall be maintained throughout the duration of all construction activities and removed immediately prior to the issuance of a Certificate of Zoning Compliance.
  - ii. The boundaries of the proposed conservation easement shall be modified as follows:
    - 1. *Placeholder?*
- h. The outermost limits of approved site work shall be staked by a professional surveyor, demarcated with construction fence, and inspected by the ZEO. This condition shall be maintained throughout the duration of all construction activities and removed immediately prior to the issuance of a Certificate of Zoning Compliance.
- i. No site preparation work, including, but not limited to, grading, tree removal, on-site storage of materials and excavation work, may commence until the required bonds have been submitted to the Town, construction and erosion and sedimentation control measures have been installed; and a preconstruction meeting has been held with the Town Planner, ZEO, Wetlands Agent, Project Administrator, Commission's consultant or their designees. Tree removal specifically necessary for, and limited to, the installation of erosion controls may be authorized by the ZEO.
  - i. The above referenced pre-construction meeting shall require the attendance and participation of the contractors' performing the approved site work, the appropriate representative from the Town of Simsbury responsible for conducting preconstruction meetings and inspecting site work, the design professional, and the Commission's consultant responsible for inspections, reporting, and oversight as documented under condition #7.i.
- j. The applicant shall be responsible for erosion and sedimentation control in accordance with the approved plan; failure to adhere to the plans, or create any discharge of materials, shall be considered a violation and may result in immediate enforcement, including, but not limited to, the calling of the bond.

- k. The Commission finds that, given the magnitude of the project, in order to maintain compliance with the zoning regulations, approved plan, and the Plan of Conservation and Development, and to protect against any potential effects on the site, the neighborhood and the Town, the approvals rendered herein cannot and should not be issued without adequate security to ensure proper performance of the applicant's obligations. Therefore, the applicant shall submit the following bonds, which are intended to ensure the applicant's adequate completion of all work necessary to stabilize the site; to prevent erosion, sedimentation, and/or inadequate or harmful drainage, slope or soil stability problems; to provide all required and approved physical improvements; and otherwise bring the site into compliance with all approved plans, and with all terms, conditions, and stipulations of approval. The following securities shall be provided by the applicant:
- i. Site Development Work/ Improvement Bond in the amount of \$\_\_\_\_\_.
  - ii. Earthwork and Grading Bond, inclusive of site and slope stabilization and restoration, in the amount of \$165,000; *or in an amount to be submitted by the applicant to the Commission's consultant for review and approval or adjustment.*
  - iii. Erosion and Sediment Control Bond in the amount of \$27,290; *or in an amount to be submitted by the applicant to the Commission's consultant for review and approval or adjustment.*
  - iv. Landscaping Bond in an amount determined adequate by Town Staff and reported back to the Commission, if required by the ZEO.
    - 1. The ZEO may modify the approved landscape plan in accordance with Section 7.1.H.2.
  - v. The ZEO may accept the provision of additional security for outstanding improvements that are minor in nature, or are seasonally dependent, as part of the issuance of a temporary certificate. The ZEO may refer such requests to the Commission.
  - vi. The amounts of the bonds are subject to subsequent modification if additional plan review or site modifications dictate.
  - vii. The applicant shall demonstrate that all bonds and/ or other securities required by any other agency have been posted as required.
  - viii. All bond releases and reductions (including partial reductions) require the approval of the Commission.

- ix. The applicant shall provide necessary proof of insurance to cover any damage that may occur as a result of blasting, prior to the issuance of any blasting permit by the Fire Marshal.
- l. Construction drawings shall be submitted to the Building Official and reviewed by the ZEO and Town of Canton Aquifer Protection Agent demonstrating compliance with the best management practices recommended by the CT Water Company Regulatory and Environmental Compliance staff and CTDEEP Aquifer Protection Area Program staff.
- m. The Commission finds that, given the magnitude of the project, in order to maintain compliance with the zoning regulations, approved plan, and the Plan of Conservation and Development, and to protect against any potential effects, the approvals rendered herein cannot and should not be issued without adequate security to ensure proper monitoring of the applicant's performance of its obligations. Therefore:
  - i. The applicant shall fund an escrow account to be held by the Town to allow the Town to hire and manage an independent consultant (also referred to herein as "the Commission's consultant") to review and verify the work require by this approval and reporting required under 5.m.ii.4 (services may be combined to minimize costs and maximize efficiency). The amounts of the escrow shall be subject to subsequent modification if additional plan review or site modifications dictate:
    - 1. the implementation of the erosion and sediment control plan.
    - 2. the construction of the slopes, retaining walls and slope/ wall drainage system as presented.
    - 3. the overall construction and site development process on the site.
    - 4. the required seismographic monitoring and reporting of blasting.
    - 5. the required actions and results of pre and post blast survey, required ARD sampling, and other groundwater monitoring requirements.
    - 6. the work and improvements in relation to bonds and subsequent reductions and releases.
    - 7. the review of required reporting from the applicant, Design Engineer, or other professional representing the applicant, as required by this approval.
    - 8. *Placeholder?*



- ii. The applicant shall provide a detailed bedrock grading plan, at a scale of 1"=40', showing the schedule of progress to be made through the grading process demonstrated through the above referenced plans (SEC 2.31.1 – 2.31.3, Grading Plan), including cross sections, a blasting schedule and plan inclusive of a final blasting radius, and reporting requirements, to be submitted to and approved by town staff and the Commission's consultant, as provided below:
  1. The applicant shall provide project-specific technical specifications, design parameters, and a final comprehensive geotechnical report along with design computations, details and specifications for the proposed retaining and ledge walls.
  2. Retaining walls and ledge walls shall be installed/ constructed under the direct supervision of a qualified geotechnical engineer responsible for reporting to the Commission's consultant. The responsibility to require a geotechnical engineer may be merged with any requirement by the Canton Building Official to require the applicant to engage the services of a geotechnical engineer as a condition to the issuance of a building permit.
    - a. The Commission's consultant shall determine the amount of work to occur prior to inspection by a geotechnical engineer to ensure the assumptions used for the approved design are correct.
    - b. If it cannot be demonstrated that field conditions will be able to support the approved design, site work shall halt and the applicant shall return to the Commission to evaluate any potential necessary changes to the approved site plan, except as may be allowed under 5.m.ii.2.d.
    - c. The applicant may submit a geotechnical engineering report prior to 5.m.ii.2.a to addresses this concern.

- d. Retaining walls as proposed are permitted without a Special Permit as they are demonstrated to be no greater than 6 feet in height. However it is understood that through construction, walls of a greater height may be determined to be necessary. The ZEO is hereby authorized to approve field changes specific to increases in retaining wall height up to a maximum of 12 feet, provided the combined height of an approved wall combination (retaining wall and ledge wall) shall not be increased by more than 10% without returning to the Commission for review.
3. Any blasting schedule/ plan submitted under #5.M.ii. shall be inclusive of the following restrictions and requirements (through this condition it is the Commission's intent to request that the appropriate authority under Connecticut General Statutes Section 29-349, that is reviewing state or local blasting permits for work associated with this approval, will consider the inclusion of the following):
  - a. Details of the start location and schedule for blasting to be included, subject to the review of the Commission's consultant.
  - b. Blasting shall be limited to one day per week between Monday and Friday, not on public holidays, with no more than four (4) days in aggregate that may occur over any 30 day period.
  - c. Blasting shall occur no earlier than 9:00 AM, and no later than 4:00 pm.
  - d. The use of explosives and blasting agents shall be demonstrated to be in compliance with Connecticut Department of Public Safety Subject Storage, Transportation and Use of Explosives and Blasting Agents Inclusive Sections § 29-349-106—29-349-378", inclusive of all reporting required therein.
  - e. Seismic monitoring requirements and performance metrics, inclusive of monitoring locations and reporting requirements, shall be submitted to the Commission's consultant.
  - f. The applicant shall demonstrate coordination with the MDC, Connecticut Water Company, and all other utilities.



- g. Pre and post blast surveys shall be conducted for potential impacts to wells and structures. These surveys shall be conducted in accordance with the CTDEEP December 2019 Guidance Document inclusive of the following requirements:
- The scope and details of pre-blast surveys shall be submitted to and approved by, the Commission's consultant.
  - The survey radius specific to structures shall be extended to a 500 foot radius from the outermost edge of the approved blasting area.
  - The survey radius, specific to wells, shall extend to a 2,500 foot radius from the outermost edge of the approved blasting area, away from the site, in the direction of the Swift Superfund Site and mapped aquifer boundary, and in the direction 'down aquifer' and down gradient from the plume, within the Towns of Canton and Avon (northwest, west and south west from the site). Any survey radius to the north, northeast, and east, established by the Office of the Town of Simsbury Fire Marshal, shall be incorporated into the required blasting plan by reference.
  - The Craigmore Circle public water supply well #5 shall be included in the survey.
  - Pre-blast surveys shall provide a baseline well yield, specific capacity, and well water quality and quantity conditions, inclusive of the analytes included within Section 4 of the CTDEEP December 2019 Guidance Document, and volatile organic compounds using EPA Method 524. The Commissions' consultant shall have the authority to require additional sampling requirements based on a review of available information, including but not limited, to existing drinking water well, monitoring well, and contamination reports on file with the Farmington Valley Health District, and CTDEEP.

- The applicant shall take reasonable efforts to seek the permission of the owner to enter upon the property. If any owner does not give such consent, the applicant's obligation to test the well will be negated. All rejections shall be documented and submitted to the Commission's consultant.
- Records of all pre-blast surveys shall be filed with the Town, with copies provided to participating homeowners and the Farmington Valley Health District, within one week of the receipt of the analytical data.
- Post-blast survey and sampling shall be coordinated through the Commission's consultant and, at a minimum, shall occur within 30 days once blasting is completed, and again within 180 days after site stabilization.
- Records of all post-blast surveys shall be filed with the Town, with copies provided to participating homeowners and the Farmington Valley Health District, within one week of the receipt of the analytical data.
- All residents who are outside of these areas, if desired, may contact the Farmington Valley Health District, conduct testing of their wells prior to the commencement of any site activities, and submit the results to the District and the Town for record keeping.
- Copies of these conditions shall be transmitted to the Town of Canton Fire Marshal, Town of Simsbury Fire Marshal, and the Office of the State Fire Marshal for their consideration in the review of any associated permit applications.
- *Placeholder?*



- h. During the earthwork process the Commission's consultant shall monitor for, and confirm the absence or occurrence of, high levels of pyrite. Sampling and reporting activities shall be coordinated with the applicant through the Commission's consultant.
  - i. If high levels of pyrite are discovered, earthwork shall cease immediately and a plan to prevent acid rock drainage shall be submitted to the Commission's consultant for review and approval. The ZEO may authorize earthwork to continue upon inspection and report by the Commission's consultant advising that the necessary adjustments have been made to implement the new plan. No such rock shall be incorporated into the fill or process gravel on the property.
  - j. *Placeholder?*
4. Monthly?/ Quarterly? reports shall be submitted by the Design Engineer to the Commission's consultant documenting the status and progress of blasting, excavation and grading work.
- a. The schedule of monthly/ quarterly reporting shall include those items included in the February 5<sup>th</sup>, 2021 proposed conditions for quarterly reporting, inclusive of the proposed blasting plan, except as may be modified by this approval. The applicant, ZEO and Commission's consultant shall reconcile a final list of reporting requirements to be brought before the Commission.
  - b. The monthly/ quarterly inspection reports shall document, at a minimum:
    - quantitative actions that have been performed on site between reports,
    - sampling and monitoring reports,
    - status of installed erosion controls and construction related stormwater management controls, and
    - quantities of material removed, inclusive of any issues, concerns, or recommendations.
    - *Placeholder?*

- c. The applicant shall meet the following performance metrics, to be included in the monthly/ quarterly reporting:
  - An estimated amount of material to be removed by quarter,
  - demonstration of progress towards meeting the next target grade identified on the plan submitted under #5.m.ii,
  - consistency in meeting the agreed upon sampling requirements,
  - *Placeholder?*
- d. If a minimum performance metric fails to be achieved, the applicant shall have 30 days to correct the violation (including the removal of material) and demonstrate such efforts have not reduced the performance required for the next reporting period.

e. *Placeholder?*

- 5. The applicant shall provide quarterly presentations to the Commission reporting progress, inclusive of any issues or concerns, on earth removal work and any other progress or issue related to the approved work.

a. *Placeholder?*

- 6. The approval to operate under the earthwork and grading permit shall expire within 18 months from the date site activities commence, subject to the annual renewal by the Commission upon petition by the applicant, and subject to the following:

- a. Work shall be permitted Monday – Friday from 8:00 a.m. to 5:00 p.m. There shall be no work on weekends or public holidays. Work shall include all activities related to this approval including, but not limited to, drilling and fracturing of rock, transportation of rock or any material to, from or around the site, movement of equipment or trucks into, out of, or around the site.



- b. To the extent allowed by DOT, all heavy equipment including drilling rigs, material for drilling, trucks, dozers, etc. shall enter the Town (and the site) from the east, from Route 44 turning right onto the eastern most intersection of Route 44 and Old Lantern Road, into the approved construction entrance. Once on the property this equipment (other than trucks associated with the approved removal of material) will remain on-site until no longer needed. All such equipment shall exit the Town and site through the opposite movements, turning left onto Old Lantern Road from the construction entrance, left onto Route 44, and exit the Town to the East.
6. The ZEO, in accordance with Section 9.8 and CGS 8-3(f) shall have the authority to allow for the issuance of Building Permits. Prior to the issuance of Building Permits:
  - a. All necessary permits shall be obtained from the Canton Water Pollution Control Authority and submitted to the Building Official.
  - b. All necessary permits and approvals shall be obtained from the Connecticut Water Company and submitted to the Building Official.
  - c. The applicant shall submit to the ZEO evidence of the filing of a lot line revision plan, inclusive of associated changes in deeds, as demonstrated on the above referenced plans.
  - d. *Placeholder?*
  - e. *Placeholder?*
7. Prior to the issuance of Certificates of Zoning Compliance - In addition to the requirements of this approval and compliance with the regulations, Certificates of Zoning Compliance may not be issued by the ZEO until the requirements of Section 9.8.C have been met inclusive of the following:
  - a. Certificates of Zoning Compliance must be applied for in accordance with Section 9.8.C, and approved by the ZEO prior to the issuance of a Certificate of Occupancy (CGS 8-3(f)).
  - b. All site improvements included on the approved plans, and otherwise associated with this approval, to be installed as approved.
  - c. All existing refuse and debris shall be removed from the site.
  - d. All temporary materials such as, but not limited to, construction material, debris, equipment, construction fencing, erosion controls, etc. shall be removed.

- e. Post development conservation markers shall be installed.
  - f. A complete improvement location survey (as-built) plans shall be submitted to the ZEO in accordance with Section 9.8.C.8 including but not limited to documentation required during and immediately following the process of construction.
  - g. There shall be no on-site burial of building materials or debris, and a notarized statement to this effect shall be submitted to the ZEO.
  - h. Any Town streets, roads, sidewalks, curbs or other public components damaged due to construction activities are to be repaired or replaced, if required in the opinion of the Project Administrator or Director of Public Works.
  - i. The appropriate professional licensed by the State of Connecticut (the design professional) shall be retained during construction and shall certify to the ZEO in writing that all site development work and auxiliary facilities, sewer, parking areas, landscaping and plantings have been installed in accordance with the approved Site Development Plan.
  - j. Outside lighting shall be tested to conform to the approved business and non-business reduced levels and documentation of the use of automatic dimmers or timers, within ½ hour of closing is provided.
8. In the event excessive snow accumulates beyond the designated snow storage areas, excessive snow shall be removed off-site to ensure that sufficient parking is provided.
  9. There shall be no overnight parking of vehicles, trucks, transportation vehicles.
  10. A minimum of 25% of fueling stations on the approved site plan shall be identified as being restricted for electric or alternative energy vehicles.
  11. All necessary operation and maintenance of storm water retention/ detention basins and storm water management systems shall be the responsibility of the property owner.
  12. Litter, refuse, and debris from the site and or generated from the site and found in surrounding areas shall be quickly removed.
  13. All landscaping shall be neatly maintained and dead vegetation replaced as soon as weather permits in accordance with the approved plans.
  14. The property shall retain the “Welcome to Canton Sign” which shall remain with reasonable efforts being made to maintain and improve the sign and decorative landscaping in the immediate area, as needed to provide a positive and aesthetically pleasing representation.

15. Final release of any security or subsequent reductions shall require the approval of the Commission.
16. Per Section 9.1.G.2, all work in connection with this approved site plan shall be completed within the time frame establish by CGS (presently 5 years after the approval of the plan, or \_\_\_\_\_, 2026) unless extended by law or action of the Commission.
17. Per Section 9.2.H.1, failure to record the special permits granted through this approval within twelve months (\_\_\_\_\_, 2022) shall void the special permits.
18. Per Section 9.2.H.2, any special permit in which the approved use is not conducted on the site within eighteen months from the date of approval (\_\_\_\_\_, 2022), shall expire unless the Commission shall provide for a longer period of time if requested under Section 9.2.H.3; and,
  - a. Under Section 9.2.H.3 the Commission recognizes additional time is necessary and therefore grants the additional eighteen month extension to \_\_\_\_\_, 2023. This extension shall not apply to the earthwork special permit issued under Section 7.5., which shall only be extended under condition #5.m.ii.6 of this approval.
19. This approval shall be binding upon the applicant/developer, heirs, assigns, and grantees.



**Archived:** Friday, February 12, 2021 10:36:58 AM  
**From:** [Pade, Neil](#)  
**Sent:** Fri, 12 Feb 2021 07:47:43  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Letter for Zoning Commission re 9-15 Albany Turnpike  
**Importance:** Normal  
**Attachments:**  
[Tesla Showroom Faces Uncertain Future, Hearst CT Newspaper story, March 2019.pdf](#)  
[Letter to Canton Planning & Zoning, CT residents' blasting experience.pdf](#)

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Neil

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**From:** Theresa Barger [mailto:[tsullivanbarger@gmail.com](mailto:tsullivanbarger@gmail.com)]  
**Sent:** Thursday, February 11, 2021 9:59 PM  
**To:** Pade, Neil  
**Subject:** Letter for Zoning Commission re 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi, Neil,

I've attached a newspaper story showing that the Tesla showroom in Fairfield County has been closed for nearly two years. Mr. Frisbie said at a prior public hearing that there were EV showrooms in Stamford and Boston. Based on my research, the only EV showroom in Connecticut has been closed for two years. As the Commissioners will see when they read this story, the Connecticut Automobile Retailers Association opposes the idea of showrooms because they operate like dealerships, without a new-car dealer's license. If a Tesla showroom was forced to close in Fairfield County, a prudent person would wonder, given this state's laws, what chance an EV showroom has of coming to fruition and staying in business.

Second, I've attached a letter based on interviews I've had with several people from around the state who have been impacted by blasting. There are two people who spoke to me on the condition that their names not be made public. If any commissioner questions the authenticity of these people, I will disclose their names privately to you, so long as their names do not become part of the public record.

Thank you to you and Renee for your work on this matter. And thanks to the volunteers on the Commission for their careful and thorough review of all the evidence.

Sincerely,

Theresa

**Theresa Sullivan Barger**  
8 Pond Road  
Canton, CT

BUSINESS

# Tesla Greenwich showroom faces uncertain future

Paul Schott

March 11, 2019 Updated: March 11, 2019 10:52 p.m.

[Comments](#)



1of17Buy Photo

Tesla opened a showroom at 340 Greenwich Ave., in Greenwich, Conn., in September 2016.





GREENWICH — Tesla's controversial showroom at 340 Greenwich Ave. has gone dark as the electric-vehicle maker closes many of its stores and moves all of its sales online.

The downtown gallery has been shuttered in the past week, an apparent reflection of the Palo Alto, Calif.-based company's downsizing of its brick-and-mortar network to cut costs to help shore up its finances and sell the standard version of its Model 3 sedan at \$35,000. For the Greenwich center — Tesla's first and only in the state — a closing would culminate a 21/2-year run overshadowed by a prolonged court battle over whether the establishment has been making illegal sales.

“All Tesla sales now online,” says a placard in the store’s front window. “Please go to Tesla.com to order your car in about one minute.”

Tesla partially reversed its original Feb. 28 decision, with an announcement Sunday that it would now close about as half as many stores as previously planned, but still sell entirely online. It has recently shut down about 10 percent of its locations. Another 20 percent are under review, with their future “depending on their effectiveness over the next few months.”

In response to a Hearst Connecticut Media inquiry Monday on the status of the Greenwich gallery, a Tesla spokeswoman referred to the Sunday update, but declined to comment further on the showroom.

As a result of the reduced savings from the revised plan, Tesla said it would need to raise vehicle prices worldwide by an average of about 3 percent.

There would still be no increase to the \$35,000 asking price of the standard Model 3. The cost hikes would apply only to the more expensive types of the Model 3, as well as the Model S sedan and Model X crossover-utility vehicle.

Long legal dispute

Brick-and-mortar Tesla establishments have operated in more than two dozen states, including New York, Massachusetts, New Jersey, California, Florida, Illinois and Texas.

None of Tesla’s showrooms are franchised dealers. State laws dictate which stores can make on-site sales.

The Greenwich gallery has not sold cars, according to Tesla executives. Visitors interested in buying have been directed to the Tesla website or one of the New York galleries permitted to make on-site sales.

But even before the showroom opened in September 2016, opponents have questioned that explanation and tried to shut it down.

In July 2016, the Connecticut Automotive Retailers Association filed a petition that sought a ruling from the state Department of Motor Vehicles on the establishment's legality. CARA argued that the center violated the state's ban on direct sales to consumers from manufacturers that do not have a new-car dealer's license.

"Legality is probably the most important issue facing us with Tesla, given their reputation for not giving due respect to regulatory agencies," CARA President Jim Fleming said in a recent interview. "Their management would be located outside our state, which makes regulation even more difficult."

In April 2017, the DMV ruled that Tesla was making sales at the Greenwich showroom and would need to procure a dealer's license to continue.

Two months later, Tesla sued the DMV and CARA. It maintained that no vehicles were sold in the gallery. The company said it had gone as far as preventing customers from placing online orders, with their own devices, while they were in the store.

State Superior Court Judge Joseph Shortall disagreed. Showroom services such as test-driving scheduling and assistance with computer configurations of models that would be available to buy later exceeded constitutionally protected "commercial speech," he wrote in a decision last December. He also concluded that Tesla had tasked employees with building leads to be converted into customers and rewarded them for doing so.

"If Tesla was not engaged in the business of selling motor vehicles at the gallery, it's difficult to see what it was engaged in at that location," Shortall wrote. "The record evidence is that gallery employees educated visitors to the gallery, with the goal of selling them Teslas. So, the argument that the gallery was simply a locus for public education about the virtues of electric vehicles borders on the fanciful."

Tesla then challenged Shortall's decision in the state's Appellate Court. His ruling did not shut down the showroom.



Amid the contention, Tesla has garnered a number of local backers, including the Greenwich Chamber of Commerce. It hosted a networking event last year to support the company.

“Everyone was excited about Tesla’s commitment to help the environment,” said Marcia O’Kane, the chamber’s CEO and president. “The business community is sad to see another empty storefront but understands that this is due to Tesla’s strategy. The space would lend itself well to any retail establishment looking for a prestigious address.”

In the past few years, the state General Assembly has considered several bills to allow electric-vehicle manufacturers to sell directly to consumers. Doing so would enable the Greenwich showroom to make on-site sales. But all of those proposals have foundered.

*pschott@scni.com; 203-964-2236; Twitter: @paulschott*

To: Canton Planning & Zoning Commission  
From: Theresa Barger, 8 Pond Road, Canton, CT  
Date: Feb. 11, 2021  
Re: File 475; Apln 2000; 9-15 Albany Turnpike

Dear Commissioners,

The applicant for the 9-15 Albany Turnpike project and its representatives have repeatedly said things like, “blasting is a highly regulated industry,” and “modern blasting is much more tightly controlled.”

The state of Connecticut has not updated its blasting regulations in 49 years, not since 1972.

This letter is a compilation of experiences from Connecticut residents who live near blasting operations, some of which include mining operations and some that do not. The blasting noise and its impact on houses is just one of the complaints. Others include: radon and uranium in well water; rocks in well water; increased hardness of the water, requiring three different residents to say they had to double how often they changed their well-water filters; constant loud noises that prohibit people from enjoying the outside of their homes and require them to keep windows closed and wear noise-cancelling headphones; cracks to cement surfaces around two different in-ground pools; strong, tornado-like winds; shaking ground that feels like an earthquake, causing chimneys and windows to crack; and rock dust that escapes the blasting operation site and travels to neighboring properties. None of these blasting operations occurred near a Superfund site with known carcinogens in the ground.

Here are some examples:

Mr. Donat Charron, of **Thompson**, wrote the following in a Feb. 19, 2015 [letter](#) to the Connecticut General Assembly’s Public Safety and Security Committee in 2015 requesting representatives update the state’s blasting regulations. He identified himself as a member of Concerned Thompson Citizens Against Blasting Damages and he supported H.B. 6494: AN ACT ESTABLISHING A COMPLAINT PROCEDURE FOR PROPERTY OWNERS WHEN BLASTING CAUSES DAMAGES.

“We are at least 29 property owners that are being affected with structural damage, water well damages, homes or business properties being shaken causing great fear among residents when a blast occurs. The answer that residents receive when complaints about damages are brought forward to the developer and or the blasting company is that in this case, Maine Drilling and Blasting, will deny all claims of damage and respond that they are in compliance with their rules and regulations. They insist those affected should prove that the damage was caused by the blasting company.

“In Connecticut law, under 5620, the local fire marshal only has the duties to oversee how the explosives are being transported and stored. There are no statues that require them to be on the blasting site before the blast occurs, to measure the depth of the holes, number of holes, how much explosive is in each of the holes, type of blasting method, and the recording of the blast, or to then providing the blasting recording to the community.”

In an interview, he told me, even though he lives 1,000-2,000 feet from the blast site (the precise location changes,) “The wind blast gets you more than the ground shake. ...It’s like a tornado coming at you at 120 miles per hour. ... It’s like having a windstorm that’s a category 5. That second can cause the

damage. Our ceilings are cracked. When we complained about this to the companies, they say, 'Your house wasn't built properly. Your house is settling.' "

Homeowners have contacted their homeowner's insurance carrier and have been told the damage isn't covered, that the company that created the problem is responsible, Mr. Charron said.

Developers and blasting companies say that they have insurance, and that pre-blast surveys will protect homeowners in the event of any damage. I've talked with people and gathered letters in the public record from seven different towns in Connecticut and not one of them had the damage to their home covered by insurance. When they did have a pre-blast survey, the insurance company's representative denied their claim every time.

Mr. Charron said, "I had someone from the company in the home during a blast. The person said, 'That's nothing.' They will see the pictures move on the wall. They will hear the windows rattling and say someone jumping on the floor can do that. They do not accept any responsibility. They say, 'It's nothing. It's your house settling. Your house wasn't built properly.' "

**Monroe** resident Cynthia Ambrosey, who lives 1.1 miles away from a rock-mining operation, in which Mr. Kevin Solli and Mr. Andy Nagy and BlasTech are involved, said after each blast, within one to three days, pieces of shale rock end up coming out of her well water. "I live on a fault line for the bedrock they're blasting," she said in an interview. "The nails are popping off the front of my house." She and her family don't drink the water; they buy bottled water for drinking. After the blasting, her well water "started to change with more minerals," she said. "The filters in my house need to be changed once every four months, rather than twice a year."

"I had to redo the concrete around the pool; that cracked," she said. The seal on her front windows also cracked, she said. She custom-built her house, completed in 1998, to be her "forever" house, and she used steel I-beam trusses to give her house the best strength and support she could. Despite this, when BlasTech blasted, she said, "my whole house shook. My floors shook." The company representatives put meters in her yard to measure the blasts, she said, but the company representative would say "it had no reading."

**Milford** resident Donna Springer reported a similar experience, where, despite a pre-blast survey, her claim of damage was denied. In a Feb. 17, 2015 [letter](#) to former state Rep. Theresa Conroy regarding the proposed blasting regulation changes, Ms. Springer wrote:

"Adjacent to our complex is a Howard Johnsons Motel on the Post Road. The owner applied and received clearance to blast the site. ... We only know that they were granted a 2-year permit to blast and crush stone on site. Before they began blasting, the construction company sent over Shoreline Blasting to talk to our complex to explain what would be happening and how we could be assured that if damage occurred there was a process and recourse. This company talked to us and told us that they would, with our permission, come into our units and take photos to record all existing cracks, settlement etc. This, we were told, would be the baseline so that if we noticed any new cracks or increases to existing cracks, they could refer to these photos to determine if the blasting may have been the cause. My unit and several others border the construction site. My back yard is literally 30 feet from site. Since the blasting began and the dust and cracks began, I have brought several people from Milford Public Health over to my unit to see just how close the construction is. I just moved in that summer and had the entire unit



professionally painted so I know there were no cracks. I, along with many other residents did allow Shoreline to come and take photos so we felt comfortable that this would give us some reassurances. When we discovered cracks, we contacted Shoreline. They sent a gentleman out from their Insurance Company to look at our cracks. They concluded that the woman who took the pictures 'did a poor job' and that the cracks could not possible[sic] be from blasting as they installed devices in the ground to monitor the strength of the blasts and none of the blasts measured high enough to cause any damage."

The letter further states, "They were given set hours of operation starting at 8 am. They have consistently started at 7 and 7:30. They were to hose down the mountains of rock so that as they crush it the dust is kept to a minimum (especially since we are in a high wind zone). We brought the state in (Mr Schnell) and he has visited the site on several occasions as they are also crushing rock on site without ensuring they wet down the piles to reduce dust. ... You can actually see clouds of dust floating over to our complex on windy days. When I asked Mr. Schnell what is the process by which the State enforces Public Health Laws (is [sic] it one verbal warning, then a written and then a fine) I was told there is not [sic] set process. That the \$25,000 a day fine they can levy but he couldn't tell me what it takes to get it applied. The workers know that the state won't be at the site on weekends or before 9 am so they have been quite free in operating as they want in these times. They [state officials] actually told us to keep an eye on things and report!"

Ms. Springer continued, "The noise, damage to our units, disruption to our quiet enjoyment of our residences has never been addressed either locally or by the state. The dust from this site was so intense that no one could open their windows all summer and decks had to be swept daily. We did show this to Laura Miller from Milford Public Health. She has been very sympathetic but apparently has no power to impose any fines."

Residents of **Somers** who have a neighbor blasting 19,000 cubic yards of rock report that the blasting near their homes caused uranium to leach into their wells, requiring some of them to install a uranium abatement system and water softening system with dry well (\$6,000.) The Somers residents did not want to be quoted by name because the man doing the blasting has filed lawsuits in federal and state court, they said, and they fear being sued. Purchasing and installing a radon mitigation system for well water costs about \$4,000-\$5,000. None of this includes tune-ups, repairs and maintenance. Several Somers neighbors who now have uranium and radon in their well water cannot afford to have the radon abatement and uranium abatement systems installed, the blasting neighbor said. There are no state funds available to help them. Radon is the leading cause of lung cancer in nonsmokers. Drinking well water that contains uranium can harm kidneys over time, according to the [state Department of Public Health](#).

One resident, in addition to having to install a uranium abatement system and water softening system, has to spend \$275 annually for the supplies for the water softening system and doubled how often they have to change their water filter. The noise inside the house from the excavation was so loud that the family had to buy two noise-canceling headsets (\$250 each,) so the family's children could attend online school, the parent said. Even though university classes are online, this person's daughter got an apartment near campus to escape the noise, the resident said.

Another neighbor said when the company blasts the rock, "literally our whole house would shake and shudder." Even though they were notified that blasting would be done that day, not knowing exactly when it's going to happen raises their anxiety level, the homeowner said. "Once the blasting is over,

what's even more maddening is the nonstop excavation. The guys doing the work would make giant piles of rubble surrounding the property," the homeowner said, and they hear a backhoe scratching, digging the ledge, 11 hours a day. They hear the "BEEP, BEEP, BEEP" of vehicles backing up "all day long. That's ridiculously annoying," they said. "You really do feel like you lose some of the quiet enjoyment of your property. You can't go outside. It's too loud."

The first Somers neighbor said they were working in their garden with a friend, who was five feet away, and they had to shout to be heard over the sound of the excavation work. "We have a pool. You can't enjoy being outside. I can't enjoy being outside on the porch drinking coffee. Before I get up, the noise has started. I don't want to be out there because it's too loud," the Somers resident said. "That noise, it makes you crazy. "You can hear it through the windows even in the winter. You cannot escape it." The scraping, jackhammering, grinding, crushing and other construction noises are so loud, this neighbor said, that their friend who lives more than a mile away is awoken by the sound each morning. Neighbors see the runoff from the site go across the street and into Gillette Brook, the Somers resident said.

The jackhammering is constant and "the next level of horrible. That usually comes with excavation after the blasting," the Somers resident said. There are cracks around their pool that were not there last spring, and a contractor told the homeowner the repairs would cost \$16,000, they said. Before installing the water-softening system, the hard water left rings in the toilet and showers that cannot be removed, no matter how much the homeowner tries, the homeowner said.

In a Feb. 19, 2015 [letter](#) to former State Rep. Theresa Conroy regarding the proposed House Bill 6494 to update the state's blasting regulations, **North Haven** resident Laura Crosse wrote the following:

"I am currently in a dispute with the developer and Shoreline Blasting who did blasting to a mountain adjacent to my property on Patten Road in North Haven. ... The blasting resulted in cracks in walls and ceilings in several rooms in my house. I placed a claim with Shoreline Blasting's liability carrier, Fairmont Specialty. They sent me a boiler plate three-page letter denying the claim without even having anyone come out to look at the damage and the proximity of my house to the blasting. Their position is that the documentation provided by Shoreline Blasting shows that the blasting was within the regulatory limits and therefore could not have caused the damage. This is ludicrous as the damage to my walls and ceilings were not there prior to the blasting. I attended several planning and zoning meetings when this matter was being discussed for approval. Attorney Bernard Pellegrino represented to the commission and the residents that we would be notified prior to the blasting and that our homes would be inspected and certified prior to the blasting documenting that wells, foundations, etc. were intact. None of these things were done and the blasting commenced without any notification whatsoever. My home is at the top of the mountain and received a direct impact from the blasting. ... The blasting sounded very loud, my whole house shook and even in January you could smell the gun powder in the house," Ms. Crosse wrote. "Attorney Pellegrino stated clearly at the meetings that if any damage was done to private property, it would be covered by the blaster's liability policy. He did NOT represent that only damage that was done outside of the accepted seismic parameters would be covered."

In a Feb. 16, 2015 [letter](#) to Rep. Conroy, **Seymour** resident Tony Leconi wrote, "I support this bill because of the damages my home has faced due to the Haynes companies blasting at their quarry off of route 8 in Seymour. I have tried to contact them numerous times without response, and have also been given the run around by everyone else I have talked to due to these outdated blasting specifications."

Former Seymour Fire Marshal Paul Wetowitz gave a [statement](#) Feb. 19, 2015 to the state legislature supporting changes to the blasting regulations, which outlined his 32 years' experience with the fire marshal's office. "Property owners come to me complaining about many things regarding blasting. Some of the complaints include their house is shaking, windows are rattling, items have fallen off shelves and broke, they are very scared, they were never notified about the blasting, damage has occurred to their home and they are afraid of losing their water well. If after my investigation, I find that the seismic results were well within the State regulations and no other regulations were violated, there is almost no enforcement action I can take. ... You may hear this is what the blasting company has insurance for. If rock flies off the site and damages something, it has been my experience that there is almost never a denial. If the claim is for damage from the shock or sound wave, the insurance company probably looks at the blaster's log and seismic results the same way I would. If they do not find any issues, what do you think they would do? For those of you who have never been in a structure when blasting occurs, it can be a profound experience. I have had this experience on both my house and other structures. And even though I knew what was going on, I still had concerns for my home." He anticipated blasters' objections to updating the existing regulations and concluded, "We can do a better job."

**Seymour** resident Lee Heller said she spent \$15,000 to repair the damage to her home caused by blasting after the blasting company's insurance company denied her claim, saying the cracks were caused by her 60+ year-old brick house settling. She had a pre-blast survey and said the 'before' pictures were used against her. The burden of proof that the blasting, jackhammering and other work caused the damage rested with her. She sued the insurance company but had to withdraw her case without a judgment because she ran out of money to pursue it, she told me in an interview. "The burden of proof is on you," Ms. Heller said. "My house was split in half. My basement is made out of cinderblock and it cracked in the front of the house and the back of my house."

Former state Sen. Art Linares wrote in a Feb. 19, 2015 [letter](#) in support of H.B. 6494. He wrote about one of his constituents, Deborah Rindge, whose **Chester** property was damaged by blasting. "Deborah lost more than \$15,000 in drilling costs and tests to prove a neighboring blast damaged her property and dried her well. My job is to ask what we can do at the state level going forward to try to prevent this from happening to others. Our bill seeks to change – and update – the way the state regulates blasting. ... Major updates to the state's blasting laws and regulations have not been made in decades," Sen. Linares wrote. "I see this as an opportunity to improve protections for property owners like Deborah. I also see this as an opportunity to improve public safety."

In her [letter](#) to the state Public Safety committee, Ms. Rindge wrote that she lost her well in 2012 due to blasting into the same ledge that her house was on, and was told by the blaster's insurance company the "damage was not the fault of blasting."

The bill never made it out of committee. The state's blasting laws have not been updated since 1972 – 49 years.



**Archived:** Friday, February 12, 2021 10:36:02 AM  
**From:** [Pade, Neil](#)  
**Sent:** Thu, 11 Feb 2021 10:18:47  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Turnpike in Canton, CT  
**Importance:** Normal

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Neil

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**From:** WILLIAM WARZECHA [mailto:wwarzecha@snet.net]  
**Sent:** Thursday, February 11, 2021 7:42 AM  
**To:** Theresa Barger; Evan Glass; Pade, Neil; Jane Latus  
**Subject:** 9-15 Albany Turnpike in Canton, CT

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Thank you for sharing the Memorandum of Telecommunication, dated January 25, 2021, as it relates to the phone conversation between Canton's Land Use office and CT DEEP's Remediation Division staff regarding the proposed development at 9-15 Albany Turnpike. Based on my review, I have the following comments and/or recommendations that will hopefully help and provide guidance with respect to the on-going analysis of the project.

#### **Section 1.**

1. The blasting of rock material and subsequent removal of 118K cy of rock material is very significant and has the potential to alter ground water flow in the bedrock on and off site as well as pollution residing in overburden material in proximity to the site, i.e., J. Swift site. As a side note, the Remediation Division, as part of its hydrogeologic review of an applicant requesting a diversion permit from DEEP to extract greater than 50,000 gallons of water/day from a pumping well, is required to determine whether there are any known sources of pollution on or in the vicinity of the site and whether that pollution be artificially drawn to the pumping well, potentially adversely affecting the quality of water in the well. Similarly, the request to determine whether the proposed activity will have any adverse impact on the pollution known to be residing in overburden materials or the bedrock aquifer on and in the vicinity of the site is analogous to the aforementioned review requirement and should definitely be thoroughly analyzed by the applicant's experts. This should include, among other things, a thorough review of remediation documents at DEEP relating to the pollution and hydrogeologic conditions at and in the vicinity of the J. Swift site, an updated round of ground water sampling of nearby drinking water and ground water monitoring wells for all constituents of concern, finalization of the proposed blasting plan, and complete understanding of the hydrogeologic conditions at the site and the J. Swift site. An assessment of vapor migration or the potential for it should also be evaluated, since it has been an issue for the site in recent past. The J. Swift site lies in direct line with the strike of the traprock ridge where the preferential flow of ground water is expected, warranting close examination

given the significance of the site work proposed at 9-15 Albany Turnpike. This should also require a pre-blast survey and monitoring plan that is reviewed and approved by the town's geologic consultant.

Every effort should be made to gather sufficient pre-development and pre-blasting work at the site to which post-development activity can be compared. That is the only way it will be definitively determined whether the work at the site adversely caused pollution or exacerbated the conditions at the J. Swift site, i.e., causing the pollutants at the site to be released and mobilized. That is so important because it will determine the party or parties responsible for abating the pollution and the provision of a short- and long-term supply of drinking water. If pollutants at the J. Swift site are mobilized due to the work done at 9-15 Albany Turnpike and impact drinking water/vapors off-site, both the owner of the Swift site and blasting/site contractor for 9-15 Albany Turnpike will be jointly and severally responsible for causing pollution. If that is the case both will have responsibility. The concern here is that DEEP has been unable, to date, to make the past and current owner of the J. Swift site conduct any investigation and clean-up. The Town should get in writing from DEEP the expected course of action it will take should pollution at the site be further exacerbated by blasting/site work causing additional problems off-site given the historic inability of DEEP to get the property owner to remediate the site. Had the site been properly cleaned up, it would not be a concern now. Enforcement, i.e., issuance of administrative orders, can be dragged out for a protracted period given the appeals process especially when there is more than one party involved.

Should drinking water wells be adversely impacted by the mobilization of pollutants at the J. Swift site due to the blasting/site work, DEEP may only pursue the party that caused the pollution, i.e., potentially the blaster, site contractor, and/or the developer, etc., not the property owner of the J. Swift site. The latter is only responsible for abating the pollution that is leaving the site. In order to be proactive, a bond should be set by the town for the applicant to cover the cost of supplying a short- and long-term supply of drinking water to potentially affected well owners or be provided assurances by DEEP that it will provide grant monies pursuant to Sec. 22a-471 of the CGS for the purpose of providing a short-term supply of drinking water as necessary until such time the responsible party is identified and provides the most cost-efficient, long-term provision of potable water to all those adversely impacted. **No well owner should bear the burden of having to pay for either a short- or long-term supply of drinking water due to pollution caused by another party or parties, no fault of their own-that is the reason the state legislature established the potable water law.**

The preceding discussion underscores the need for the Town to ensure that if a well owner is adversely affected by the work at the site, there will be a mechanism in place to ensure that all well owners have potable water and the cost of providing that water is borne by the party that causes it or by some other mean, i.e., state funds etc., again underscoring the need for a thorough pre- and post- blast survey following the recommendations of DEEP's blasting guidance.

## **Section 2.**

1. Essentially DEEP concurs here that the applicant's blasting contractor needs to provide a thorough and detailed blasting plan that incorporates technical information

and data gleaned from materials on file at DEEP regarding the J. Swift site. The blasting plan should comply with requirements identified in the guidance. It should also evaluate the handling, processing, storage and disposal of the rock material at the site in terms of acid rock drainage. To date, much of that work has not been done.

2. The Town should require that an independent, third party pre-blast survey contractor and geologist be hired to oversee the blasting/rock removal activities at the site. That person/contractor should have no relationship with the blasting contractor, project engineer, or developer for the site but one whose interest is to protect neighboring properties that could be damaged by the blasting/rock removal work. The Town may want to have its geologic consulting firm undertake this work.

### **Section 3.**

1. Any written guidance from DEEP's remediation division should be entered into the record for the application.

### **Section 4.**

1. If the on-site monitoring wells (overburden or bedrock) can not be used to monitor changes in water quality, it may be necessary to install new wells (bedrock or overburden) to determine whether there is any new mobilization occurring as a result of the work at 9-15 Albany Turnpike. In addition to ground water, it would be prudent to assess vapor migration as previously mentioned by Evan Glass and given the unknowns at the J. Swift site and the installation of sub slab ventilation systems that have been installed in homes near the J. Swift site in recent years.

### **Section 5.**

1. Whatever guidance is provided by DEEP per Section 4. above should be entered into the record for the application.

### **Section 6.**

1. Without the technical facts of the site, no one should speculate whether there is potential or not for the pollutants at the J. Swift site to be mobilized/released by the work done at the 9-15 Albany Turnpike site. All of the work previously cited needs to be done and thoroughly analyzed, including but not limited to, conducting detailed pre-blast surveys for the site and vicinity, having a complete understanding of the local bedrock hydrogeologic conditions including ground water monitoring, thorough knowledge of the pollution currently impacting the J. Swift site and a plan for assessing the potential to create acid rock drainage.
2. If wells are impacted, which underscores the need for pre- and post-blasting work at the site (those water quality reports can be reviewed by DPH toxicologist to determine any adverse conditions or impacts),



there must be a plan in place to provide all impacted well owners with a short-term supply of drinking water whether it is having the applicant post a bond or to have DEEP ensure that it will step in and use state funds to provide the short-term supply until such time the responsible party is identified and made to take over the provision of a short-term supply and ultimately the long-term supply. (Knowing that state funds were eliminated by the legislature in 2013 to cover the short-term costs, the Town needs to know how the short-term provision will be paid for) In no way should an innocent party/well owner have to pay any of those costs; the only way that can be definitively determined is by doing the detailed pre- and post-blast survey work.

3. DEEP is concurring in Section 6 that much more hydrogeologic work is needed to ensure that there will be no adverse impacts to neighboring properties and ground water and if there is, steps will need to be taken to provide a short-term supply of drinking water. It should also include the long-term provision, if necessary.

I apologize for the unaligned formatting. My comments follow the same chronological order, based on the Town's memorandum. Should any of you have any questions, please do not hesitate to contact me. Best regards, Bill Warzecha



Conservation Commission  
**Canton, Connecticut Inc. 1806**  
4 Market Street, Collinsville, Connecticut 06022

February 9, 2021

Jonathan Thiesse, Chairman  
Canton Planning & Zoning Commission  
P.O. Box 168  
Collinsville, CT 06022

Dear Jonathan:

At its February 2nd, 2021 meeting, the Canton Conservation Commission discussed File 475; 9 and 15 Albany Tpke. Commissioners still have strong concerns regarding the demolition/removal of a portion of the trap rock ridge in order to accommodate this project.

As a result, the Canton Conservation Commission voted unanimously to respectfully request that the Canton Planning & Zoning Commission perform a thorough vetting of all information before the Canton Planning & Zoning Commission makes a decision on File 475.

Sincerely,

Kevin Erwin, Chair  
Canton Conservation Commission

cc: Emily Kyle, Assistant Town Planner  
Town of Canton

**Archived:** Wednesday, February 10, 2021 5:00:11 PM  
**From:** Tharau, Timothy  
**Sent:** Wed, 10 Feb 2021 16:20:54  
**To:** Pade, Neil  
**Cc:** Deltenre, Renee  
**Subject:** RE: Blasting Permit Possible Conditions  
**Importance:** Normal

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The fire Marshal office will enforce all State laws that are required to issues a blasting permit for this location. We will make note on the permit to all requirement by the zoning approval for this site. Most survey that are done in state are between 250- 500 feet of blasting site The blast plan that was submitted by Solli Engineering LLC in conjunction with Blastech is above what is normal required for blasting permit. How much we want to over regulated blasting above state law or condition would wonder if this will be enforced by the fire marshal office or who would do that . Having third party monitoiring of the blasting site is a good thing. Talk with Fire Marshal Simsbury make sure were on the same page for blasting requierement in both Towns

Timothy J. Tharau

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**From:** Pade, Neil  
**Sent:** Wednesday, February 10, 2021 9:39 AM  
**To:** Tharau, Timothy  
**Cc:** Deltenre, Renee  
**Subject:** Blasting Permit Possible Conditions

Hi Tim,

I'd appreciate your insight on the following possible condition that the Commission may consider under their earthwork special permit process. Thank you

1. Any blasting schedule/ plan authorized under #5.M.ii. shall be inclusive of the following restrictions and requirements (through this condition it is the Commission's intent to request that any blasting permit issued under an authority separate from the Commission's will consider the inclusion of the following):
  - a. Details of the start location and schedule for blasting to be included, subject to the review of the Commission's consultant.
  - b. Blasting shall be limited to one day per week between Monday and Friday, not on public holidays, with no more than four (4) days in aggregate that may occur over any 30 day period.
  - c. Blasting shall occur no earlier than 9:00 AM, and no later than 4:00 pm.
  - d. The use of explosives and blasting agents shall be demonstrated to be in compliance with Connecticut Department of Public Safety Subject Storage, Transportation and Use of Explosives and Blasting



Agents Inclusive Sections § 29-349-106—29-349-378”, inclusive of all reporting required therein.

- e. Seismic monitoring requirements and performance metrics, inclusive of monitoring locations and reporting requirements, shall be submitted to the Commission’s consultant.
- f. The applicant shall demonstrate coordination with the MDC, Connecticut Water Company, and all other utilities.
- g. Pre and post blast surveys shall be conducted for potential impacts to wells and structures. These surveys shall be conducted in accordance with the CTDEEP December 2019 Guidance Document inclusive of the following requirements:
  - Pre-blast surveys shall be coordinated through, and overseen by, the Commission’s consultant.
  - The survey radius specific to structures shall be extended to a 500 foot radius from the outermost edge of the approved blasting area.
  - The survey radius, specific to wells, shall extend to a 2,500 foot radius from the outermost edge of the approved blasting area, away from the site, in the direction of the Swift Superfund Site and mapped aquifer boundary, and in the direction ‘down aquifer’ and down gradient from the plume, within the Towns of Canton and Avon (northwest, west and south west from the site).
  - The Craigmere Circle public water supply well #5 shall be included in the survey.
  - Pre-blast surveys shall provide a baseline well yield, specific capacity, and well water quality and quantity conditions, inclusive of the analytes included within Section 4 of the CTDEEP December 2019 Guidance Document, and volatile organic compounds using EPA Method 524. The Commission’s consultant shall have the authority to require additional sampling requirements based on a review of available information, including but not limited, to existing drinking water well, monitoring well, and contamination reports on file with the Farmington Valley Health District, and CTDEEP.
  - The applicant shall take reasonable efforts to seek the permission of the homeowner to enter upon the property. If any homeowner does not give such consent, the applicant’s obligation to test the well will be negated. All rejections shall be documented and submitted to the Commission’s consultant.
  - Records of all pre-blast surveys shall be filed with the Town, with copies provided to participating homeowners

and the Farmington Valley Health District, within one week of the receipt of the analytical data.

- Post-blast survey and sampling shall be coordinated through the Commission's consultant and, at a minimum, shall occur within 30 days once blasting is completed, and again within 180 days after site stabilization.
  - Records of all post-blast surveys shall be filed with the Town, with copies provided to participating homeowners and the Farmington Valley Health District, within one week of the receipt of the analytical data.
  - All residents who are outside of these areas, if desired, may contact the Farmington Valley Health District, conduct testing of their wells prior to the commencement of any site activities, and submit the results to the District and the Town for record keeping.
  - Copies of these conditions shall be transmitted to the Town of Simsbury Fire Marshal, and the Office of the State Fire Marshal's for their consideration in the review of any associated permit applications.
  - *Placeholder?*
- h. During the earthwork process the Commission's consultant shall monitor for, and confirm the absence or occurrence of, high levels of pyrite. Sampling and reporting activities shall be coordinated with the applicant through the Commission's consultant.
- i. If high levels of pyrite are discovered, earthwork shall cease immediately and a plan to prevent acid rock drainage shall be submitted to the Commission's consultant for review and approval. The ZEO may authorize earthwork to continue upon inspection and report by the Commission's consultant advising that the necessary adjustments have been made to implement the new plan. No such rock shall be incorporated into the fill or process gravel on the property.

Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168  
860-693-7891 Phone  
860-693-7884 Fax  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)  
[www.townofcantonct.org](http://www.townofcantonct.org)

To Whom it May Concern,

The purpose of this letter is to urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for nine special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8ft. height limit; a gasoline station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining. The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development.

The town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: a. Public health, safety, or welfare; b. The environment; c. Improved land use, site planning and land development; and sound planning and zoning principles; d. Property values; or e. Better overall neighborhood compatibility. This project violates all five provisions. No landowner deserves special permits that would harm the public and this is no exception. The land and the community must remain respected.

As a Canton resident who lives right off of Albany Turnpike (on Old Albany Turnpike, across from La Tratoria) I was horrified to learn of the proposed plans to blast the beautiful rock formations that I enjoy every single day. It is time that someone stands up for Nature and I must speak out against the demolition of this beautiful trap rock ridge. Not only would this proposal increase already heavy traffic, it is not necessary. The road is already lined with gas stations and car dealerships. This piece of nature is one of the last beautiful views to take in along the road and it is absolutely insane to me that someone is trying to destroy it for profit.

I am tired of watching Nature get destroyed in order to support more consumerism when there are empty buildings already. I have lived my whole life in CT and have already seen such drastic changes to route 44. Now, a piece of Nature that I look at every day is being threatened and I must act.

Blasting will occur above the aquifer that provides our drinking water. It will also be occurring 1,500 ft. away from the Swift Chemical Superfund site, potentially releasing volatile organic compounds into the air and cancer-causing toxins into our water 6 days a week for 16 months. This is absurd! The blasting and construction would completely interfere with my life and the entire neighborhood. It is unfair for us, taxpaying citizens to have to live under these conditions in order for profit that does not benefit us in any way. I stand up to this and know that I am not alone. I also have a sensitive dog and worry that the sounds and blasting will keep him in a stressed state.

We will be forced to move and that does not seem to be an option right now, so I am begging the town to stand up to these greedy businessmen that have absolutely no regard for nature or the people that live nearby. There are animals and birds that live in those woods too, we keep driving them out of their homes with development, let us stop this before it negatively affects many living beings and the community. It is time to show respect to the Earth and people that live in this neighborhood. I feel as if my own backyard is being attacked and wish to be heard. Thank you for your time.

Sincerely,

Elizabeth Krafcik



**Archived:** Wednesday, February 10, 2021 4:59:52 PM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 10 Feb 2021 10:04:26  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: EV Showroom support  
**Importance:** Normal

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Neil

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**From:** Rebecca Koepf [<mailto:koepf.rebecca@gmail.com>]  
**Sent:** Wednesday, February 10, 2021 9:40 AM  
**To:** Pade, Neil  
**Subject:** EV Showroom support

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

To: The Town Planning and Zoning Commission  
From: Rebecca Koepf, 2 Saddle Ridge, Canton, CT 06019

I would like to go on record as supporting the development proposal for the EV Showroom on Albany Avenue. I think it is an excellent opportunity to bring a piece of Green Technology to our town. I understand concerns about disruption in the environment at that location but it seems that any large construction of this type requires massive earth moving and terra-sculpting. It is my hope that the developer will work with nearby residences to make sure they are in the loop about construction schedules. From my own experience, I was confused when two summers ago there were intermittent loud booms audible outside my home. Turns out they were blasting rock for a nearby home construction about a mile away. I was less concerned about the noise, than the mystery of what was making the noise! Transparency is a powerful tool in keeping everyone happy.

Thank you

Canton CT Planning & Zoning Commission  
c/o Town Planner Neil Pade

February 9, 2021

Canton Planning and Zoning Commission:

I am writing to protest the proposed development for an electronic vehicle showroom and related development at 9/15 Albany Turnpike and Trap Rock Ridge in Canton and asking the Planning and Zoning Commission to deny any special permits or exceptions to current zoning regulations.

While I support smart development opportunities in Canton and at this site in particular, the overall scale of this project, the speed in which it is being pushed through for approval and the very significant health and environmental risks the project presents are not a good fit for our community and the families who live and travel by here every day. The proposed blasting, rock removal, noise and disturbance just to develop the site 6 days a week over an almost two-year period seem problematic enough. This seems antithetical to what the engineering team from Solli Engineering calls "a very, very small area" in a Valley Press article from February 5, 2021 ("Canton Public hearing for EV showroom, fueling station continued to Feb.17). It is extremely concerning that the blasting would be happening so close to the Swift Chemical Superfund site and an aquifer that provides drinking water to local residents. The February 5 Valley Press article clearly states this project has not been well thought through or that proper precautions have been considered and taken. In addition to residents, CT Water Company and the MDC are concerned about the risks blasting presents to the aquifer. The hydrogeologist from ALTA Environmental states proper maps, surveys and other information is missing from the development proposal, as is a system for fuel storage.

Economic opportunities and development are important for Canton to thrive, but not at the expense of the health of its residents in an area that contains a fragile ecosystem. Why take on the great risk that this project presents both immediately and long term without having done all that can be done to ensure its safety for the community and the protection of the natural environment? It's not worth it! This development proposal is not a good match for this site and I urge you and the Commission to deny the requests for special permits and support smarter, better suited opportunities at this site.

Thank you for your consideration,

Amy Peltier and Scott McGee  
Homeowners on High Street in Collinsville since 2015



February 5, 2021

Mr. Neil Pade, AICP  
Director of Planning and Community Development  
Town of Canton  
4 Market Street  
PO Box 168  
Canton, CT 06022

**RE: Site Plan & Special Permit Application  
9-15 Albany Turnpike (Route 44 & Route 202)  
Canton, Connecticut  
Project Number: 1904501**

Dear Mr. Pade:

In response to additional discussions with town staff, we are pleased to submit the following additional information in support of our application.

- Proposed conditions requiring Quarterly Inspection Reports during construction
- Supplemental narrative on need for Special Permit for Retaining Walls
- Additional analysis by WSP on existing faults in the area and potential impact due to blasting
- Proposed Blasting Plan
- Additional materials regarding underground fuel tank specifications and alarm system components
- Revised plans providing additional detail on impervious liners proposed beneath stormwater systems and proposed underground fuel tanks

Please let us know if you have any questions or comments regarding the above items and associated submitted materials. We look forward to continuing to work with you in the processing of this application.

**Respectfully  
Solli Engineering, LLC**

A handwritten signature in black ink that reads 'KS Solli'.

Kevin Solli, PE  
Principal

CC: David Markowitz, esq  
Mark Greenberg  
Michael Frisbie

**Enclosures:**

Narrative on Proposed Conditions for Quarterly Inspection Report requirements during construction  
Supplemental Narrative for Special Permit relating to retaining walls  
Blasting Plan Narrative  
Supplemental Memorandum prepared by WSP  
Tank details and specifications  
Revised Plans (2.11, 2.21, 3.03, 3.04)



## **PROPOSED CONDITIONS FOR QUARTERLY INSPECTION REPORTS**

In order to provide the Commission and town staff with a comfort level that the construction activities are progressing in accordance with the proposed plans, the applicant proposes to provide Quarterly Inspection Reports to be provided during the anticipated 2-year duration of earth removal activities. These reports would be submitted to Town staff in the Land Use office, the Director of Public Works, and the Planning & Zoning Commission. If requested, the applicant is willing to provide a summary of these reports to the commission during a regular meeting of the Canton Planning and Zoning Commission. The following components would be addressed in each Quarterly Inspection Report, and verified to have been satisfied:

### **Quarterly Inspection Report Components**

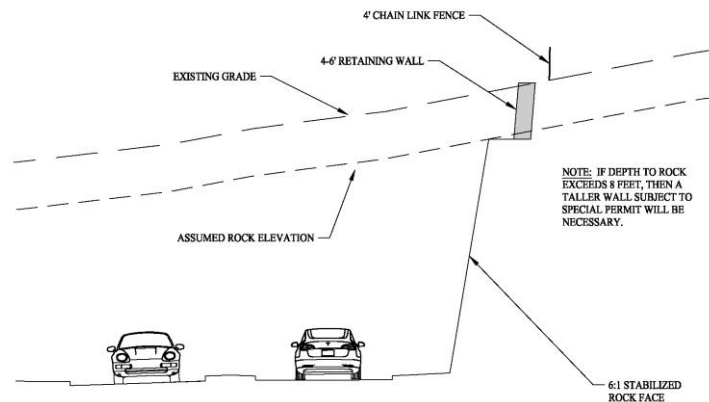
1. Provide verification that the following Hours of Operation are being followed: Monday through Friday from 7:00 AM to 5:00 PM and 9:00 AM to 5:00 PM on Saturday – No public holidays. Blasting shall be limited to Monday through Friday from 9:00 AM to 5:00 PM.
2. Provide verification regarding the stockpiling of topsoil: Topsoil shall be stored in designated areas and not be sold until declared excess material by the Engineer.
3. Project overall construction status review and update: The review and update shall include the following:
  - a. Project Update
  - b. Approximate quantity of material removed and percent complete for the overall project
4. Provide summary of erosion control measures: Erosion control shall be in accordance with the approved plan and State of Connecticut Department of Environmental Protection Erosion Control Guidelines 2002, or as amended from time to time.
5. Provide summary on rock removal: A licensed geologist engineer shall make periodic inspections to report the breaking of rock and its conformance to the standards of 6:1 stabilized rock face. The report shall also include observations of bedrock and evaluation of the presence of pyrite. If pyrite is observed, the removal of bedrock shall cease until a plan to prevent acid rock drainage has been submitted to the Town of Canton for review and approval.
6. Provide verification that the changes in contour shall conform to the plans approved by the Commission.
7. Provide verification that at all stages of operations, proper drainage shall be provided to prevent the collection, stagnation or excessive runoff of water and to prevent harmful effects upon surrounding properties and watercourses.
8. Provide verification that during the period of excavation and removal, proper barricades or fences shall be erected for the protection of pedestrians and vehicles.
9. Provide verification that truck access and egress to the excavation shall be so arranged and truckloads shall be so trimmed as to minimize danger to traffic on adjacent roads and nuisance to surrounding properties.

## RETAINING WALL SPECIAL PERMIT NARRATIVE

The applicant has respectfully requested a special permit for the construction of retaining walls in excess of 8 feet in height. Based on test pit data and proposed grading, there are areas where it is expected that a combination of 6:1 stabilized rock face and retaining walls will be necessary. Test pit data suggests that these walls will range in height from approximately 4-6 feet, offset 3 feet from the top of the stabilized rock face. Based on the requirements set forth in Section 7.7.C in the Town of Canton Zoning Regulations, these walls would not require a special permit.

There are, however, factors that may alter the design. One factor would be the variability of rock depth throughout the site. Based on the test pits performed, it was reasonable to assume that the depth to ledge varied from 4-6' in the areas where walls are proposed. It is not known for certain until all overburden is excavated, whether or not the depth to ledge may be greater than 8 feet, thus causing the need for a wall covered by special permit. In order to minimize overall site disturbance and to prevent any encroachment beyond the limits of disturbance as identified on our design drawings, we are respectfully requesting this special permit to provide flexibility to construct a wall exceeding 8 feet in height if field conditions present the need for this requirement.

The following sketch represents the typical cross-section of what the combined 6:1 stabilized rock face and retaining would look like upon the completion of construction:



# PROPOSED BLASTING PLAN

For

9-15 Albany Turnpike  
Canton, Connecticut

Prepared by:

Solli Engineering, LLC  
Monroe, CT. 06484

In Conjunction with

Blastech, Inc.  
Plantsville, CT. 06479



Safety shall be the priority during all phases of blasting operation. Blasting staff shall be knowledgeable and follow all local, state and federal regulations related to transportation and use of explosives.

1. **Site Review** and “Call Before You Dig” to be notified a minimum of 72-hours prior to start of any work.
2. **Pre-Blast Structure Surveys** – will be completed on all buildings within a 500 ft. radius of blasting area.
3. **Pre-Blast and Post-Blast Well Surveys** will be completed on all wells within a 1,000 ft. radius of blasting area, and shall also include the CT Water Company well number 5 well field from their Avon system, as recommended by CT Water. Pre-blast surveys shall include baseline well yield, specific capacity, and pre-blast well water quality conditions. Analysis shall include analytes included within Section 4 of the CTDEEP December 2019 Guidance Document but also volatile organic compounds using EPA Method 524. Pre-blast well analysis shall be provided to the Town of Canton and Farmington Valley Health Department (FVHD) within 30 days of receipt of the analytical data.
4. **Blasting Complaints** will be investigated by Blaster’s Insurance Company.
5. **Seismic Monitoring** will be performed by qualified personnel of blasting company on the nearest occupied structures to the blast site. Seismographs used on this project will have been calibrated within the last year.
6. **Blasting Area** will be secured by the blasting personnel in coordination with site superintendent.
7. **Sequence of Blasting** will be strictly coordinated with the project owner, engineers, and Fire Marshal. Emphasis will be on the safe and efficient removal of rock existing on this project.
8. **Bedrock Quantity** – is undetermined until exposed.
9. **Limits of Hours of Work** will comply with Town Ordinance.
10. **Unauthorized Persons** – will not be allowed on blast site.
11. **Explosives** for priming of blast holes will be 65% greater strength dynamite and blasting agent to the stemming depth required. All explosives will be delivered to the job site on a daily basis. There will be no overnight storage. Only the amount of explosives required to perform the day’s work will be brought to the site. All explosives, when not in use, will be stored in secured and locked magazines, to which only the blaster has access.
12. **Manufacturer of Explosives** will be Dyno-Nobel. Unimax, Blastex and Dyno-Nobel non-electric detonators.
13. **Electric Detonators** will not be used in this project. Nonelectric shock detonators will be the only type used.
14. **Blasting Mats** will be 10’x15’ rubber type mats, 12’ thickness or earth cover. The quantities of mats to be used will be determined on site. In areas where possible, overburden will be left on top of bedrock for additional safety.
15. **Blast Warning Signs** will be placed a minimum of 350’ from blasting location.
16. **Blast Warning** will be done with a series 3 “bursts” from an air whistle prior to the shot being fired. A long “burst” will signal “all clear” after the detonation of the shot.
17. **Blast Vibration** will be monitored at the blast site, typically at the structure(s) closest to the blast site. Blast vibration will not exceed MSHA or the State of Connecticut

Regulations. Blast designs will be modified as required to stay within the guidelines required by the Town of Canton.

18. **Blaster** for this site shall have extensive experience in the similar site jobs who will have acquired a permit from the local Fire Marshal. Blasting employees will perform the project to progress in a safe and efficient manner. Blaster's will hold a valid Connecticut Explosive License issued by the State of Connecticut annually. This person will also be responsible for overseeing the monitoring and reading of blasting events.
19. **Blast Reports** and seismic event print outs of each blast will be provided upon request.
20. **Blast Design** – a typical blast design would be 3” diameter borehole, 6-foot spacing and 6-foot burden on boreholes, hole depths will vary depending on required cuts for excavation no more than one hole per delay will be fired.
21. **Stemming of Holes** with 3/8” crushed stone.
22. **Test Blasting** is typically performed for large mass rock production blasting. Test blasting will not be required for this site as all blasts will be small in size, typically test blast size, and all blast holes will be covered in full with blasting mats.



**VIA ELECTRONIC MAIL**

February 5, 2021

Mr. Kevin Solli, P.E.  
Solli Engineering  
501 Main Street, Suite 2A  
Monroe, CT 06468

**Subject: Hydrogeologic Impact Assessment  
9-15 Albany Turnpike, Canton and Simsbury, Connecticut**

Dear Kevin:

WSP USA (WSP) was retained in December 2020 to complete a hydrogeologic impact assessment for the proposed development of the property located at 9-15 Albany Turnpike, Canton and Simsbury, Connecticut (the Property). Our assessment focused on concerns raised by the Town of Canton Connecticut Planning and Zoning Commission (the Commission) about the potential for blasting and rock removal on the property to impact neighboring water-supply wells.

As part of the December 2020 assessment, WSP reviewed readily-available public sources and conducted a windshield tour to identify potable water-supply wells within the surrounding area. WSP also reviewed readily-available hydrogeologic data, as well as water-quality data available from the Farmington Valley Health District's (FVHD) website related to the John Swift Chemical Company Superfund Site (Swift) and other nearby contaminated areas. This data was reviewed to assess the probability of the identified water-supply wells being impacted in any meaningful way as a result of the proposed blasting and rock removal. The major findings of the December 2020 assessment are as follows:

- The well inventory survey results indicate that only one property in Canton within the 500-foot search radius and six properties in Simsbury within the 1,000-foot search radius are served by a private water-supply well. The survey results rely, in part, on readily-available information provided by others and, therefore, may be subject to revision if more information becomes available.
- The groundwater plume associated with the Swift Site appears to be concentrated in the shallow overburden groundwater and to a significantly lower degree in the bedrock aquifer and migrating to the southwest. The contaminant plume is located more than 1,500 feet from the Property, outside of the likely radius of influence from blasting.
- Acid Rock Drainage (ARD) is associated with high levels of pyrite that sometimes can occur in the rocks of the Central Valley Geologic Terrain. The Property is located along the western edge of the Central Valley Terrain, however, the available geologic information for the bedrock unit beneath the property does not indicate that pyrite is present at high enough levels to produce ARD.

WSP USA  
4 Research Drive, Suite 204  
Shelton, CT 06484

Phone: +1 (203) 929-8555  
Fax: +1 (203) 926-9140  
[wsp.com](http://wsp.com)





This letter provides an update to our December 2020 report to respond to a request from Neil Pade, the Town Planner for Canton, for additional information on the mapped geologic faulting near the Property and an evaluation of the potential proposed blasting to create a path for migration or connectivity through those faults to the Swift Site. Mr. Pade also requested that the applicant complete the proposed review of CTDEEP files related to the Swift Site that was postponed due to COVID-19 restrictions that limit access to the CTDEEP File Room. The following information is provided to respond to Mr. Pade's requests.

### **Well Inventory**

Figure 1 shows the mapped major geologic faults in the area (western border fault and adjoining high-angle normal fault) along with a conservative estimate of the radius of blasting-induced fracture impact (30 feet)<sup>1</sup>. As stated in WSP's December 2020 report, controlled blasting, in accordance with current procedures and standards of care, is designed to limit/control the extent of rock fracturing and vibration by using multiple closely-spaced blast holes and time-delayed detonation. Blasted rock is removed from the bedrock surface by mechanical means to the maximum extent practical. As a result, the fracture density of the post-blast bedrock surface will be increased but the natural fracture density, which controls groundwater migration in the bedrock, will be maintained within several feet of the residual blast surface. Blasting will not affect the rock fracture density in proximity to neighboring wells or their existing zone of groundwater capture.

### **Swift Site /Geological Faults**

Figures 2 and 3 show the major geologic faults in the area (western border fault and adjoining high-angle normal fault), the CTDEEP delineated GA-impaired groundwater classification area associated with the Swift Site and groundwater- and soil-vapor quality data from the shallow overburden aquifer from the 2004 FVHD data. The extent of the CTDEEP GA-impaired groundwater classification in the area of the Swift Site appears to correspond with the limits of the solvent-groundwater plume.

Figure 4 is a generalized cross-section (see profile location figure 1) of the localized geology near the Property. The cross-section shows the major faults in the area along with the approximate location of the Swift Site and the proposed blast area. The cross-section was constructed utilizing published mapping<sup>234</sup> and professional judgement.

The figures show that there is likely no direct hydraulic connection between the impaired groundwater associated with the Swift Site and the proposed blasting area through the subject major fractures. The figures also show that the contaminant plume is located more than 1,500 feet from the Property, outside of the likely radius of influence from blasting.

### **CTDEEP File Room**

WSP contacted the CTDEEP file room to review relevant environmental records for the Swift Superfund Site but was told, due to COVID-19 restrictions, WSP could not gain access to what was reported to be many records until April 7, 2021.

---

<sup>1</sup> Personal communication – Blastech Inc.

<sup>2</sup> Rodgers, John (compiler), 1985, "Bedrock geological map of Connecticut", Connecticut Geological and Natural History Survey, Natural Resources Atlas Series Map, 2 sheets, scale 1:125,000.

<sup>3</sup> Stanley, R.S., 1964, "The Bedrock Geology of the Collinsville Quadrangle, With Map", Connecticut Geological and Natural History Survey, Quadrangle Report No. 16, scale 1:24,000.

<sup>4</sup> Schnabel, R.W., 1960, "Bedrock geology of the Avon quadrangle, Connecticut", U.S. Geological Survey, Geologic Quadrangle Map GQ-134, scale 1:24,000.



This information supports the findings and opinions presented in our December 2020 report, that there should be no adverse impact to neighboring water-supply wells resulting from the proposed blasting and rock removal. As stated in our 2020 report, WSP recommends: 1) that in accordance with the CTDEEP guidance, pre- and post-blast surveys be completed for select nearby water-supply wells to assess background and post-development water-quality conditions; and 2) that geologic observations be made during the rock removal process to confirm the absence of high levels of pyrite, and if discovered, to supervise removal from the Property and not to be incorporated into the fill or process gravel.

If you have any questions concerning this assessment and opinion, please contact either of the undersigned at (203) 929-8555 or [ken.taylor@wsp.com](mailto:ken.taylor@wsp.com); [rob.good@wsp.com](mailto:rob.good@wsp.com).

Kind regards,

WSP USA

Kenneth Taylor, CPG  
Supervising Hydrogeologist

Reviewed by:

Rob F. Good, Jr, PG, LEP  
Senior Supervising Hydrogeologist

KT:cmm

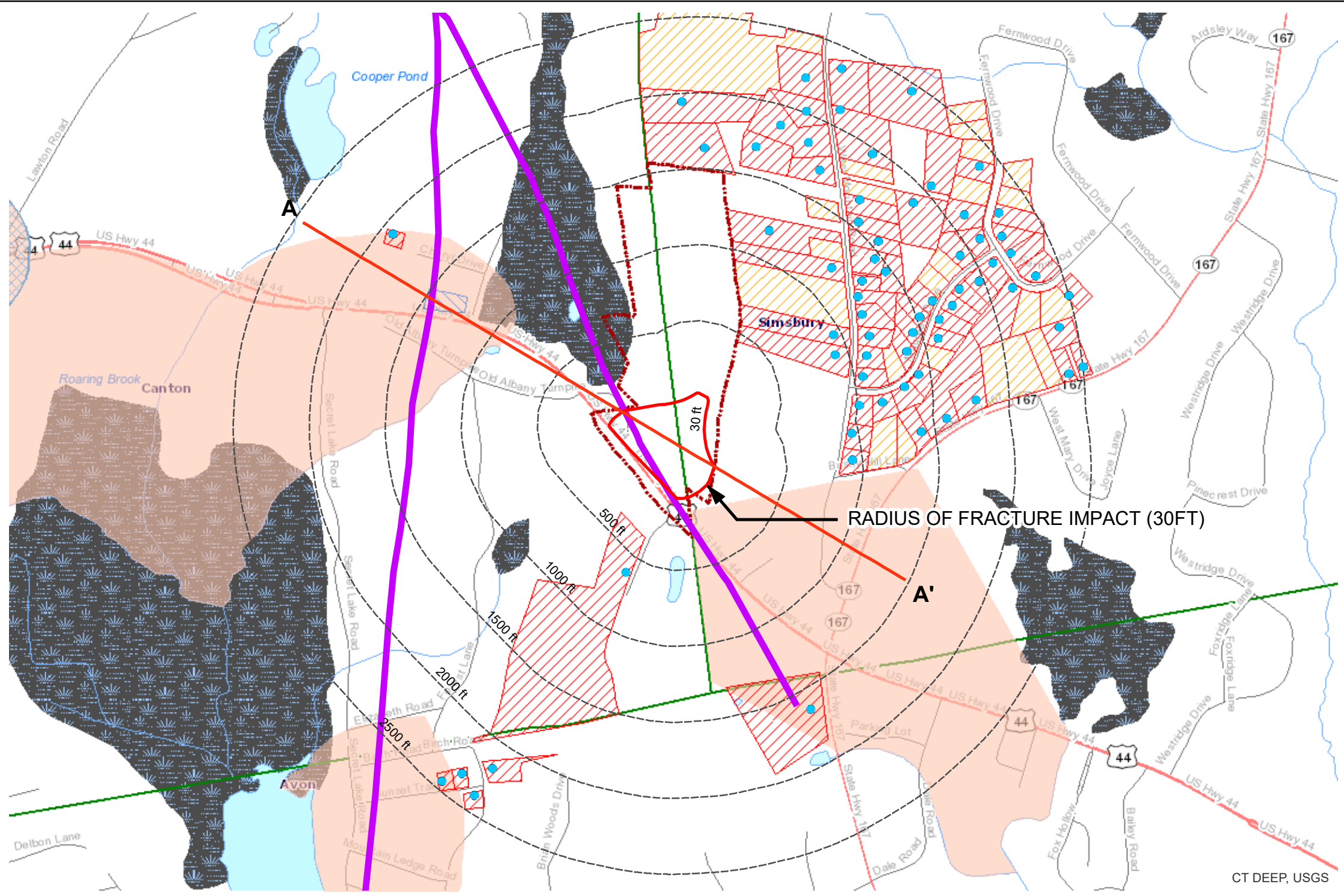
Enclosures

H:\Solli Eng\9-15 Albany Turnpike-Canton CT\Canton Development\_Letter addendum-2-5-21.docx



## **FIGURES**



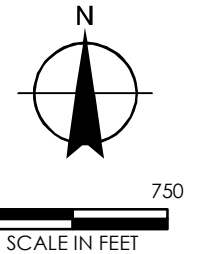


**LEGEND**

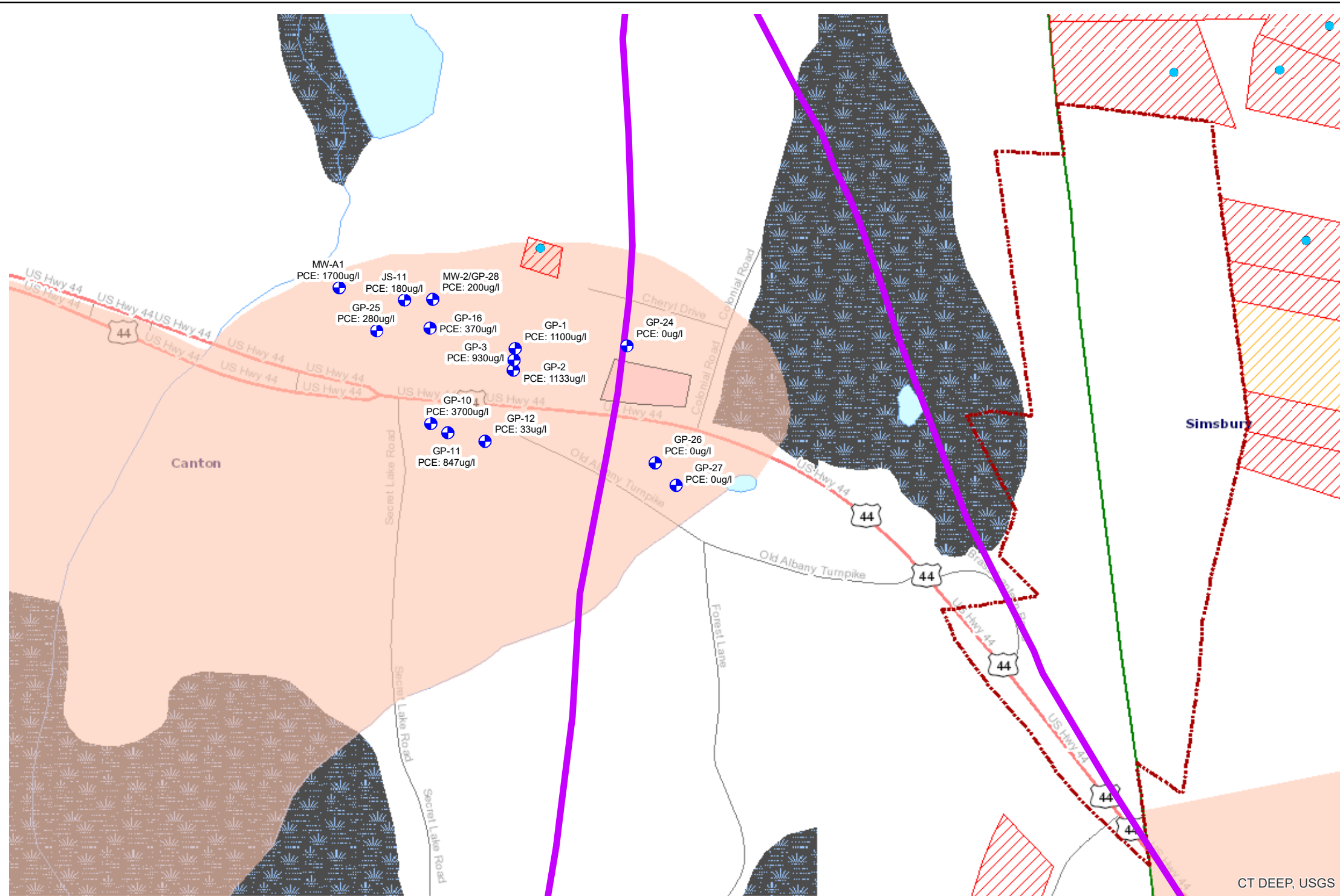
- Approximate Location of Private Wells
- Transect Line A-A'
- Mapped Faults
- Former Swift Chemical Site
- Site Boundary
- Parcels with Likely Private Wells, No Permits Identified
- Parcels with Private Wells Identified in FVHD Permits
- GA
- GA, GAA May be impaired

CT DEEP, USGS

**RADIUS OF FRACTURE IMPACT (30FT)**



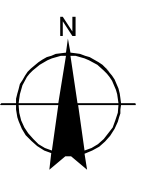
<b>PROPOSED DEVELOPMENT AT 9-15 ALBANY AVENUE CANTON &amp; SIMSBURY, CONNECTICUT</b>			
<i>Locations of Private Wells Within 2,500 Feet of Proposed Development</i>			
DATE	REVISED	PREPARED BY:	
		<b>WSP</b>	
		WSP USA 4 Research Drive Suite 204 Shelton, Connecticut 06484 (203) 929-8555	
DRAWN:	PS	CHECKED:	KT
		DATE:	2/5/21
		FIGURE:	1



**LEGEND**

**Type**

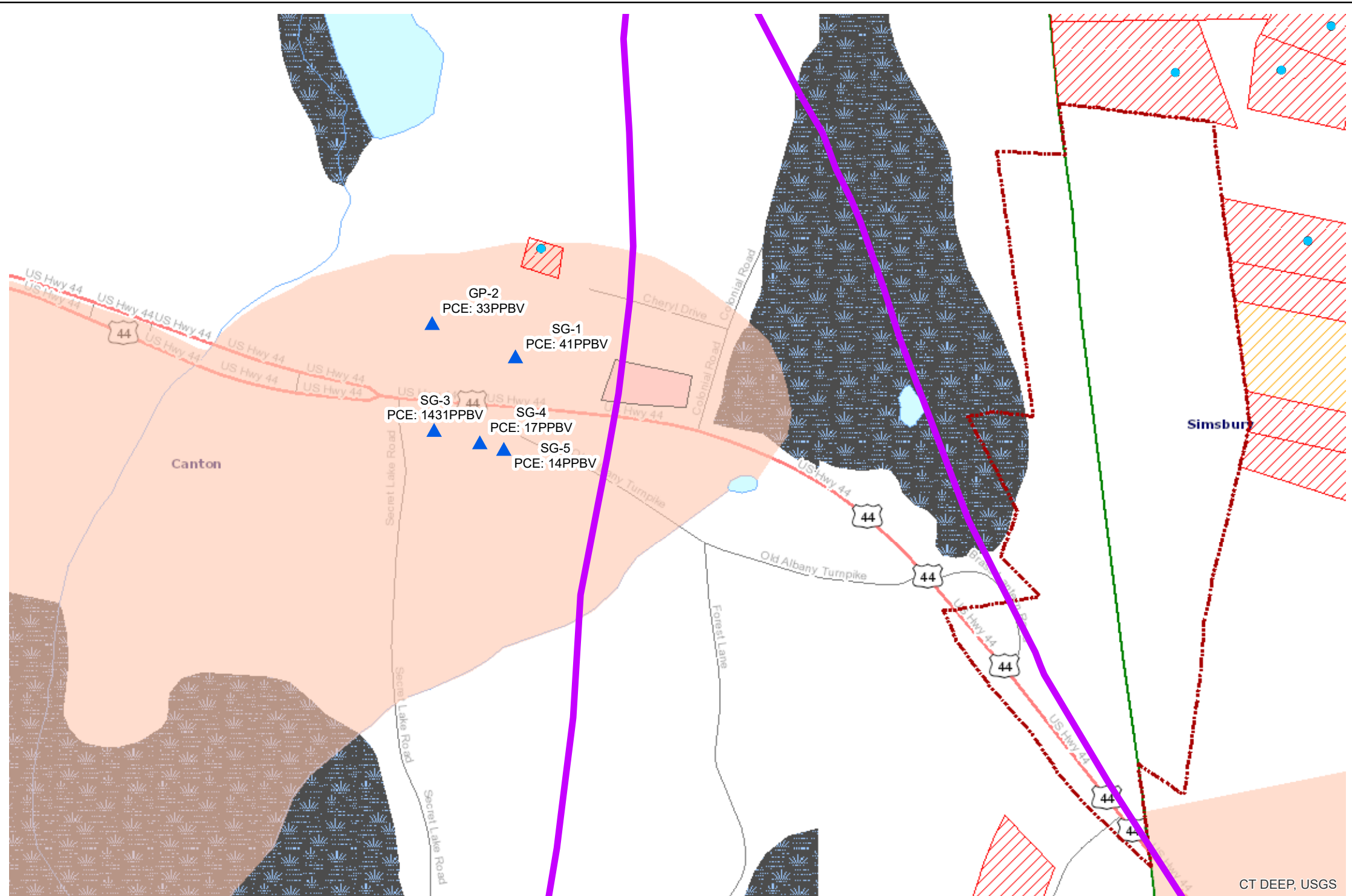
- Monitoring Wells
- Approximate Location of Private Wells
- Mapped Faults
- Former Swift Chemical Site
- Site Boundary
- Parcels with Likely Private Wells, No Permits Identified
- Parcels with Private Wells Identified in FVHD Permits
- GA
- GA, GAA May be Impaired



CT DEEP, USGS

<b>PROPOSED DEVELOPMENT AT 9-15 ALBANY AVENUE CANTON &amp; SIMSBURY, CONNECTICUT</b>			
<i>Former Swift Chemical Property and Offsite Monitoring Points</i>			
DATE	REVISED	PREPARED BY:	
		WSP USA 4 Research Drive Suite 204 Shelton, Connecticut 06484 (203) 929-8555	
DRAWN:	PS	CHECKED:	KT
DATE:		2/4/21	FIGURE:
			2



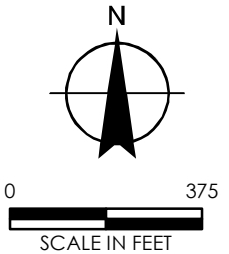


**LEGEND**

**Type**

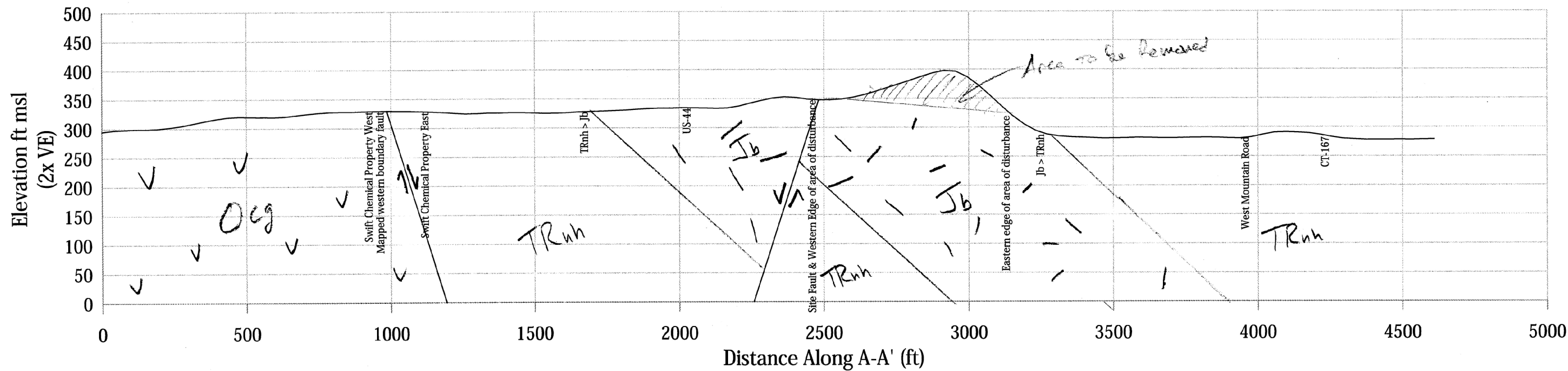
- ▲ Soil Gas Sample Locations
- Approximate Location of Private Wells
- Mapped Faults
- Former Swift Chemical Site
- Site Boundary
- Parcels with Likely Private Wells, No Permits Identified
- Parcels with Private Wells Identified in FVHD Permits
- GA
- GA, GAA May be impaired

CT DEEP, USGS




<b>PROPOSED DEVELOPMENT AT 9-15 ALBANY AVENUE CANTON &amp; SIMSBURY, CONNECTICUT</b>			
<i>Former Swift Chemical Property and Offsite Monitoring Points</i>			
<small>DATE</small>	<small>REVISED</small>	<small>PREPARED BY:</small>	
		<b style="font-size: 2em; color: red;">WSP</b>	
		WSP USA 4 Research Drive Suite 204 Shelton, Connecticut 06484 (203) 929-8555	
<small>DRAWN:</small>	PS	<small>CHECKED:</small>	KT
		<small>DATE:</small>	2/4/21
		<small>FIGURE:</small>	3





**PROPOSED DEVELOPMENT AT  
9-15 ALBANY AVENUE  
CANTON & SIMSBURY, CONNECTICUT**

Cross Section A-A'

DATE	REVISED	PREPARED BY:		
		 WSP USA 4 Research Drive Suite 204 Shelton, Connecticut 06484 (203) 929-8555		
DRAWN:	IN	CHECKED: IN	DATE: 2/4/21	FIGURE: 4

Now You Have A Choice... Tank Guaging Made Simple.

# BEST-IN-CLASS AST TANK GAUGE INNOVATION



SiteSentinel®  
**Integra 500**™

**OPW**   
FUEL MANAGEMENT SYSTEMS

Leading the Way in AST Tank Gauge Innovation.

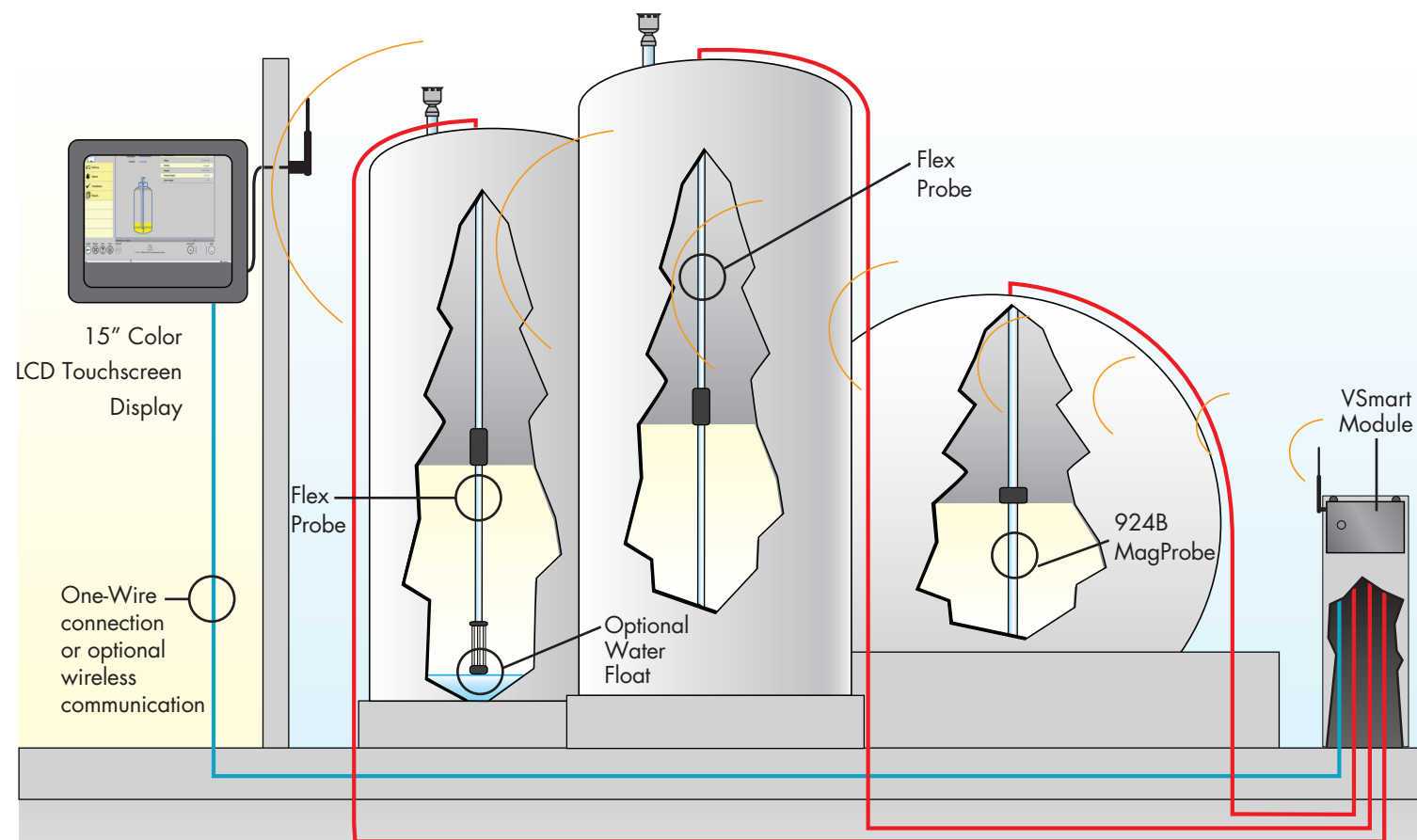


OPW Fuel Management Systems introduces a Best-in-Class AST System for monitoring your valuable fuel inventory. The SiteSentinel® Integra 500™ offers the advantages of easy installation and accurate monitoring for tank farms and bulk storage facilities. With wireless access, you can monitor and manage your inventory like never before with this cost-effective solution. OPW Fuel Management Systems is leading the way in AST tank gauge innovation.



### BEST-IN-CLASS – SITESENTINEL® INTEGRA 500™ CONSOLE

- **Information at Point-of-Use:** One-Touch access display console can be installed where you want it (back office, front of building, wall mount, desktop, at home, thousands of miles away – your choice)
- **Critical Information at Point-of-Use:** Cockpit style presentation of information provides all critical information on the screen in real-time: inventory, deliveries, compliance, and general site status
- **Get Connected:** Specially designed for connectivity now and into the future. Ports include: 1x ethernet, 1 x 485, 2 x 232, 2 x USB, 2 internal USB, and optional modem
- **Ease of Use:** The easiest, most intuitive tank gauge system in the industry requiring the least amount of training and the least amount of menu navigation on a 15" color touchscreen or your PC
- **Lowest Cost of Installation:** Requires the least amount of wiring, conduits and installation time when the VSmart module is mounted near the tank
- **Save your Site Settings:** Site settings can be saved offsite and downloaded in event of equipment damage



### BEST-IN-CLASS – REMOTE ACCESS AND MONITORING

- **Online Access Anywhere @ Anytime:** The SiteSentinel® Integra 500™ enables you to monitor your site via the internet when it is necessary or convenient 24/7/365



### BEST-IN-CLASS – VSMART MODULE

- **Automatic Configuration:** Automatically detects the type of device connected and sends the device information directly from the VSmart module to the SiteSentinel® Integra 500™ console! This feature provides for easy configuration of the site utilizing the Automatic Configuration Detection (ACD) feature built directly into the SiteSentinel® Integra 500™ Console
- **One Wire Connection:** For hardwired applications, connect to the console with RS485 or CAT5 cable
- **Wireless VSmart Capability:** It's easy to communicate wirelessly between the tank farm and the SiteSentinel® Integra 500™ console located inside the building
- **The Simplicity of a Wireless Device:** The SiteSentinel® Integra 500™ uses Point-to-Point 900 MHz wireless radio technology which can eliminate the need to run conduit under existing concrete or paved fueling facilities



### BEST-IN-CLASS AST FLEXIBLE PROBE

The AST Probe is made of flexible Polyvinylidene Fluoride (PVDF). Its inherent chemical resistance makes it ideal for petrochemical, bulk lube storage, aviation and railroad fueling applications. It can be installed in aboveground storage tanks up to 70 feet high (21.3m). Its design eliminates the bulky electronics at the top of the sensor for easy insertion and mounting. Product floats are available in 2" (5.1 cm) and 4" (10.2 cm) for use in tank openings from 2 to 4 inches (5.1cm to 10.2 cm).

- **Proven Highly Accurate Magnetostrictive Technology**
- **Optional Water Float Available**  
4" floats for vertical tanks with 4" minimum openings

### BEST-IN-CLASS – 924B MAGPROBE

- **Highly Accurate and Reliable Magnetostrictive Technology:** Provides inventory management and in-tank water detection
- **Easiest Installation:** Can "daisy-chain" up to 4 "924B" probes on one barrier position which makes installation easier and less time consuming
- **Sealed Construction:** Head is welded to the shaft to ensure long-life integrity. Designed to prevent fluid from entering the probe head in the event of a tank overflow



## Console

- Large color touchscreen display gives one-touch access to real-time inventory data, delivery status, alarm conditions and leak detection information all accessible from a single cockpit view
- Monitors up to 32 "924B" probes and/or 128 Smart Sensors per installed V-Smart. These components can be connected in any combination.
- Monitors up to 8 flex probes per installed V-Smart
- One system handles a mix of horizontal and vertical tanks utilizing rigid and flexible magnetostrictive probe technologies.
- Provides real-time, accurate inventory information to include gross or net-corrected tank volume, product level, water level and temperature for individual tanks
- Available output modules provide multi-purpose relays, which can be used for outputs such as overflow alarms, sensor alarms or for turning on and off external devices
- USB and network printer interface
- SQL database, FTP available for report data
- System provides programmable correction factors for restrapping tanks (450 points)
- Downloadable and Flash upgradeable software for easy updates
- Automatically send text messages to cell phone, fax and/or e-mail alarms and events
- Operating Temperature: 32° F to 122° F (0° C to 50° C)

- Power Requirements: 120/240 VAC ± 10%, 50/60 Hz.
- Communication Ports: 1 x Ethernet, 1 x 485, 2 x 232, 2 x USB, 2 internal USB, and modem (optional)
- Standard one (1) outputs and one (1) input internal relay connection
- Up to 16 relays maximum, four (4) output relays per module using optional OM4, 7 modules per system

## VSmart & Probe Specifications

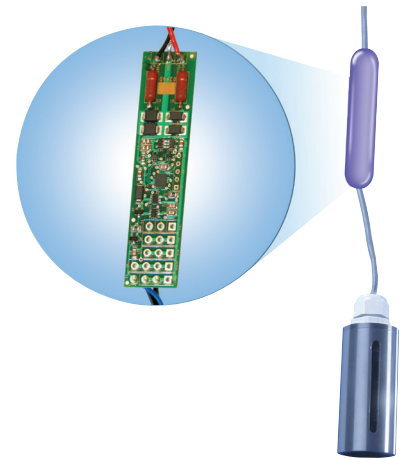
- NEMA 4 rated VSmart enclosure
- NEMA 4 rated wireless modem
- Number of Probes: Up to 32 "924B" probes and/or 8 flex probes per Vsmart module, up to 7 VSmart Modules per SiteSentinel® Integra 500™ Console
- Probe Length: horizontal or vertical tanks up to 20' (6 m) 924B rigid stainless steel, or up to 70' (21.3 m) flexible PVDF
- Probe inputs intrinsically safe magnetostrictive 1 or 2 floats
- Location: Class 1, Division 1, Group D EEx ia IIA T 4
- Temperature Range: -40° F to 158° F (-40° C to 70° C)
- Data Cable: 500' (152.4 m) or less use Belden 88761, from 500'-1,000' (152.5 m to 304.8 m) use Belden 88760
- Floats: Nitrophyl 2" (5.1 cm), 4" (10.2 cm) and stainless steel 2" (5.1 cm)

Certification



## ALSO AVAILABLE - SMART SENSORS™

- **Easy to Keep Track of Replaced Sensors:** Smart Sensors™ by OPW FMS tell you their connection status, eliminating worries over whether or not sensors are connected to the tank gauge console. The SiteSentinel® Integra 500™ console records serial number, date and time for any sensor replacement or change after the initial system installation
- **Low Cost of Installation:** The SiteSentinel® Integra 500's™ Smart Sensor™ technology enables sensors to be "daisy-chained" together during installation, eliminating a wiring "home-run" for each sensor back to the console in the building
- **Does not Require Separate Module Boards for Different Sensors:** Smart probes or sensors are interchangeable with any barrier position



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Bid Specifications and General Description  
OPW SiteSentinel<sup>®</sup> Integra 500<sup>™</sup> Automatic Tank  
Monitoring System

## **Part 1. General Overview**

### **1.1 Summary**

This document describes the minimum required technical and compliance specifications for prospective bidders for an integrated tank-monitoring system that provides complete tank monitoring, inventory management and environmental-compliance testing through the incorporation of the latest computer technology, which allows users to view data in real-time remotely from anywhere in the world.

### **1.2 Approval, Certification and Accreditation**

Probes and Sensors: Level 1 Magnetostrictive tank probes and sensors must be approved for use in the following Hazardous Location Classifications:

EEX ia IIA T4  
Class 1, Division 1, Group D

The manufacturer shall maintain an ISO-9001 certification, ensuring quality management of design manufacturing.

The manufacturer shall calibrate rigid probes in a laboratory that maintains an ISO/IEC-17025 accreditation.

The tank-monitoring system has attained the following Certifications and Listings:

- Electronic Testing Labs (ETL), per Underwriters Laboratories UL 1238
- ATEX approval for use in hazardous atmospheres
- CE certification
- IEC certification

### **1.3 Testing**

The automated tank-gauge system shall be tested by an independent third-party in accordance with test procedures of the applicable national and/or local standards. Tests performed will include, but will not be limited to, applicable sections, standards and requirements of the following agencies:

- U.S. Environmental Protection Agency (EPA)
- National Bureau of Standards (NBS)
- National Electrical Code (NEC)
- Underwriters Laboratories Inc. (UL)
- Federal Communications Commission (FCC)
- Underwriters Laboratories of Canada (ULC)
- Electrical Equipment Certification Service (EECS)
- European Conformity Directives (CE Marketing)
- International Standards Organization (ISO-9001)
- ATEX



## **Part 2. System Description**

The following technical specifications provide the specific parameters, requirements and capabilities to which the tank-gauge and supporting system components shall comply.

The tank-monitoring system shall consist of a Controller that allows all digital devices to be detected and configured automatically through the use of the touch-screen interface on the Controller.

The tank-monitoring system shall offer optional volumetric line leak detector (VLLD), statistical leak detection (SLD) and automatic calibration and reconciliation (ACR) capabilities that can be connected to the system's internal I.S. module.

The tank-monitoring system shall also offer an optional external USB thermal printer with shared-network printer interface.

### **2.1 Technical Specifications**

#### **A. Dimensions**

The Controller shall have a width of 14.5" (37 cm), a height of 12" (30 cm) and a depth of 4" (10 cm).

#### **B. Power Requirements**

The tank-monitoring system's power requirements shall be 96-264 VAC, 50/60 Hz.

#### **C. Operating Temperature**

The tank-monitoring system shall operate at a temperature range of 32°F to 122°F (0°C to 50°C).

#### **D. Graphics Display**

The tank-monitoring system shall have a 15" (38.1 cm) graphic touch-screen display that uses international user-friendly icons (MIL-STD-1472).

The touch-screen graphics display shall provide one-touch access to real-time inventory data, delivery status, alarm conditions and leak-detection information.

#### **E. PC Requirements**

The tank-monitoring system shall have the following minimum PC requirements:

- An Internet browser capable of rendering Flash 7.0 or higher

The tank-monitoring system shall offer two (2) methods of logging into the Internet:

- Dynamic Host Configuration Protocol (DHCP)
- Static IP

#### **F. Software**

The tank-monitoring system shall offer software that allows the configuration of an entire fueling site from a PC. This software shall allow:

- Statistical Leak Detection (SLD)
- Automatic Leak Detection (ALD)
- Certified automatic or on-demand Line Leak detection (LLD)
- Real-time, accurate inventory information
- Gross and net-corrected tank volume, product level, water level and temperature for individual tanks
- Configurability to meet localized date/time formats and metric/English units
- Downloadable and Flash-upgradeable capabilities
- Communication with industry-standard, third-party POS protocols
- Programmable correction factors for restrapping tanks; maximum number of correction points shall be 2,000
- An Address Book of contacts that the unit can send text messages, fax and/or emails on nay alarms or events

- The ability to schedule reports to automatically run at specific times
- Automatic Calibration and Reconciliation (ACR)
- Non-volatile memory for event storage up to 10 years
- Compliance calendar accessible with a single touch
- Capability to switch language and measurement settings according to user login

#### **G. Additional Components**

The Controller shall have the following module capacity:

- One (1) output and two (2) input internal relay connection
- Up to 16 relays maximum, with four (4) output relays per module using optional OM4
- Four (4) Line Interface Modules
- Seven (7) Probe/Sensor Interface Modules (optional)
- Nine (9) communication ports:
  - One (1) Ethernet
  - One (1) RS-485
  - Two (2) RS-232
  - Two (2) USB
  - Two (2) internal USB
  - One (1) modem

The Controller shall have the ability to connect to an external thermal printer via external USB or network to an optional printer.

#### **H. Leak Test Certification**

The tank-monitoring system shall be certified using the EPA Static Leak and Continuous Test, using ATGS and CITLDS methods, to the following parameters:

- 0.2 gph (0.76 L/hr) Statistical Leak test at 397,000 gallons (1,502,809 liters)/month throughput for single-tank, two-tank or three-tank manifold installations with a combined maximum capacity of 30,000 gallons (113,562 liters)
- 0.2 gph (0.76 L/hr) Static Leak Test
- 0.1 gph (0.38 L/hr) Static Leak Test
- 3.0 gph (11.4 L/hr) Catastrophic Line Leak Test
- 0.2 gph (0.76 L/hr) Precision Line Leak Test
- 0.1 gph (0.38 L/hr) Precision Line Leak Test

#### **2.2 Security**

The Controller shall have configurable Security Rights allowing administrators the right to view and modify data based upon user access rights (administrator, technician, etc.).

The Controller shall have multiple password levels for data access.

### **Part 3. System Capabilities**

The following provides the capabilities of which the tank-monitoring system shall possess.

#### **3.1 Products**

The Controller shall measure API-listed products, including but not limited to, motor fuels, LPG, alcohol and alcohol blends.

#### **3.2 Units**

The Controller shall allow for the selection of U.S., Imperial, or Metric measurement units.

#### **3.3 Monitoring**

The Controller shall monitor up to 24 magnetostrictive probes and 960 sensors in any combination.

#### **3.4 Installation**

The tank-monitoring system's installation must be in accordance with the following:

- National Electric Code (NFPA No. 70)
- Automotive and Marine Service Station Code (NFPA No. 30A)

The Controller shall be mounted on a wall in a secure indoor location where it will be protected against extreme temperature and humidity conditions, or placed on any flat indoor surface.

Installation shall be through the use of three (3) mounting holes, and no holes shall be drilled in the Controller cabinet.

#### **3.5 Precision Leak Test**

A precision leak test shall be performed on each tank before the installation of the tank-monitoring system. This test shall ensure that leak data generated by the tank-monitoring system is accurate and reliable.

#### **3.6 POS Connectivity**

The Controller shall have the ability to interface with point-of-sale (POS) devices according to industry-standard protocols

#### **3.7 Alarm Thresholds:**

The Controller shall feature sensors that are serialized and no compliance or alarm data shall be lost if the sensor needs to be replaced. The following shall be the specific Alarm Thresholds:

- Hydrocarbon liquid sensor with water indicator
  - Hydrocarbon
  - Water
  - Disconnect/Communication Loss
- Discriminating STP sump sensor
  - Detects hydrocarbons
  - Detects water
  - Disconnect/Communication Loss
- Single-level sump sensor
  - Alarm Conditions
  - Disconnect/Communication Loss
- Hydrocarbon Vapor Sensor
  - Alarm Conditions
  - Disconnect/Communication Loss
- Liquid-only float sensor
  - Alarm Conditions
  - Disconnect/Communication Loss



- Discriminating interstitial sensor
  - Hydrocarbon
  - Water
  - Disconnect/Communication Loss
- Interstitial hydrocarbon liquid sensor with water indicator
  - Hydrocarbon
  - Water
  - Disconnect/Communication Loss
- Interstitial level sensor-float switch
  - Alarm Condition
  - Disconnect/Communication Loss
- Discriminating dispenser pan sensor
  - Detects hydrocarbons
  - Detects water
  - Disconnect/Communication Loss
- Dual-float dispenser sump sensor
  - High-Level
  - Low-Level
  - Disconnect/Communication Loss
- Dual-float STP sump sensor
  - Produces liquid alarm when bottom float is activated
  - Produces high-liquid alarm when both floats are activated
  - Disconnect/Communication Loss
- Dual-float brine sensor
  - High-Level
  - Low-Level
  - Disconnect/Communication Loss
- USTs
  - High-High Product
  - High-Product
  - Low-Product
  - Low-Low Product
  - High-High Water
  - High-Water
  - High-Temperature
  - Low-Temperature
  - Theft
  - Tanks-Down
- Manifold Tanks
  - High-High Product
  - High-Product
  - Low-Product
  - Low-Low Product
- Probe
  - Probe Down
  - Density Probe
  - AST Long
- System
  - Line Leak .01
  - Line Leak .02
  - Line Leak .03
  - Communication
  - Leak
  - Reconciliation
  - Subsystem
  - SLD Leak test

- SLD Manifoldd Leak Test
- Manifold Broken
- Leak Test Warning

### 3.8 Alarm Escalation

The Controller shall allow for the definition of contacts (SMS, Fax, Email) to notify in the event that an alarm goes unacknowledged or is not ended.

The Controller shall allow for initial alarm event then up to three (3) designated alarm escalations above initial alarm.

### 3.9 Reconciliation

The tank-gauge system shall also include a Reconciliation Interface Module for the purpose of reconciling product.

The system shall include a Reconciliation Interface Module, which performs automatic calibration and reconciliation. The Reconciliation Interface Module shall allow for users to set up the dispensers in the system and link them to their corresponding tanks for the purpose of reconciling product. The Reconciliation Interface Module shall monitor from one (1) to 32 dispensers via the dispensers' communication links using existing PV4 protocol. The reconciliation device shall accumulate fueling transactions for retrieval by the Controller.

- Hose Mapping
  - Dispenser Address
  - Edit Dispenser
  - Hose Maps
  - Site Diagnostics
  - Site Schematics
- Thresholds
  - Test Vend
  - Loss Warning
  - Loss Alarm
  - Unaccounted
  - Daily Unaccounted
  - Unexpected Sale

The Reconciliation Interface Module shall include the ability to perform the following reports and the following alarms:

- Reports
  - Unaccounted Losses
  - Hourly Losses
  - Daily Report
  - Deliveries (stable or unstable)
- Alarms:
  - Losses Warning
  - Losses Alarms
  - Console Fault

## Part 4. System Components

### 4.1 Probes

The probe shall have five-point temperature-sensing elements that provide accurate temperature compensation for product-volume expansion and contraction for accurate inventory management and in-tank leak detection.

The probes shall be installed without requiring calibration, special filtering or alignment devices.

The calibration of the probes shall take place in a laboratory that is accredited by A2LA (American Association of Laboratory Accreditations) to the requirements of ISO/IEC 17025.

The Probe/Sensor Interface Module shall include a 12V barrier for use with Magnetostrictive Probes.

The Probe/Sensor Interface Module shall include a 24V barrier for use with Flex Probes.

Probes for gasoline and diesel (LPG probe optional) shall be installed with a modified adaptor collar and riser cap. Up to four (4) types of floats can be used with the probes:

- Stainless steel (three different density configurations)
- 2" Diesel
- 2" Gasoline
- AEF Sensor

#### A. Rigid Magnetostrictive Probes

The Level 1 Magnetostrictive Probes shall be evaluated per EPA 40 CFR, Part 290, have Class I, Division 1, Group D classification, and have IECEx UL 11.0012X and DEMKO 11 ATEX 1012670X certifications.

The rigid probe shall have the following capabilities:

- Monitor density (with a density sensor) without the need of modifications or additional wiring
- Be wired together in a sequence, or "multi-dropped," during installation allowing four (4) probes per I.S. channel
- Measure product level change to a resolution of 0.00005" (0.0127 mm)
- Measure product temperature change to a resolution of 0.018° F (0.01° C)
- Measure product accuracy to 0.09°F (0.5°C)
- Measure water level changes to a resolution of .04" (1.02 mm)
- Linearity over the entire probe length of ± 0.04" (±1 mm)
- Be able to operate in temperatures ranging from -40°F to 158°F (-40°C to 70°C)

The rigid probe shall be unsusceptible to programming errors, containing an EPROM database of the following specific setup data to be downloaded to the Controller during start-up:

- Probe serial number
- Probe length
- Probe velocity
- RTD locations

The rigid probe shall be constructed of welded stainless steel construction.

The Controller shall be capable of handling 20' (6.1 m) rigid, inventory-only probe.

The maximum wiring distance between the probe and the intelligent Probe/Sensor Interface Module shall be 1,000 feet (305 m).

Tank Access for Level 1 Magnetostrictive Probes shall be a minimum of 2" (5.1 cm).

The probe shall have five-point temperature-sensing elements that provide accurate temperature compensation for product-volume expansion and contraction for accurate inventory management and in-tank leak detection.



## **B. Flex Magnetostrictive Probes**

The flex probe shall utilize magnetostrictive technology constructed of Kynar® for aboveground tanks up to 70 ft (15.2 m) in height.

The Controller shall allow for parameter setup for flex probe with the capability to connect one (1) flex probe per I.S. channel.

The flex probe shall be used in a variety of liquids, including gasoline, diesel and water.

The input voltage for the flex probe shall be a range of 23-28 VDC.

The flex probe shall have the following capabilities:

- Temperature measurement resolution of the flex probes shall be +/- 0.01°F (0.02°C).
- Temperature sensing range of the flex probes shall be a range of -40°F to +150°F (-40°C to +65°C).
- Operating temperature range of the flex probes shall be a range of -40°F to +160°F (-40°C to +71°C).
- Temperature accuracy of the flex probe shall be +/- 2° F (1.11°C), absolute.

## **4.2 Sensors**

The Controller shall have the capability to automatically detect sensor type, part number and sensor serial number.

The sensors shall have the capability to be wired together in parallel, or "multi-dropped," during install, allowing sixteen (16) sensors per I.S. channel.

The sensors shall be constructed in such a way that the Controller and Probe/Sensor Interface Module shall automatically and digitally detect sensor connection, sensor type and sensor status.

### **A. Interstitial Level Sensor – Float Switch**

- Shall detect the presence of liquid in the interstitial area of a double-walled tank
- Shall monitor for the presence of liquid in sumps/dispenser pans
- Shall be constructed of chemical-resistant, non-metal material
- In the event of a break or short in the field wiring, the Controller shall activate an alarm

### **B. Single-Level Sump Sensor**

- Shall monitor for liquids in sumps, dispenser pans and other locations where the presence of a liquid could indicate a leak
- Shall utilize float-switch technology
- Shall be constructed of chemically resistive non-metallic material
- In the event of a break or a short in the field wiring, the Controller shall activate an alarm

### **C. Universal Sump Sensor**

- Shall be used in an attached manway riser, double-wall piping or an attached collar riser
- Shall detect the presence of any liquid in a piping sump
- Shall activate the sump sensor when enough liquid enters the sump riser

### **D. Liquid-only Float Sensor**

- Shall detect the presence of fluid in the interstitial space of a double-walled tank or a containment sump
- Shall utilize float technology
- Shall provide an alarm condition on the presence of fuel
- In the event of a break or a short in the field wiring, the Controller shall activate an alarm

### **E. Discriminating Dispenser Pan Sensor**

- Shall be capable of producing liquid and high-liquid alarms
- Shall distinguish liquid type

- Shall utilize polymer strips and float technology
- Shall activate an alarm condition on detection of water, hydrocarbon, sensor malfunction or a break or short in the field wiring

**F. Discriminating STP Sump Sensor**

- Shall be capable of producing liquid and high-liquid alarms
- Shall distinguish liquid type
- Shall utilize polymer strips and float technology
- Shall activate an alarm condition on detection of water, hydrocarbons, sensor malfunction or a break or short in the field wiring

**G. Hydrocarbon Vapor Sensor**

- Shall detect hydrocarbon vapors in monitoring wells.
- Shall return to “normal state” after vapors have dissipated, allowing the sensor to be reused after vapors are detected
- Shall be constructed of a long-life resistive element that increases in resistance in the presence of hydrocarbon vapors
- Shall activate in alarm in the event of a break or short in the field wiring

**H. Discriminating Interstitial Sensor**

- Shall detect the presence of fluid in the annular space of a tank and distinguish fluid type
- Utilizes solid-state optical technology and conductive probes
- Shall activate an alarm condition on detection of liquid, sensor malfunction or a break or short in the field wiring

**I. Interstitial Hydrocarbon Liquid Sensor with Water Indicator**

- Shall monitor for hydrocarbon liquid and/or water in the interstitial area of a double-walled tank
- The water sensor shall rely on the conductivity of water to detect the presence of water
- Shall be constructed of a long-life resistive element that increases in resistance in the presence of hydrocarbon liquid
- In the event of a break or short in the field wiring, the Controller shall activate an alarm

**J. Hydrocarbon Liquid Sensor with Water Indicator**

- Shall monitor wells with fluctuating groundwater tables
- Shall monitor for hydrocarbons and/or water in containment areas of tanks and dispensers
- The water sensor shall monitor for absence of groundwater in monitoring well
- Shall discriminate between hydrocarbon liquid and water
- Shall be constructed of a long-life resistive element that increases in resistance in the presence of hydrocarbon liquid
- In the event of a break or short in the field wiring, the Controller shall activate an alarm

**K. Interstitial Sensor**

- Shall detect the presence of liquid in the interstitial area of a double-walled tank
- Shall be constructed of chemical-resistant, non-metallic material
- In the event of a break or short in the field wiring, the Controller shall activate an alarm

**L. Dual-Float Dispenser Sump Sensor**

- Shall be capable of producing liquid and high-liquid alarms
- Shall distinguish liquid type
- Shall utilize polymer strips and float technology
- Shall activate an alarm condition on detection of water, hydrocarbon, sensor malfunction, or a break or short in the field wiring

#### **M. Dual-Float STP Sump Sensor**

- Shall be capable of producing liquid and high-liquid alarms
- Shall distinguish liquid type
- Shall utilize polymer strips and float technology
- Shall activate an alarm condition on detection of water, hydrocarbon, sensor malfunction or a break or short in the field wiring

#### **N. Dual-Float Brine Sensor**

- Shall measure the level of brine solution already present in the tank
- Utilizes advanced float technology
- When either the sensor has triggered the upper float or the level has dropped below the bottom float, the Controller will activate an alarm

#### **O. Reservoir Sensor**

- Shall be used with hydrostatically monitored tanks
- Shall monitor the level of liquid in the reservoir of a double-walled tank
- Shall activate the sensor when the liquid level is abnormally high or low

#### **P. Density Measurement Sensor**

- Installs on pre-existing probe and continuously measures average density of the fuel in the tank
- Shall provide a measure of even the smallest change in product density within the API density range
- Shall be constructed of Nitrophyl<sup>®</sup>, Delrin<sup>®</sup> and stainless-steel spring

#### **Q. Volumetric Line Leak Detector Sensor**

- Shall utilize volumetric displacement
- Shall detect a leak in pressurized product piping by monitoring flow when a submersible pump is running and no fuel is being dispensed
- Shall utilize internal flow meter to detect and measure flow
- Provides an alarm condition if leak is detected or a there is a break or short in the field wiring

### **4.3 Line Interface Module (LIM)**

The LIM shall be a device that features a magnetic contactor that supplies line/tank activity by monitoring the input/output status of nozzle signals and Submersible Turbine Pump (STP) contactors.

Each tank-monitoring system shall have a maximum of four (4) LIMs

Each LIM shall monitor up to four (4) pressurized lines for a total of 16 sensors per system.

LIM shall have a maximum capacity of 16 pressurized piping settings or 16 STPs depending upon the site configuration.

In the event of manifolded submersible pumps, each manifold shall require one (1) LIM position for each submersible pump.

The LIM shall work in conjunction with the tank-monitoring system to test lines during periods of inactivity to monitor the site for line leaks.

The LIM shall have a width of 16" (15 cm), a height of 8" (20.3 cm) and a depth of 5.4" (13.5 cm).

Power requirements shall be 110/220 VAC, 50/60 Hz, 0.5A maximum.

LIM power and dispensers must be on the same phase unless isolation relays are present.

The operating temperature range shall be -40°F to 158°F (-40°C to 70°C).



## **Part 5. Manufacturers Support and Service**

- 5.1** The manufacturer shall provide technical phone support to Authorized Warranty Service Organizations, Authorized Distributors and their service personnel.
- 5.2** The manufacturer shall require training and certification for all of its authorized distributors and installers.
- 5.3** The manufacturer shall provide certification information on authorized distributors and installers.
- 5.4** The manufacturer shall offer re-certification training to keep authorized distributors and installers updated with current product information, installations and procedures.
- 5.5** The manufacturer shall maintain a service staff to provide customer support training.
- 5.6** The distributor or service organization shall be available to offer on-site training of company maintenance personnel on installation, programming and troubleshooting of the system.
- 5.7** The manufacturer shall offer replacement parts to authorized service organizations for servicing systems.
- 5.8** The manufacturer shall offer overnight shipping on replacement parts to minimize system downtime.
- 5.9** The manufacturer shall offer system upgrades and enhancements on the setup software.
- 5.10** The manufacturer will supply, upon request, a formal list of all authorized and certified distributors and service contractors for sales, support and installation.

## **Part 6. Warranty**

- 6.1** The manufacturer warrants that all Tank Monitoring Systems supplied by the manufacturer to the Original Purchaser will be free from defects in material and/or workmanship under normal use and service for a period of 12 months from the date of installation or 18 months from the date of shipment from manufacturer. Additionally, the manufacturer warrants that all upgrades and replacement parts (new and remanufactured) supplied by the manufacturer will be free from defects in material and workmanship under normal use and serviced for a period of 90 days from the date of installation or for the remainder of the system's original warranty, whichever is greater, as set forth in the first sentence of this statement. The foregoing warranties will not extend to goods subjected to misuse, neglect, accident, or improper installation or maintenance or which have been altered or repaired by anyone other than the manufacturer or its authorized representative. The buyer's acceptance of delivery of the goods constitutes acceptance of the foregoing warranties and remedies, and all conditions and limitations thereof.

**SIGN LEGEND**

<b>A</b> 	<b>B</b> 	<b>C</b> 	<b>D</b> 
SIZES (IN) 30"	CONN DOT # 31-0552	SUPPORTS 1	SIZES (IN) 30"x30"
CONN DOT # 31-1119	SUPPORTS 1	SIZES (IN) 12"x18" 12"x6"	CONN DOT # 31-0629P
SUPPORTS 1	SIZES (IN) 12"x18" 12"x6"	CONN DOT # 31-0648	SUPPORTS 1
<b>E</b> 	<b>F</b> 	<b>G</b> 	<b>H</b> 
SIZES (IN) 42"x30"	CONN DOT # 31-0268	SUPPORTS 2	SIZES (IN) 36"x36"
CONN DOT # 31-0370	SUPPORTS 2	SIZES (IN) 42"x30"	CONN DOT # 31-0371
SUPPORTS 2	SIZES (IN) 42"x30"	CONN DOT # 41-811	SUPPORTS 1
<b>I</b> 	SIZES (IN) 24"x24"	CONN DOT # 31-1603	SUPPORTS 1

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	BUILDING SETBACK
	EXISTING BUILDING LIMITS
	PROPOSED BUILDING LIMITS
	PROPOSED BUILDING HATCH
	BUILDING OVERHANG LINE / CANOPY
	SAWCUT PAVEMENT LINE
	LIMITS OF OUTDOOR DISPLAY AREA
	BITUMINOUS CONCRETE CURB
	UNPAVED ACCESS ROAD
	TOWN BOUNDARY
	CONCRETE SIDEWALK / PAVEMENT
	RETAINING WALL
	SIDEWALK LIMITS
	PAVEMENT STRIPING - YELLOW
	PAVEMENT STRIPING - WHITE
	STANDARD AND ADA PARKING SPACES
	PAVEMENT ARROW MARKINGS
	PARKING SPACE COUNT
	DUMPSTER / TRASH RECEPTACLE
	TRAFFIC SIGN
	TRAFFIC SIGN DESIGNATION
	LIMIT OF WETLANDS
	UPLAND REVIEW AREA - 100 FT BUFFER

**SITE PLAN NOTES**

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY TOWNSHIP OF CANTON AND SIMSBURY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- CONTRACTOR TO PERFORM ALL SITE WORK PROPOSED HEREIN IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITS AND CONDITIONS OF APPROVALS ISSUED FOR THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTERED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
- EXISTING UTILITIES SERVICING FACILITIES ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. ALL UTILITIES SHALL BE LEFT UNINTERRUPTED DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROL DEVICES AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:  
12.1. 4" SWL 4" SOLID WHITE LINE  
12.2. 4" DYL 4" DOUBLE YELLOW LINE
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2" ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 24 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CONNECTICUT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- EXISTING BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY SURVEY OF 9-15 ALBANY TURNPIKE, CANTON, CT" DATED 12/10/19, SCALE: 1" = 60', BY ACCURATE LAND SURVEYING, LLC.

**PARKING SUMMARY - CANTON**

PROPOSED DEVELOPMENT	UNIT	REQUIREMENT	REQUIRED	PROPOSED
PROPOSED GAS STATION (OTHER USE)	20 PUMPS	--	20	20*
PROPOSED CLASS II RESTAURANT	4,761 SF	1 SPACE / 100 SF	48	32
	95 SEATS	1 SPACE / 4 SEATS	24	24
PROPOSED CONVENIENCE STORE	4,420 SF	1 SPACE / 300 SF	15	15
PROPOSED EV SHOWROOM (19,223 SF IN CANTON)	5 SERVICE BAYS	3 SPACES / SERVICE BAY	15	15
	20 EMPLOYEES	1 SPACE / 2 EMPLOYEES	10	10
	TOTAL		132	116**

\*PER TABLE 7.2.C. CANTON PERMANENT DEFERRAL OF (16) SPACES IS BEING REQUESTED IN ACCORDANCE WITH SECTION 7.2.C.9 OF THE TOWN OF CANTON ZONING REGULATIONS.

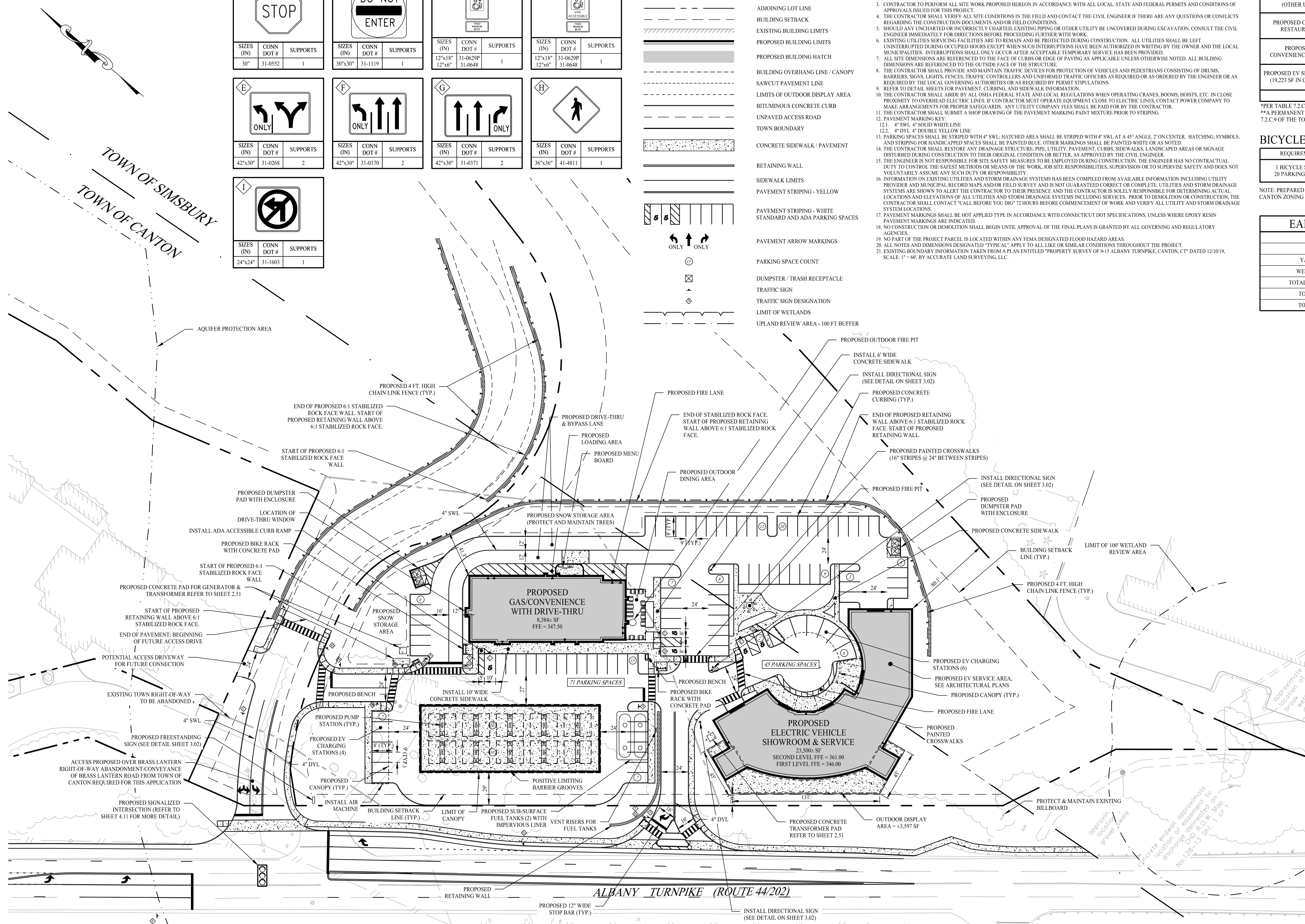
**BICYCLE PARKING SUMMARY**

REQUIREMENT	REQUIRED	PROPOSED
1 BICYCLE SPACE / 20 PARKING SPACES	7	8

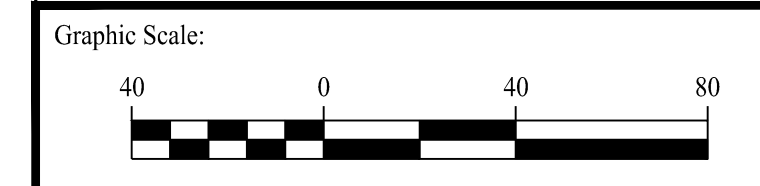
NOTE: PREPARED IN ACCORDANCE WITH SECTION 7.9.D OF THE TOWN OF CANTON ZONING REGULATIONS.

**EARTHWORK CHECKLIST 1.7 - SCHEDULE**

ITEM	SIZE - TOTAL SITE (SF)	SIZE - CANTON (SF)
LOT AREA	1,140,049	353,715
YARD SETBACKS	165,009	44,843
WETLANDS ON LOT	450	0
TOTAL DISTURBED AREA	209,723	163,563
TOTAL CUT AREA	148,763	107,266
TOTAL FILL AREA	60,960	56,297



Rev. #:	Date	Description
5	02/05/21	Revised Materials - Canton
4	11/24/20	Revised Per Staff Comments - Canton
3	10/16/20	Revised Per Staff Comments - Canton
2	09/24/20	Site Mod. - Simsbury Submission
1	09/04/20	Revised Materials - Canton



**SOLLI ENGINEERING**  
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Drawn By: PSK	Kevin Solli, P.E. CT 25759
Checked By: PSK	
Approved By: KMS	
Project #: 1904501	
Plan Date: 08/11/20	
Scale: 1" = 40'	

**9-15 ALBANY TURNPIKE**  
 SIMSBURY & CANTON, CONNECTICUT  
 OWNER/APPLICANT: 9-15 ALBANY TURNPIKE, LLC

Sheet Title: <b>SITE LAYOUT PLAN</b>	Sheet #: <b>2.11</b>
--------------------------------------	----------------------



### VOLUME & AREA SUMMARY - CANTON

AREA	AREA OF DISTURBANCE	CUT (CY)	FILL (CY)	NET (CY)
TOTAL (OVERALL SITE)	209,723 SF (4.81 AC)	146,688	6,947	139,741 (CUT)
TOTAL (CANTON ONLY)	163,563 SF (3.75 AC)	99,991	4,715	95,276 (CUT)

### EARTHWORK OPERATIONS

APPROXIMATELY 99,991 CUBIC YARD OF MATERIAL WILL BE EXCAVATED AND 4,715 CUBIC YARD OF MATERIAL WILL BE FILLED WITHIN THE TOWN OF CANTON LIMITS, RESULTING IN A NET EXPORT OF 95,276 CUBIC YARDS OF EXPORT WITHIN THE TOWN OF CANTON LIMITS. OVERALL, THE PROJECT CONSISTS OF A CUT OF 146,688 CY AND A FILL OF 6,947 CY, RESULTING IN A NET EXPORT OF 139,741 CY, USING A CONVERSION RATE OF 1.3 TON/CY, THE PROPOSED PROJECT REQUIRES A NET EXPORT OF APPROXIMATELY 181,664 TONS OF MATERIAL. AS THE TYPICAL DUMP TRUCK CAN HANDLE 24 TONS, THIS RESULTS IN APPROXIMATELY 7,570 TRUCKS OF MATERIAL TO BE REMOVED FROM THE SITE. FURTHER, AN ESTIMATED 13-14 TRUCKS WILL BE ENTERING AND EXITING THE SITE DAILY.

### PROJECT SCHEDULE

- NO OPERATIONS SHALL BE UNDERTAKEN ON THE SITE EXCEPT BETWEEN THE HOURS OF 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY, AND THE HOURS OF 9:00 AM AND 5:00 PM SATURDAY. NO ACTIVITY OF ANY TYPE SHALL BE CONDUCTED ON ANY LEGAL HOLIDAY DECLARED BY THE GOVERNMENT OF THE STATE OF CONNECTICUT OR THE UNITED STATES.
- THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2021 WITH COMPLETION ANTICIPATED BY SPRING 2023. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

### PROCESSING PLAN

WITHIN LIMITS OF DISTURBANCE AND AFTER OBTAINING ALL NECESSARY PERMITS, SITE EXCAVATION WILL BEGIN BY THE CLEARING AND GRUBBING OF THE SITE AND STRIPPING OF TOPSOIL AND OTHER MATERIAL LOCATED ABOVE THE EXISTING TOP OF ROCK ELEVATION. AS CONSTRUCTION PROGRESSES THE EXISTING ROCK IS TO BE BLASTED IN CRUSHED INTO VARIOUS MATERIAL SIZES FOR EXPORT. ALL BLASTING TO BE CONDUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS IN CONJUNCTION WITH THE FIRE MARSHAL'S OFFICE IN THE TOWN OF CANTON AND TOWN OF SIMSBURY.

### EQUIPMENT INFORMATION

- 3 LARGE EXCAVATORS 380-480 SIZE
- 2 SMALL EXCAVATORS 50-160 SIZE
- 2 TRACK DOZERS 450-750 SIZE
- 2 WHEEL LOADERS WA 500 SIZE
- 3 24 TON TRI-AXLE DUMP TRUCKS
- 1 VIBRATORY COMPACTOR ROLLER
- 1 TRACK-MOUNTED MOBILE CRUSHING UNIT

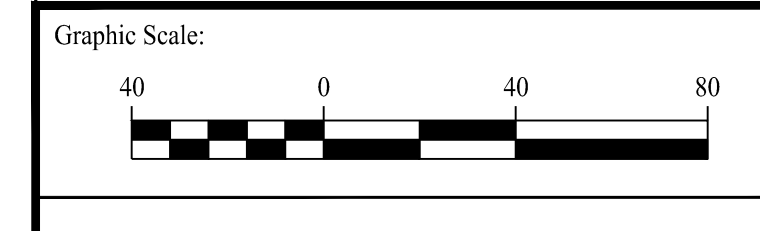
### GRADING & DRAINAGE NOTES

- THIS PLAN IS FOR PERMITTING USE ONLY AND IS NOT FOR CONSTRUCTION. EXISTING SITE CONDITIONS TAKEN FROM A SURVEY PLAN ENTITLED "PROPERTY SURVEY OF 9-15 ALBANY TURNPIKE, CANTON, CT" DATED 12/10/19, SCALE: 1" = 60', BY ACCURATE LAND SURVEYING, LLC.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWNS OF CANTON AND SIMSBURY REQUIRED TO PERFORM ALL WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWNS OF CANTON AND SIMSBURY AUTHORITIES.

### LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	CONTOUR LABEL
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	GRADE TO DRAIN
	SWALE
	STORM DRAIN PIPE
	PERFORATED UNDERDRAIN / TRENCH DRAIN
	TYPE "C" CATCH BASIN
	TYPE "CL" CATCH BASIN
	STORM MANHOLE
	WATER QUALITY UNIT
	FLARE END SECTION
	RAMP (SWALES / DRAINAGE BASIN ACCESS)
	WATER ELEVATION WITHIN BASIN
	RIP RAP
	TOP OF STABILIZED ROCK FACE
	BOTTOM OF STABILIZED ROCK FACE
	TOP OF RETAINING WALL
	BOTTOM OF RETAINING WALL

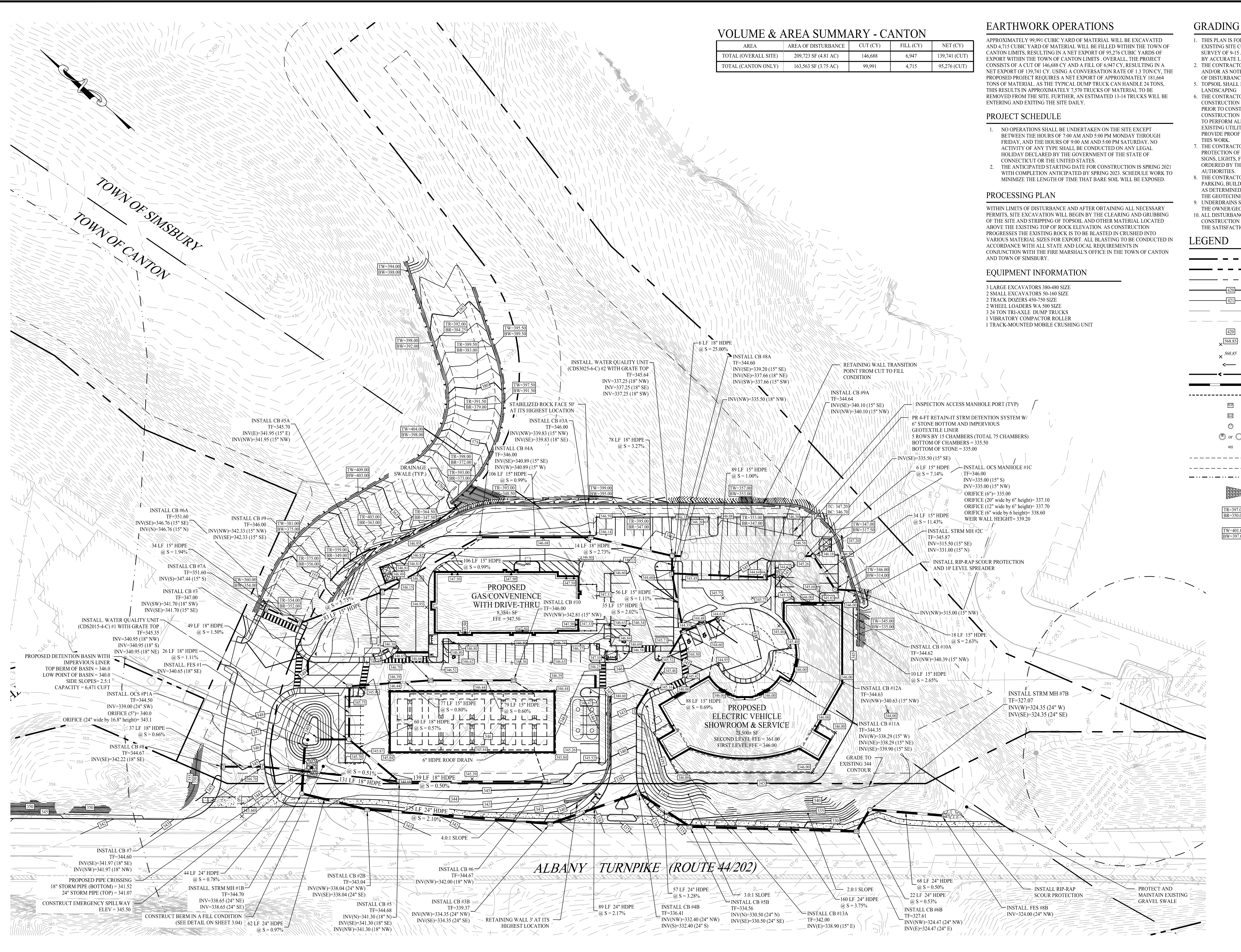
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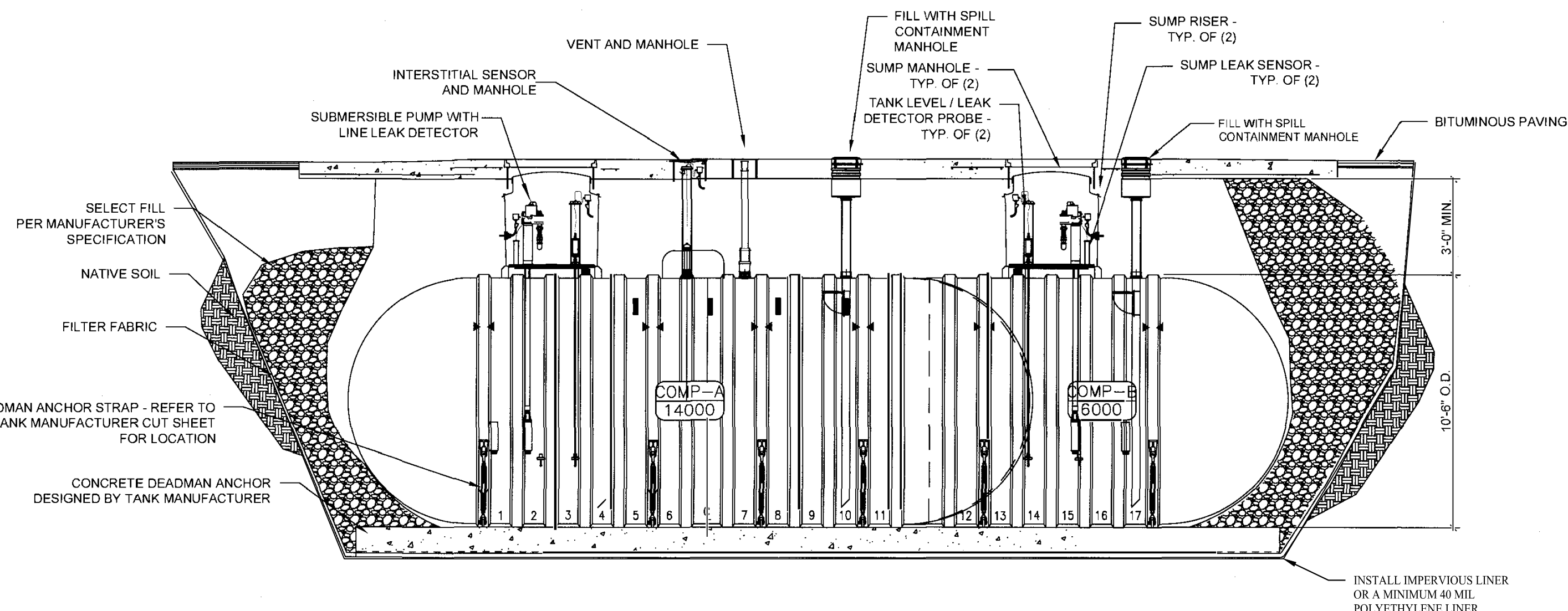
Drawn By:	CJB	Kevin Solli, P.E. CT 25759
Checked By:	KMS	
Approved By:	KMS	
Project #:	1904501	
Plan Date:	08/11/20	
Scale:	1" = 40'	

**9-15 ALBANY TURNPIKE**  
SIMSBURY & CANTON, CONNECTICUT  
OWNER/APPLICANT: 9-15 ALBANY TURNPIKE, LLC

Sheet Title:	Sheet #:
<b>GRADING &amp; DRAINAGE PLAN</b>	<b>2.21</b>

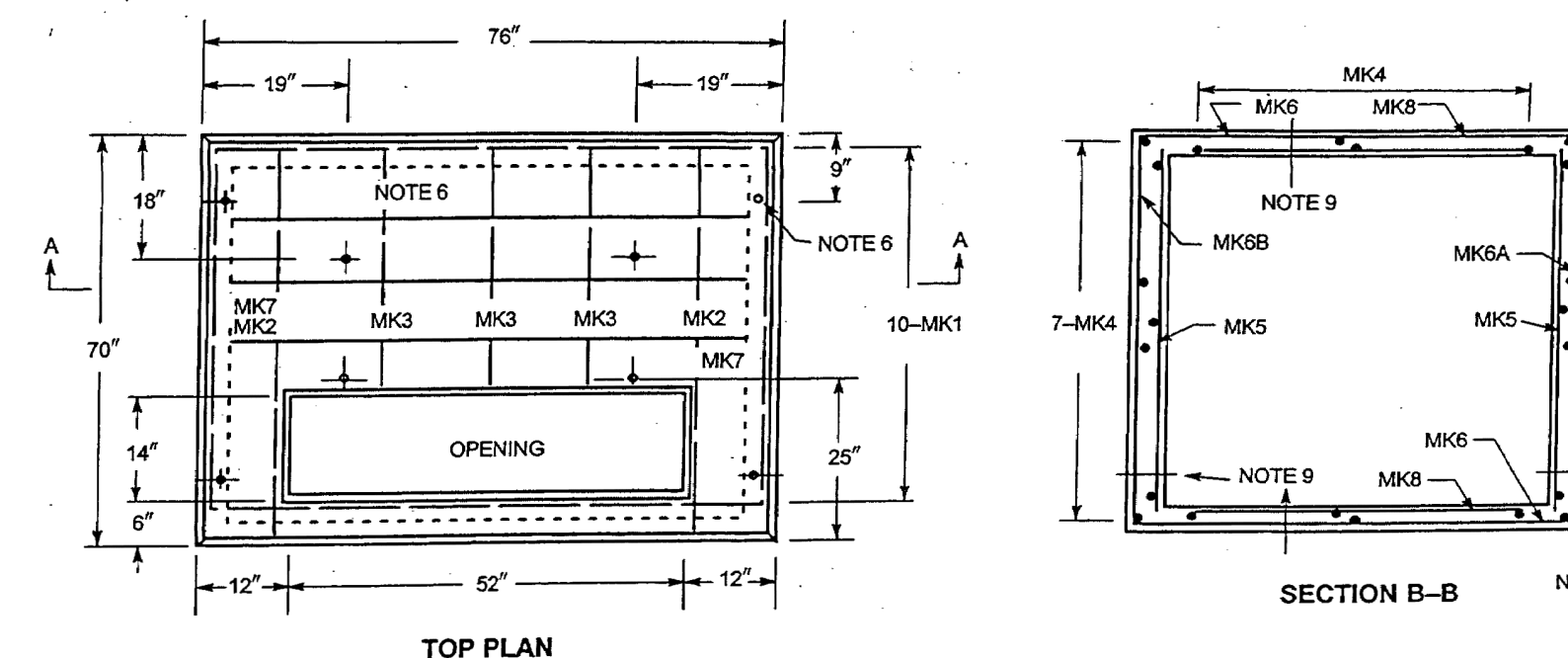






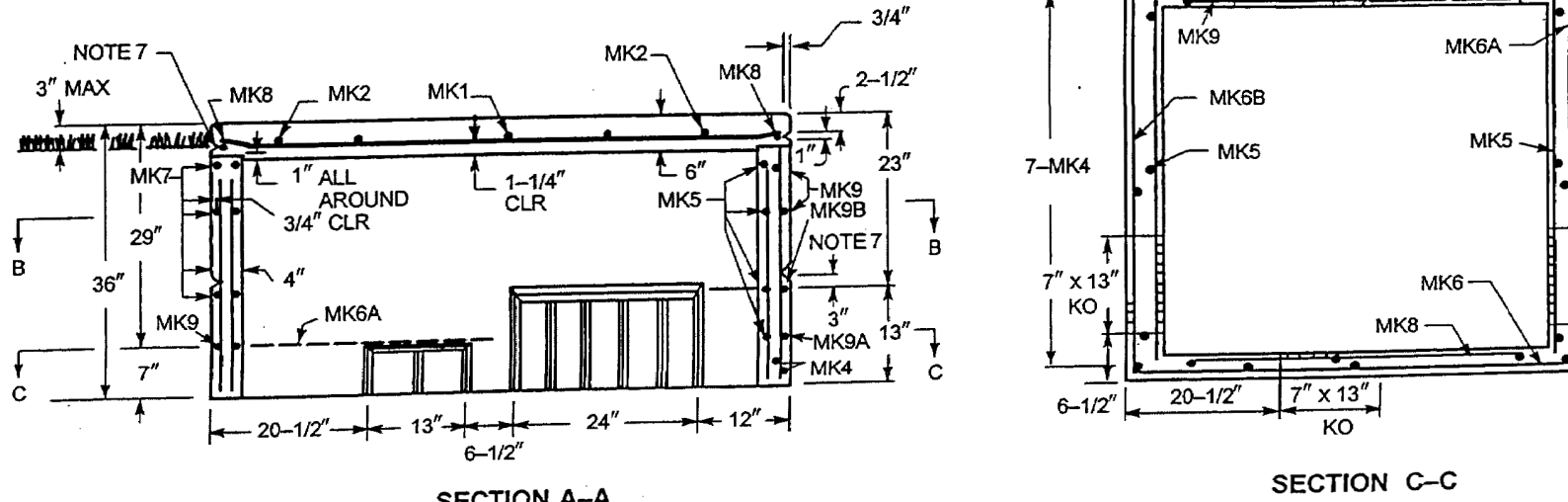
20,000 GAL SPLIT TANK CROSS SECTION

SCALE: NTS



TOP PLAN

SECTION B-B



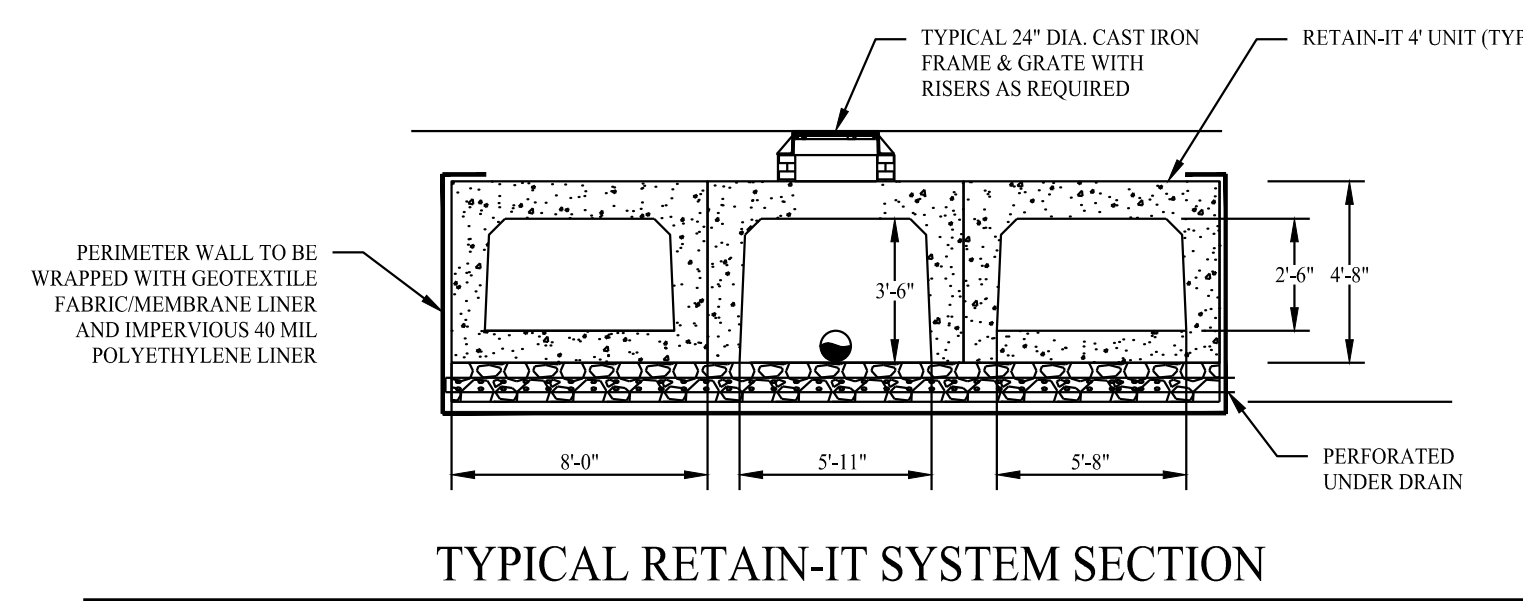
SECTION A-A

SECTION C-C

PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER

SCALE: NTS

DETAIL PER EVERSOURCE



TYPICAL RETAIN-IT SYSTEM SECTION

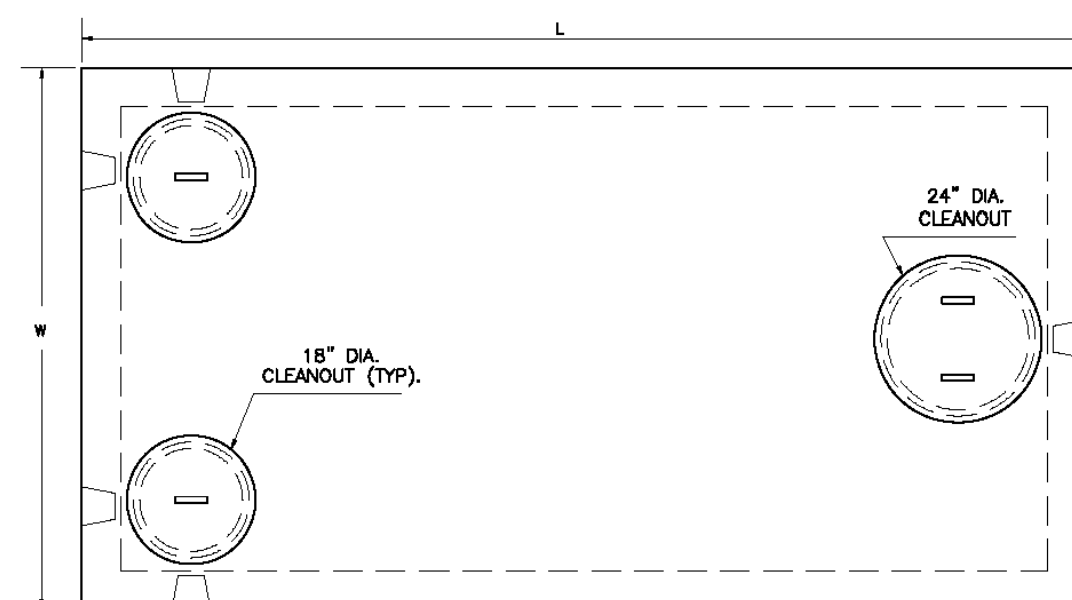
SCALE: NTS

MODEL NO.	LIQUID CAPACITY	LENGTH L	WIDTH W	INVERT I	HEIGHT H	WEIGHT (LBS.)
G12500(6X12)	2500	13'-0"	7'-0"	See Below	7'-1"	32400

Invert for #4" PVC is 5'-6".  
Invert for #6" PVC is 5'-5".

PRECAST CONCRETE 2500 Gallon Capacity 6'-0" X 12'-0" (H2O Loading)

Grease Trap



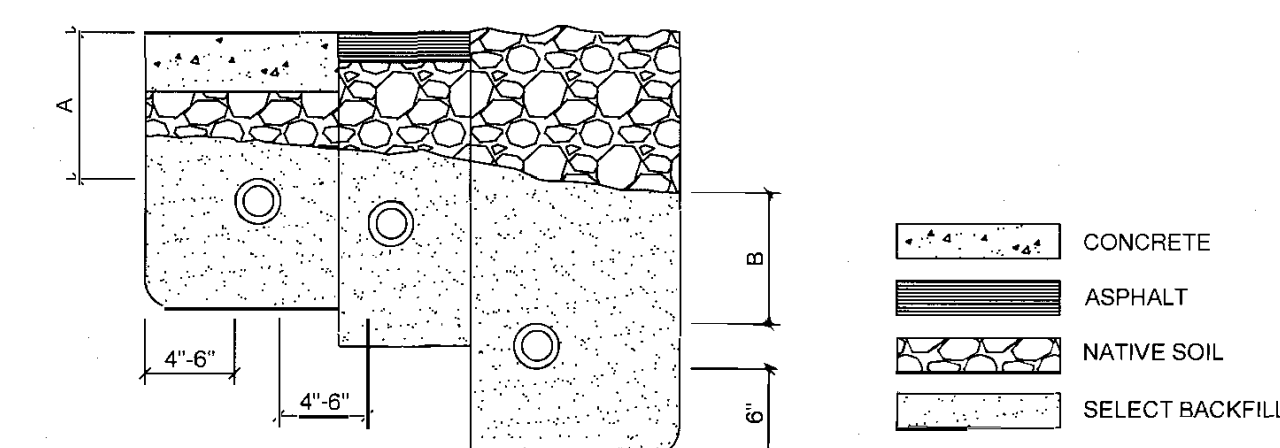
PRECAST CONCRETE 2,500 GALLON GREASE TRAP (H-20)

SCALE: NTS

DETAIL PROVIDED BY CT PRECAST CORPORATION

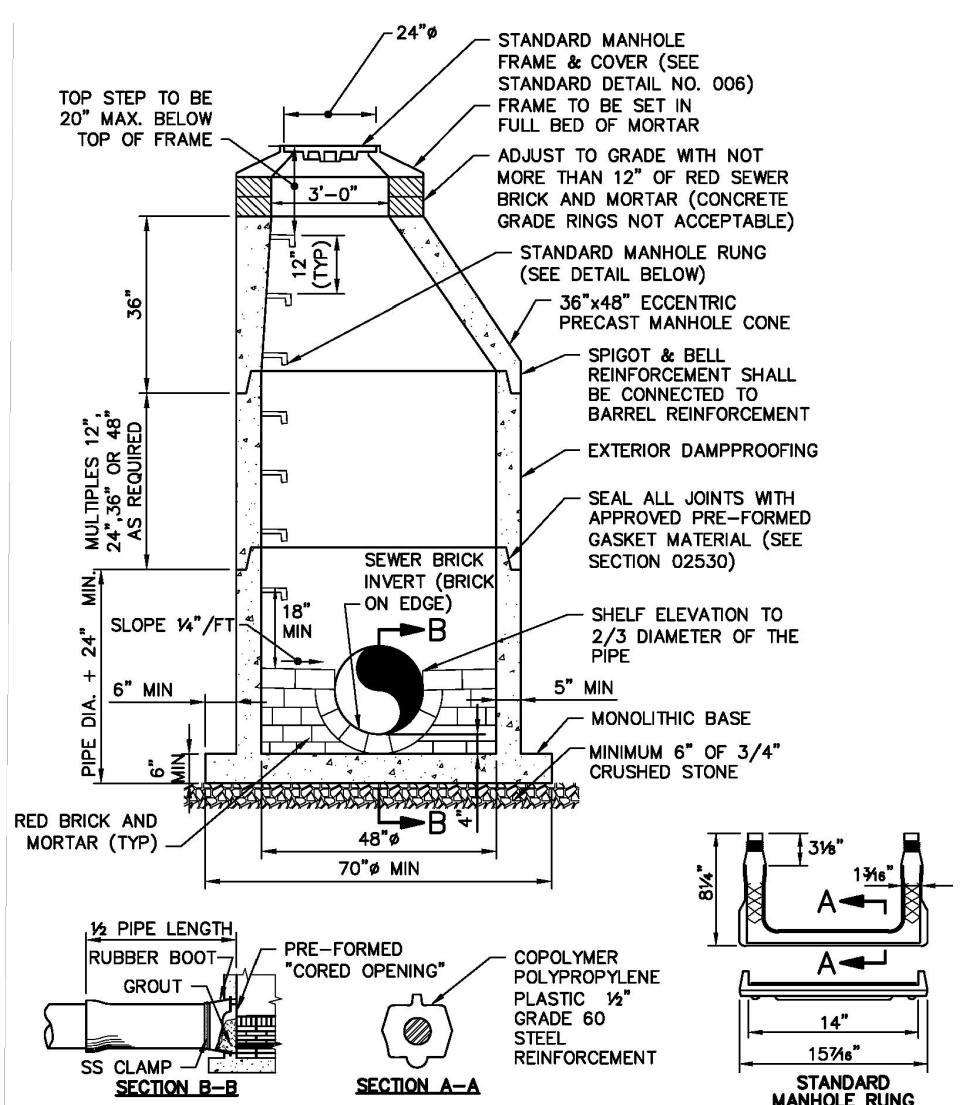
PIPE SIZE	SURFACE CONDITION	MIN. BURIAL DEPTH		MIN. SELECT BACKFILL	
		A	B	A	B
IN	MM	IN	MM	IN	MM
2	UNPAVED PAVED, MIN. 4" (100 MM) ASPHALT PAVED MIN. 4" (100 MM) CONCRETE PAVED MIN. 4" (100 MM) CONCRETE	18	432	12	305
		12	305	8	203
		9	229	5	127
3	UNPAVED PAVED, MIN. 4" (100 MM) ASPHALT PAVED MIN. 4" (100 MM) CONCRETE PAVED MIN. 4" (100 MM) CONCRETE	20	508	14	256
		13	330	9	229
		11	279	7	178
		10	254	4	102

REFERENCE  
RED THREAD 11A, DUALOY 3000/L, DUALOY 3000/LCX PIPING SYSTEM  
INSTALLATION INSTRUCTIONS



VENT PIPING TRENCH DETAIL

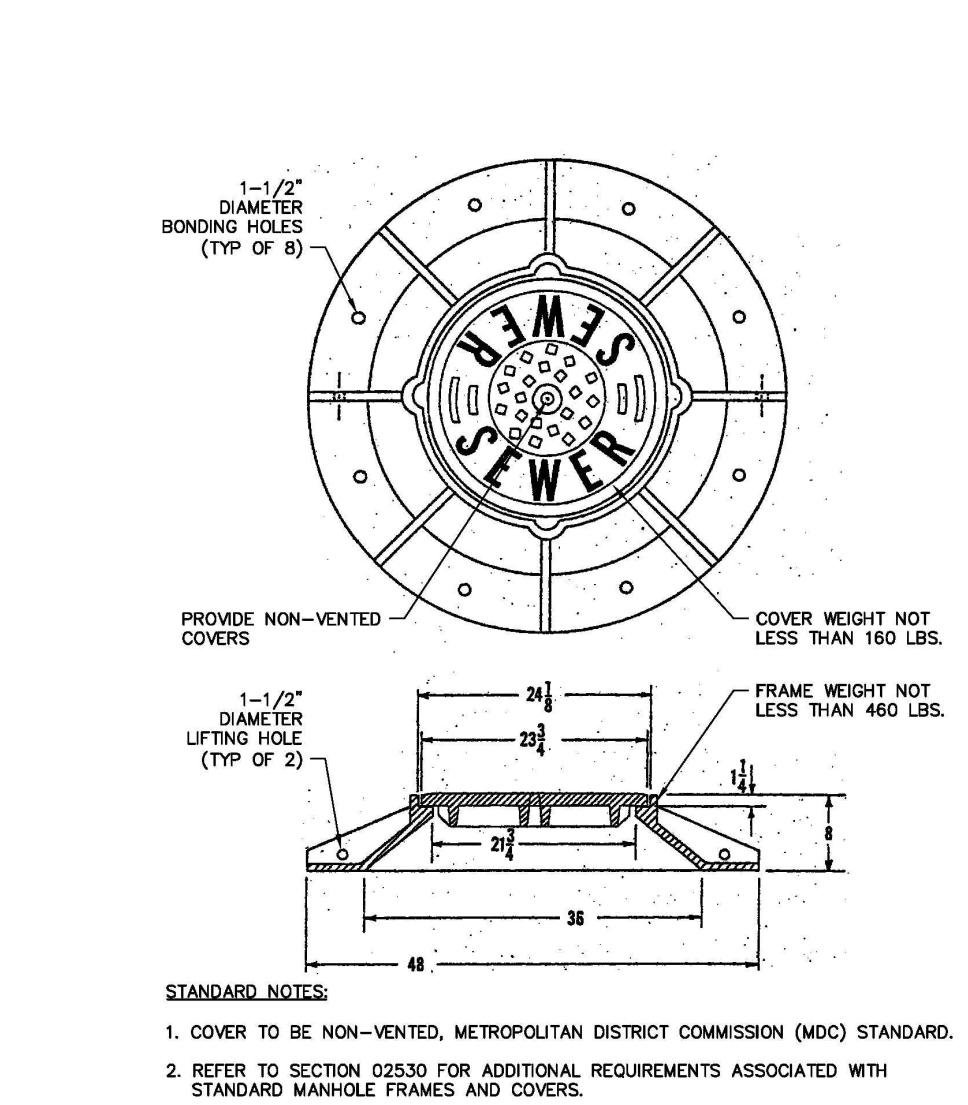
SCALE: NTS



PRECAST CONCRETE SANITARY SEWER MANHOLE DETAIL

SCALE: NTS

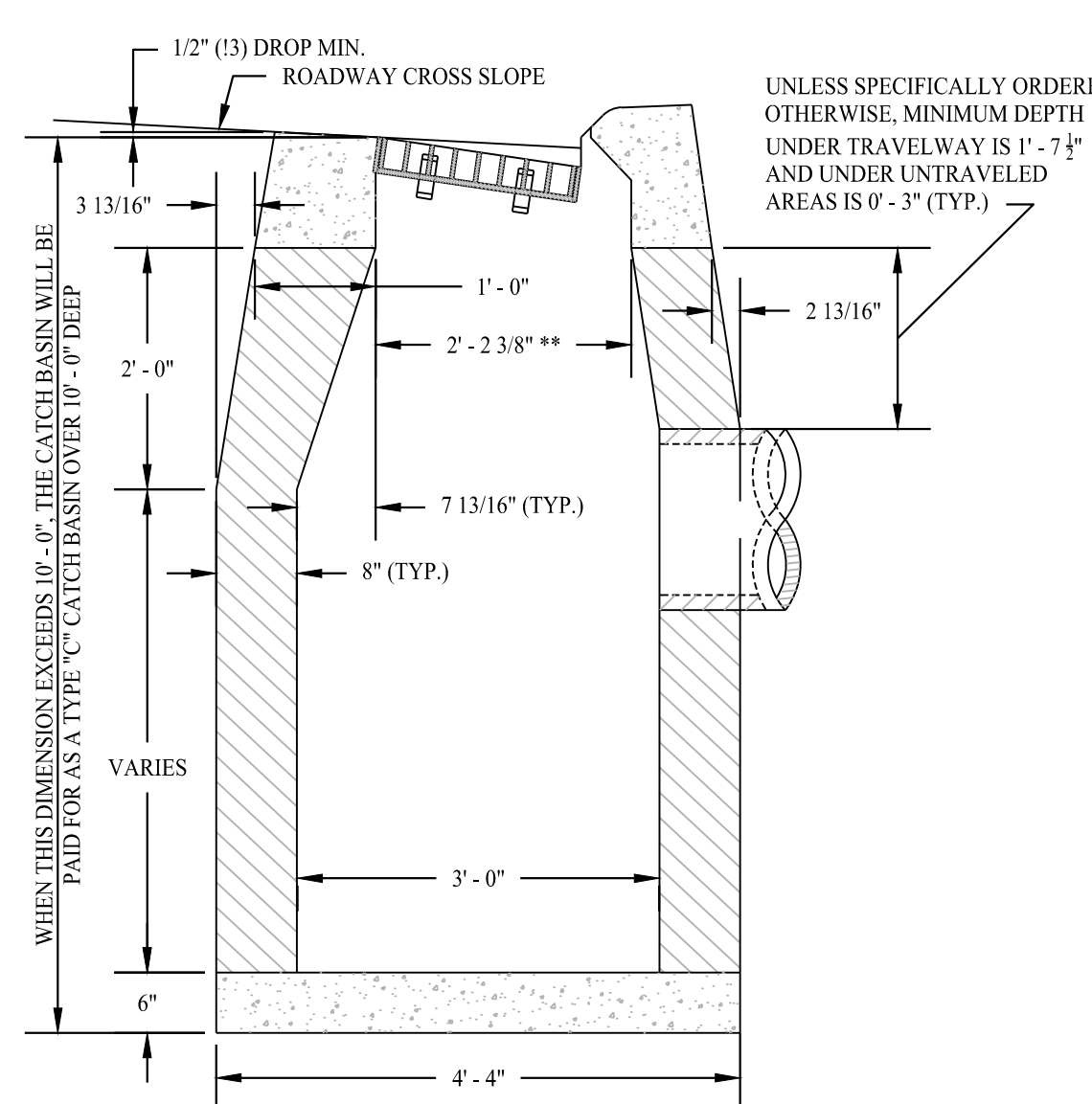
DETAIL PER TOWN OF CANTON WPCA



STANDARD MANHOLE FRAME & COVER DETAIL

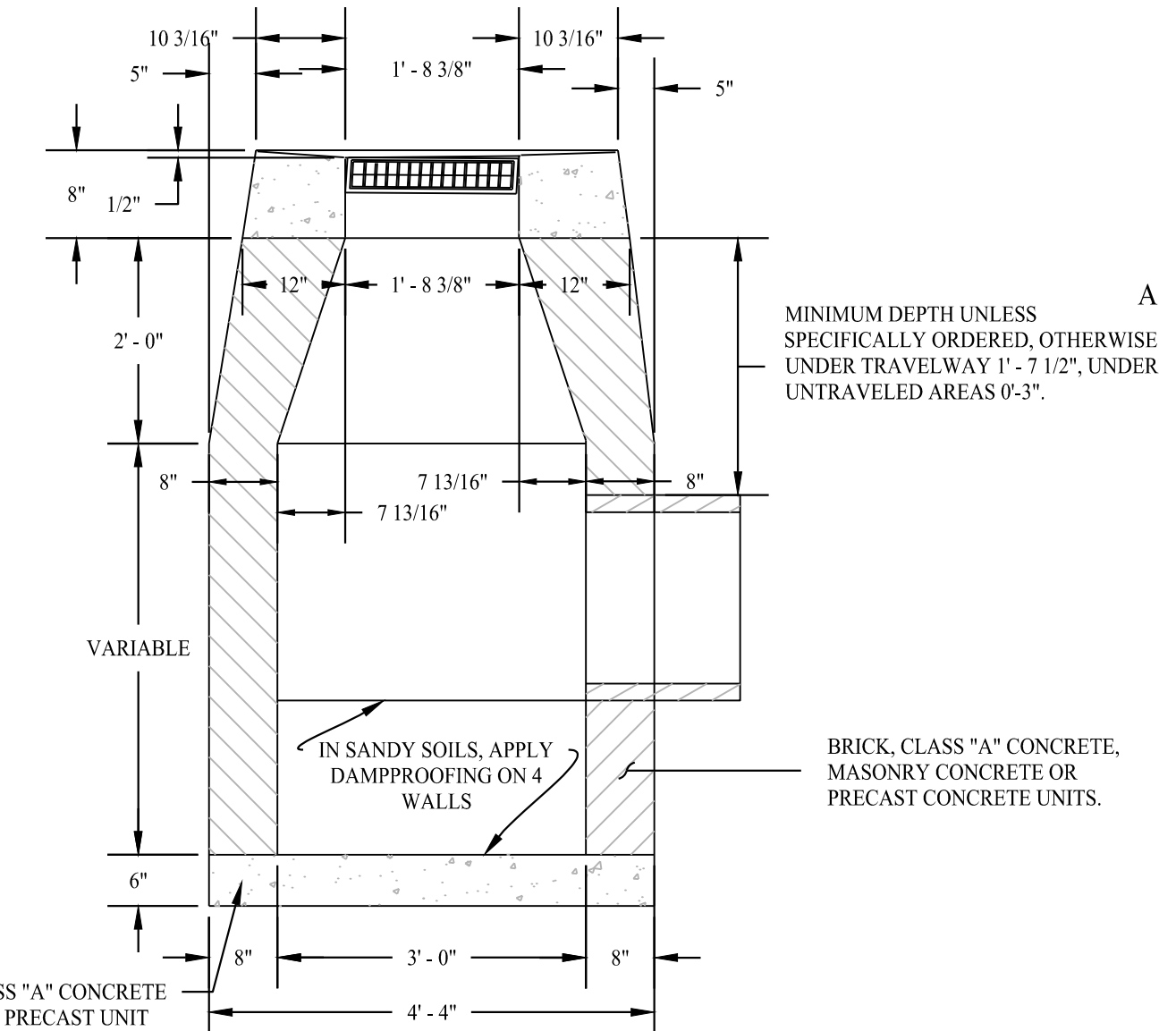
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DETAIL PER TOWN OF CANTON WPCA



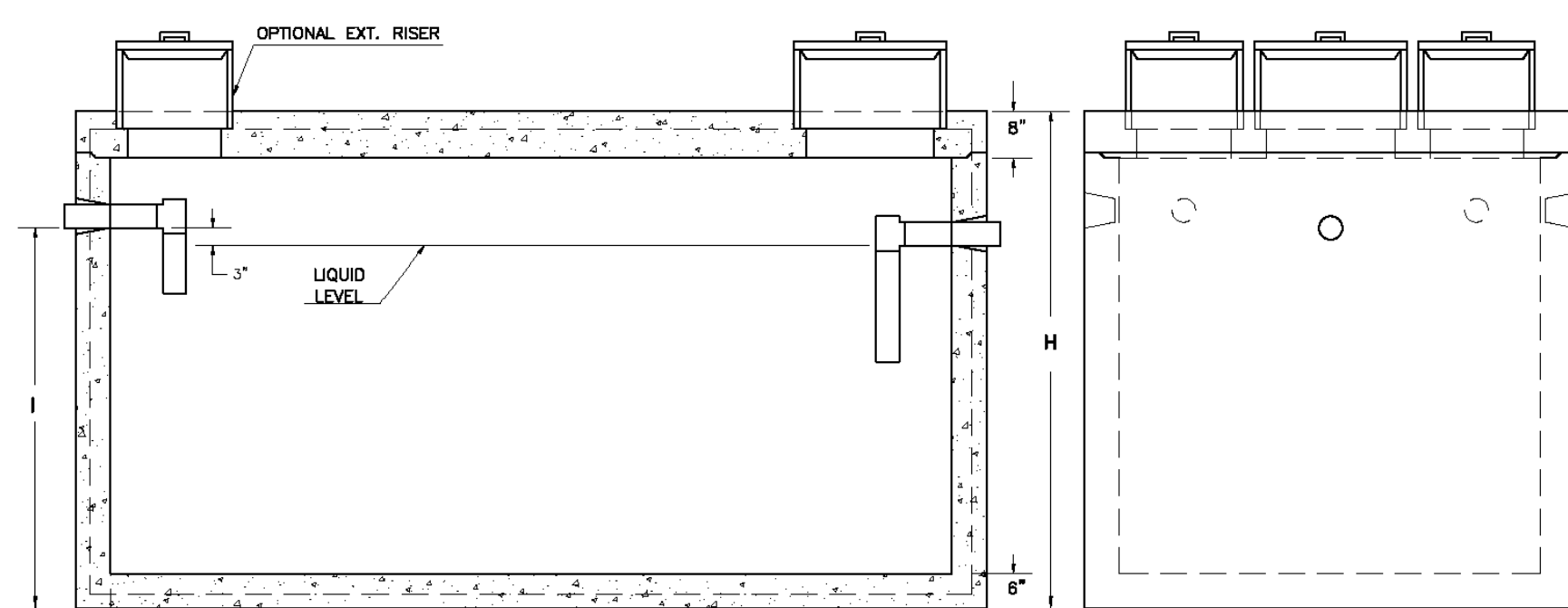
TYPE "C" CATCH BASIN DETAIL

SCALE: NTS



TYPE "C-L" CATCH BASIN

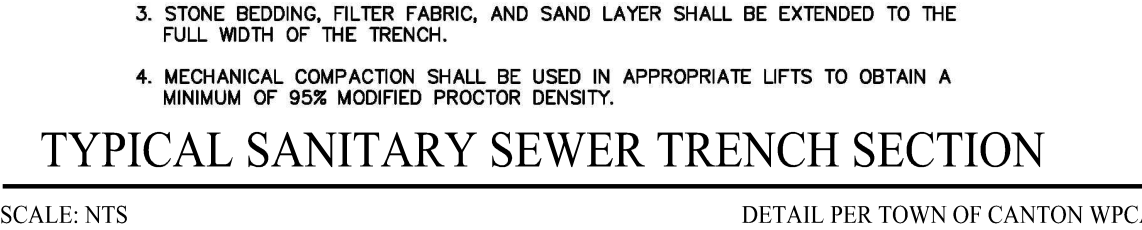
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PRECAST CONCRETE 2,500 GALLON GREASE TRAP (H-20)

SCALE: NTS

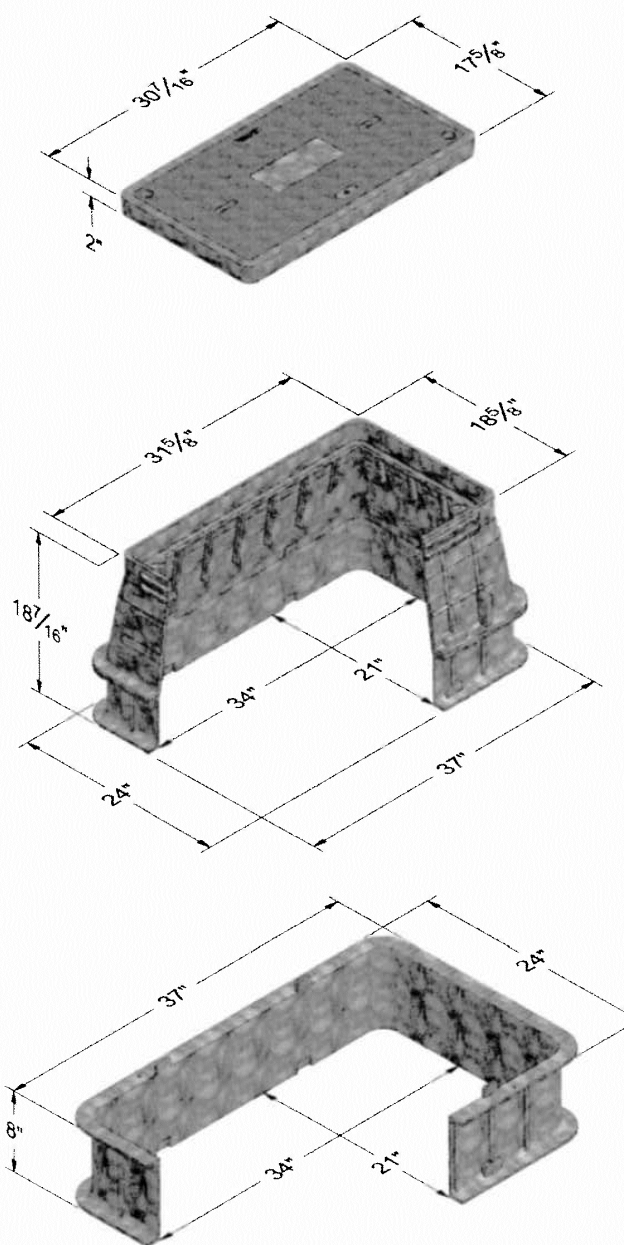
DETAIL PROVIDED BY CT PRECAST CORPORATION



TYPICAL SANITARY SEWER TRENCH SECTION

SCALE: NTS

DETAIL PER TOWN OF CANTON WPCA



TELEPHONE HANDHOLE

SCALE: NTS

Rev. #:	Date	Description
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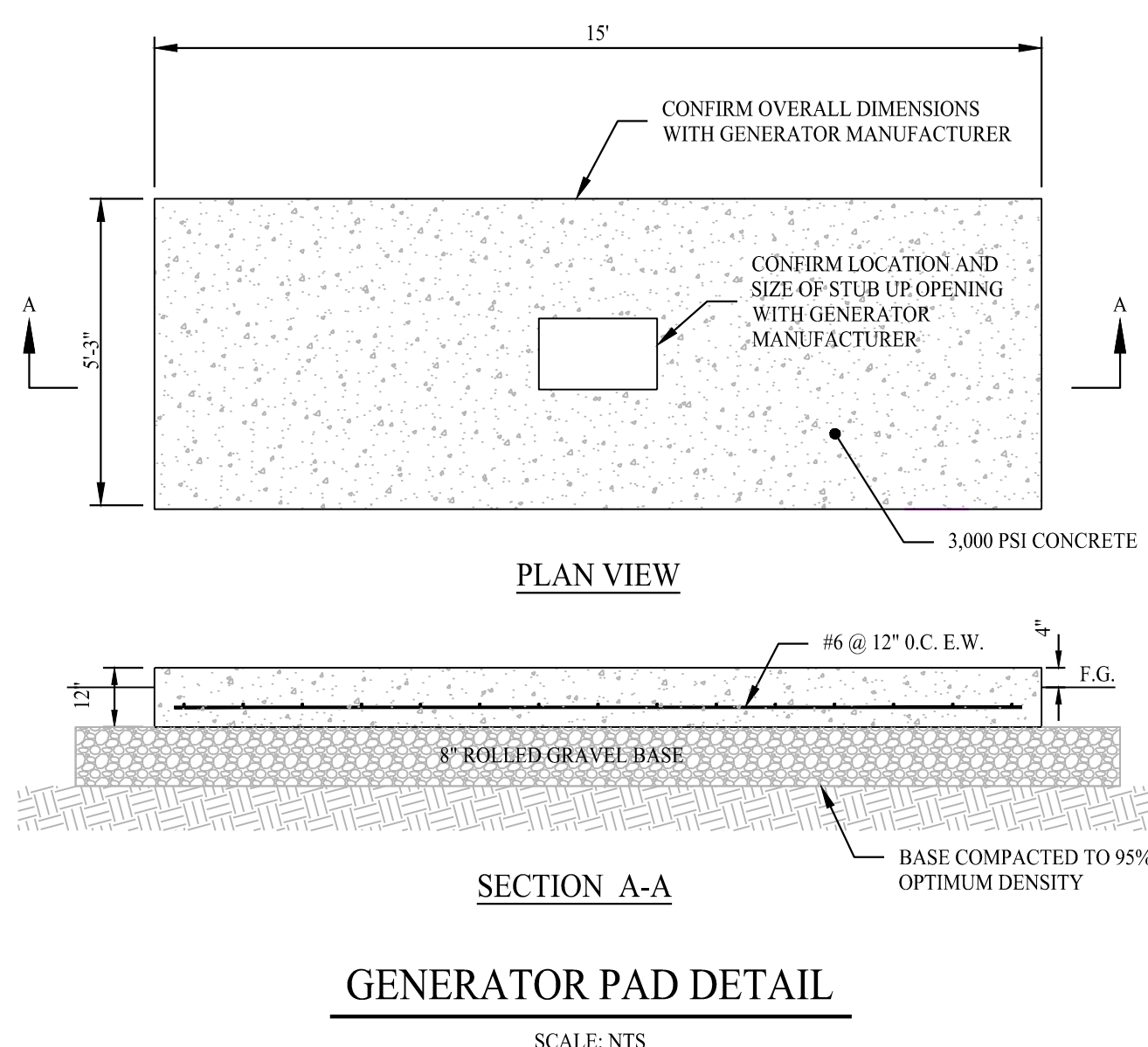
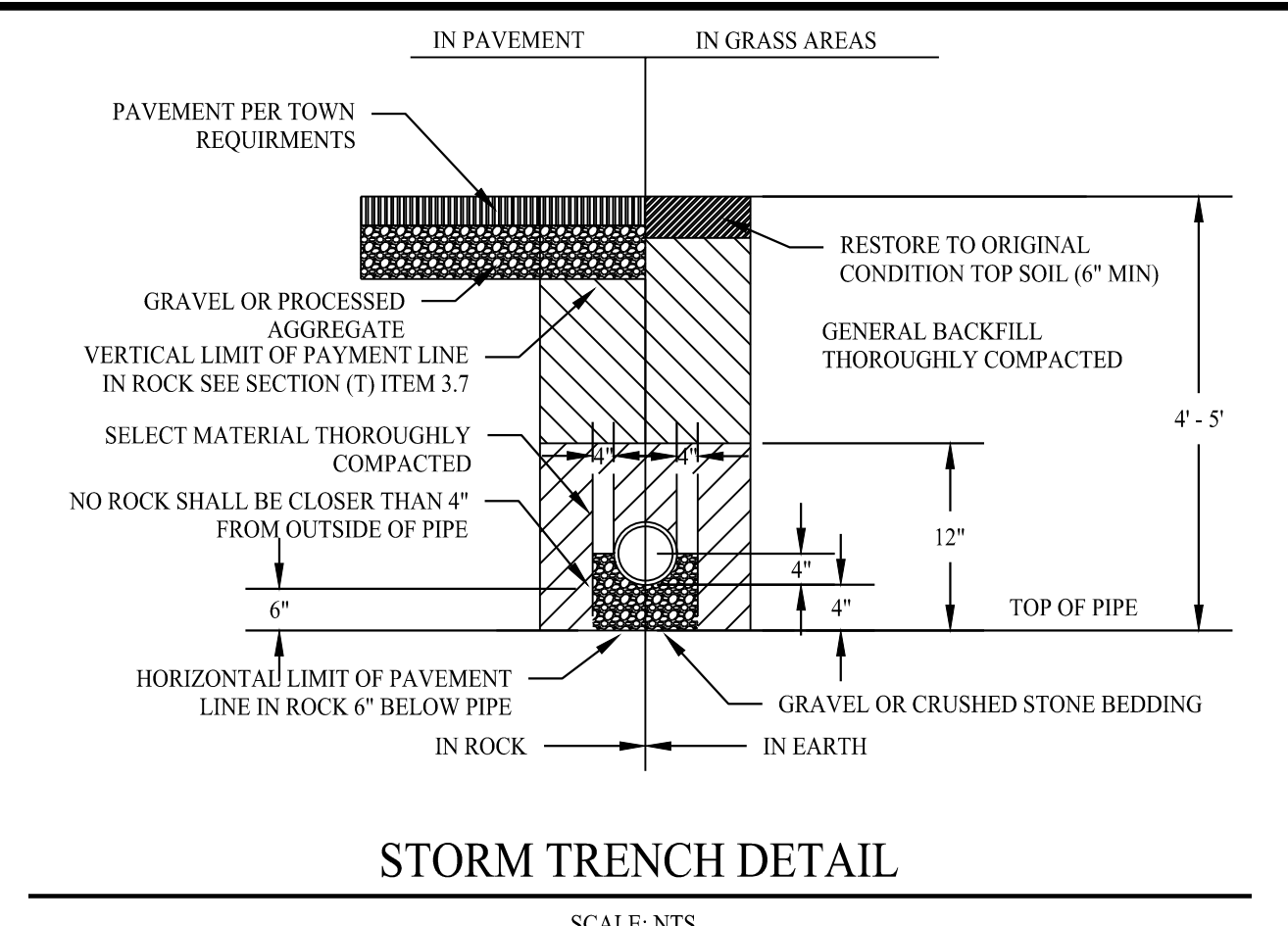
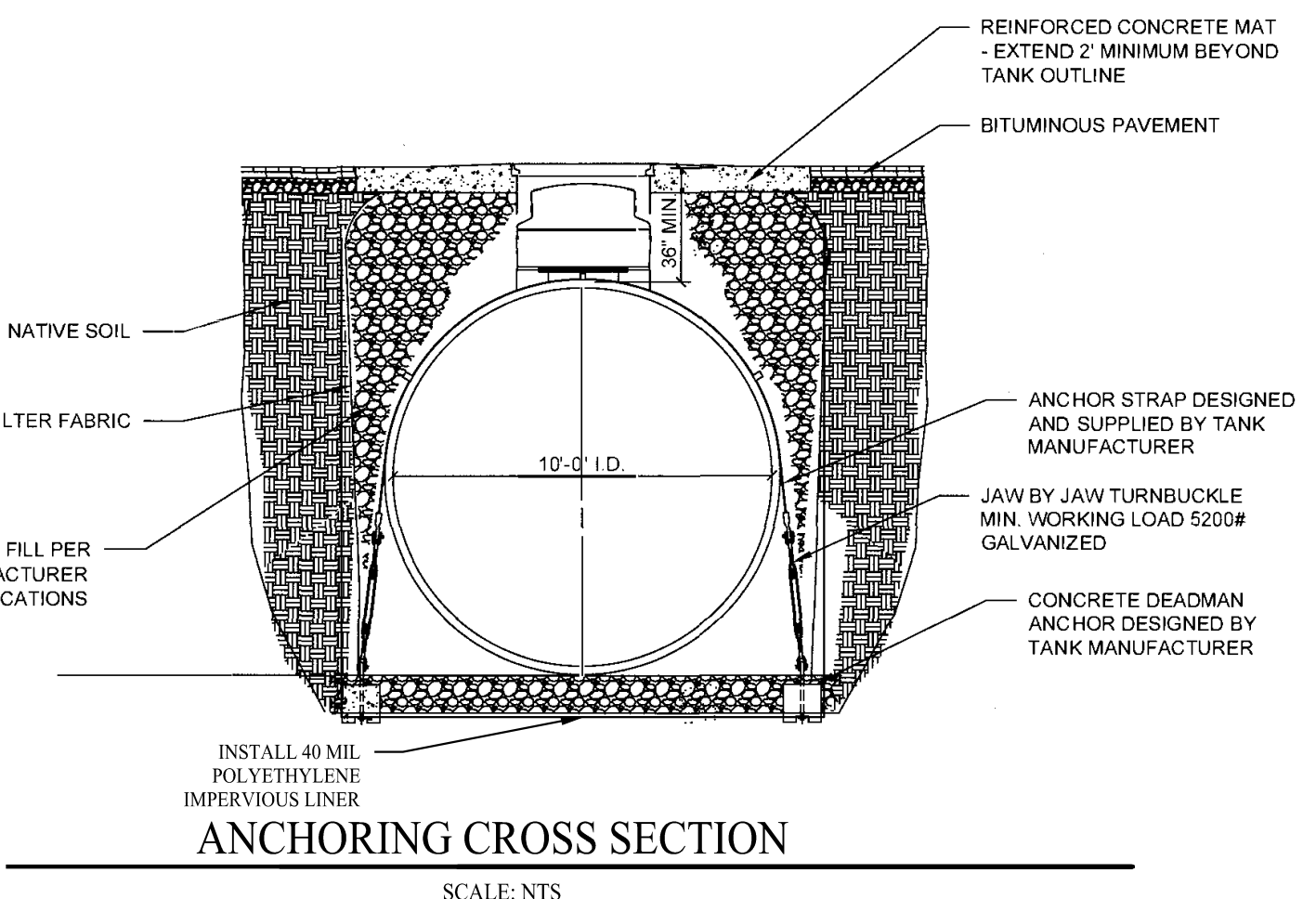
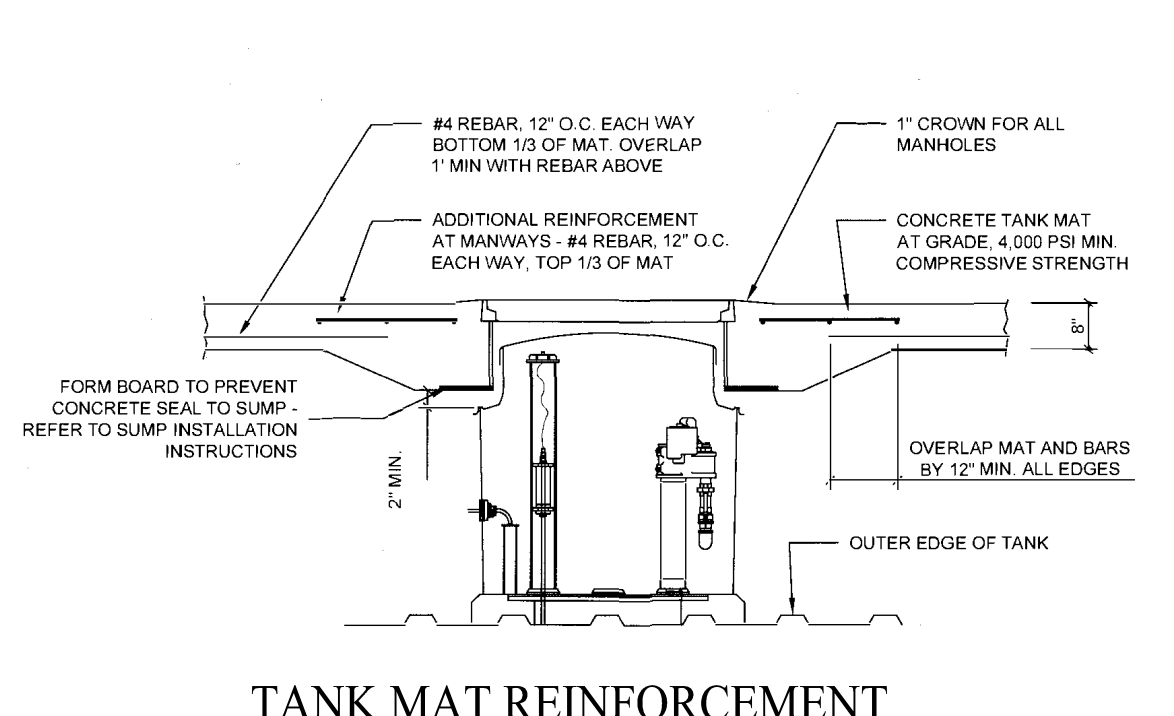
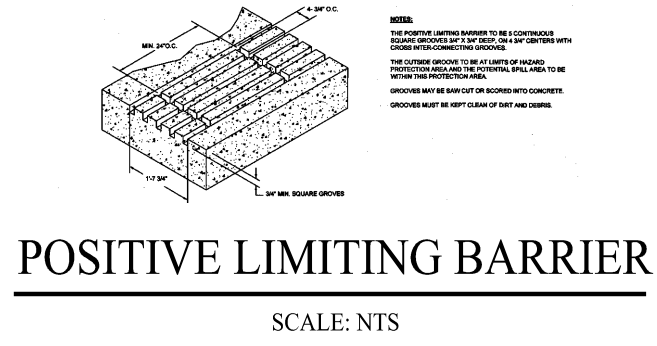
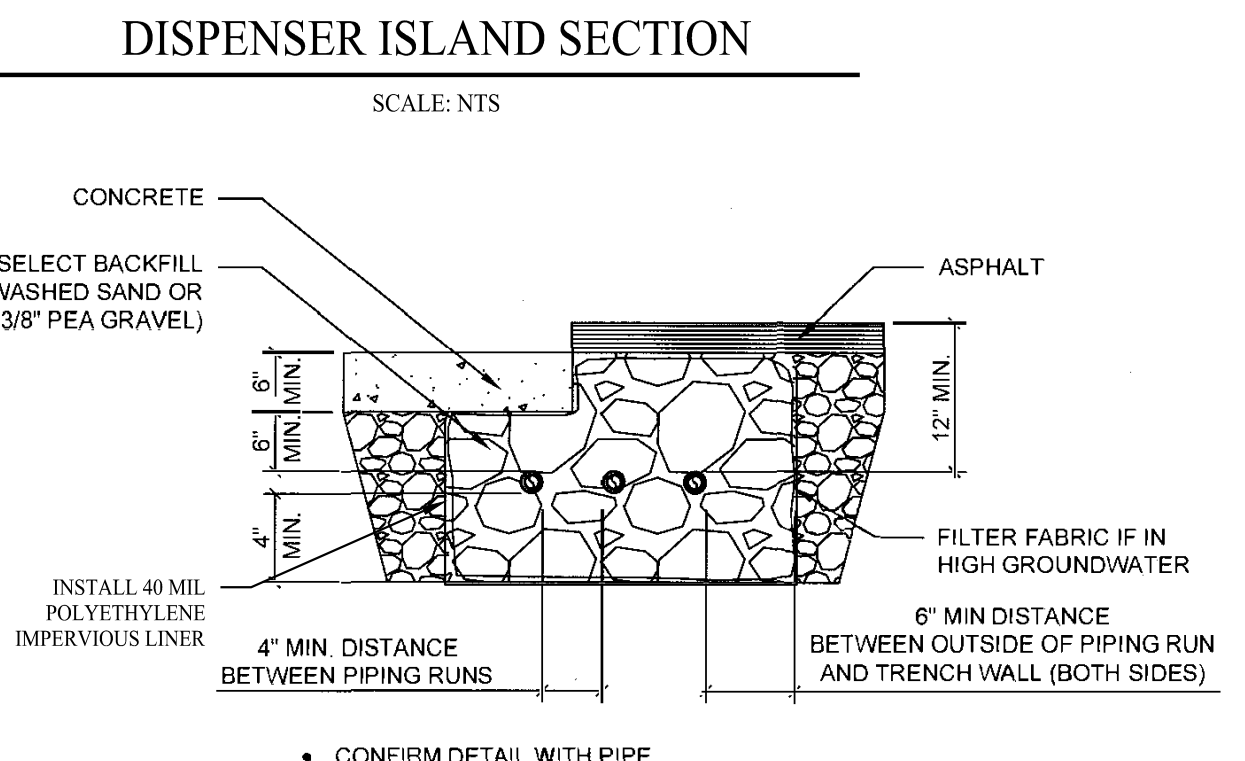
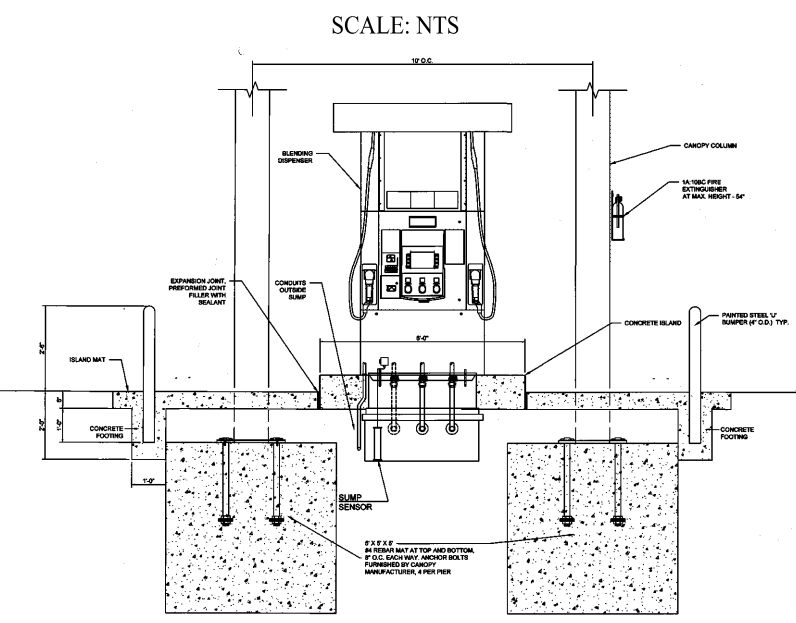
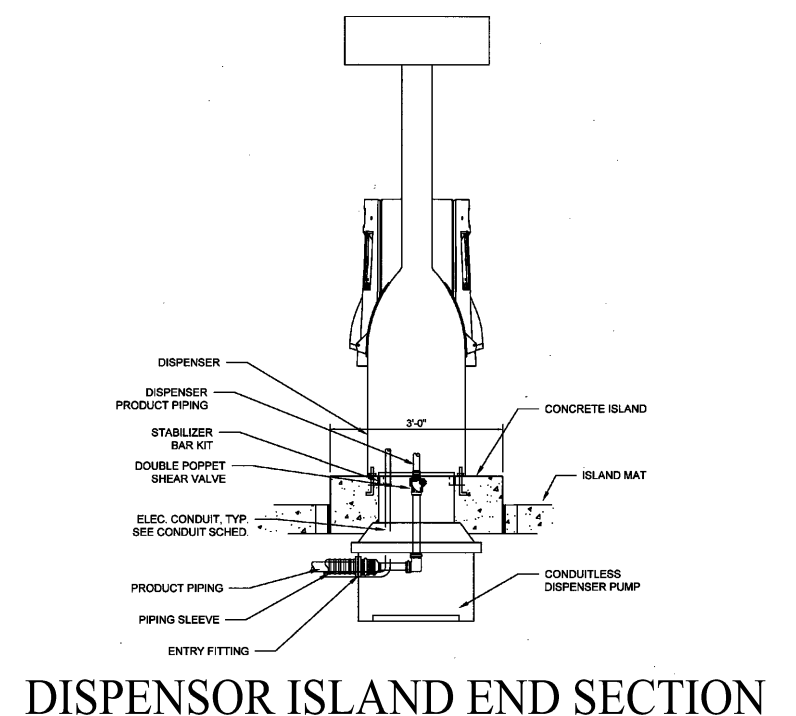
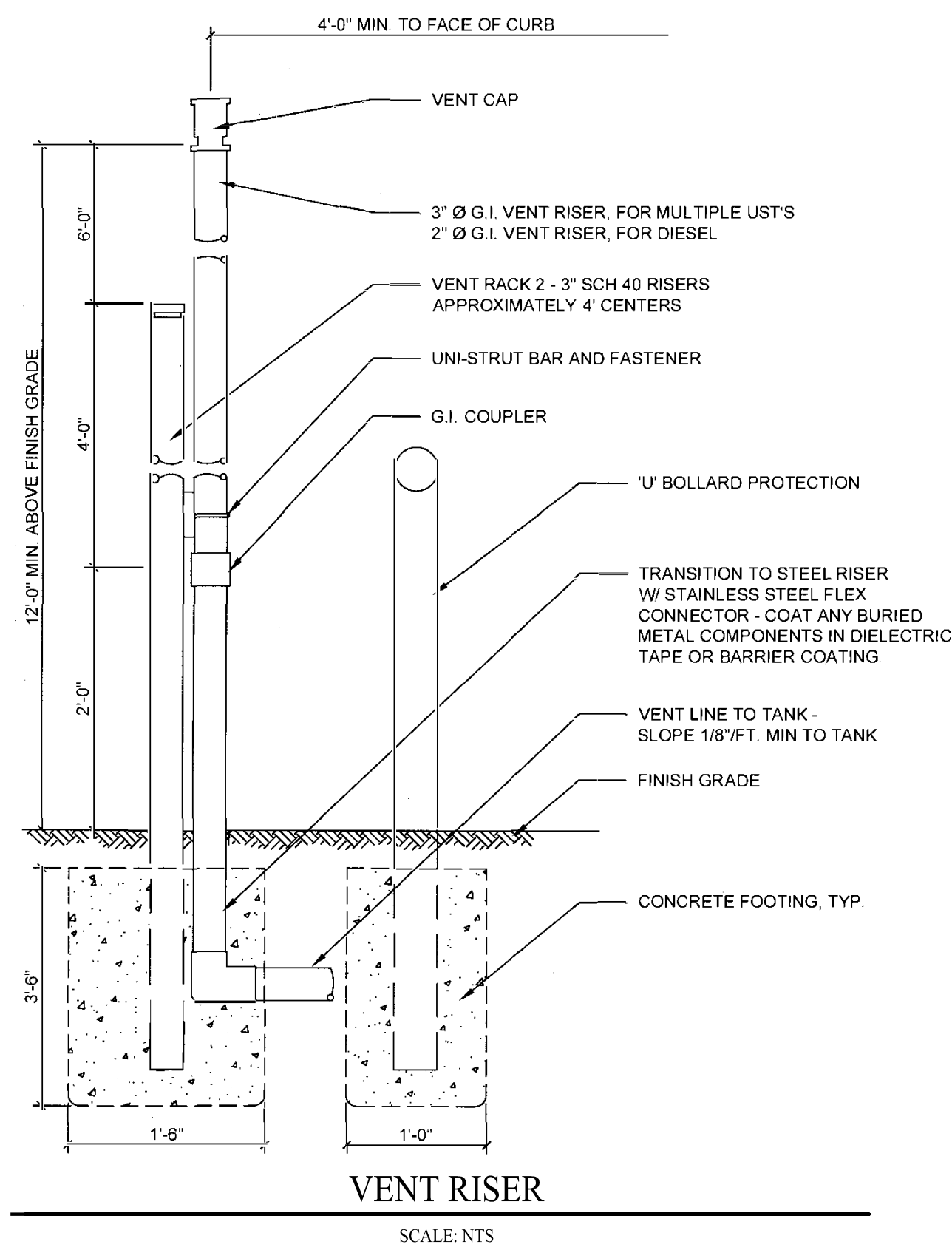


Drawn By:	CJP	Kevin Solli, P.E. CT 25759
Checked By:	MSL	
Approved By:	KMS	
Project #:	1904501	
Plan Date:	08/11/20	
Scale:	NTS	

**9-15 ALBANY TURNPIKE**  
SIMSBURY & CANTON, CONNECTICUT  
OWNER/APPLICANT: 9-15 ALBANY TURNPIKE, LLC

Sheet Title:	Sheet #:
DETAIL SHEET	3.03

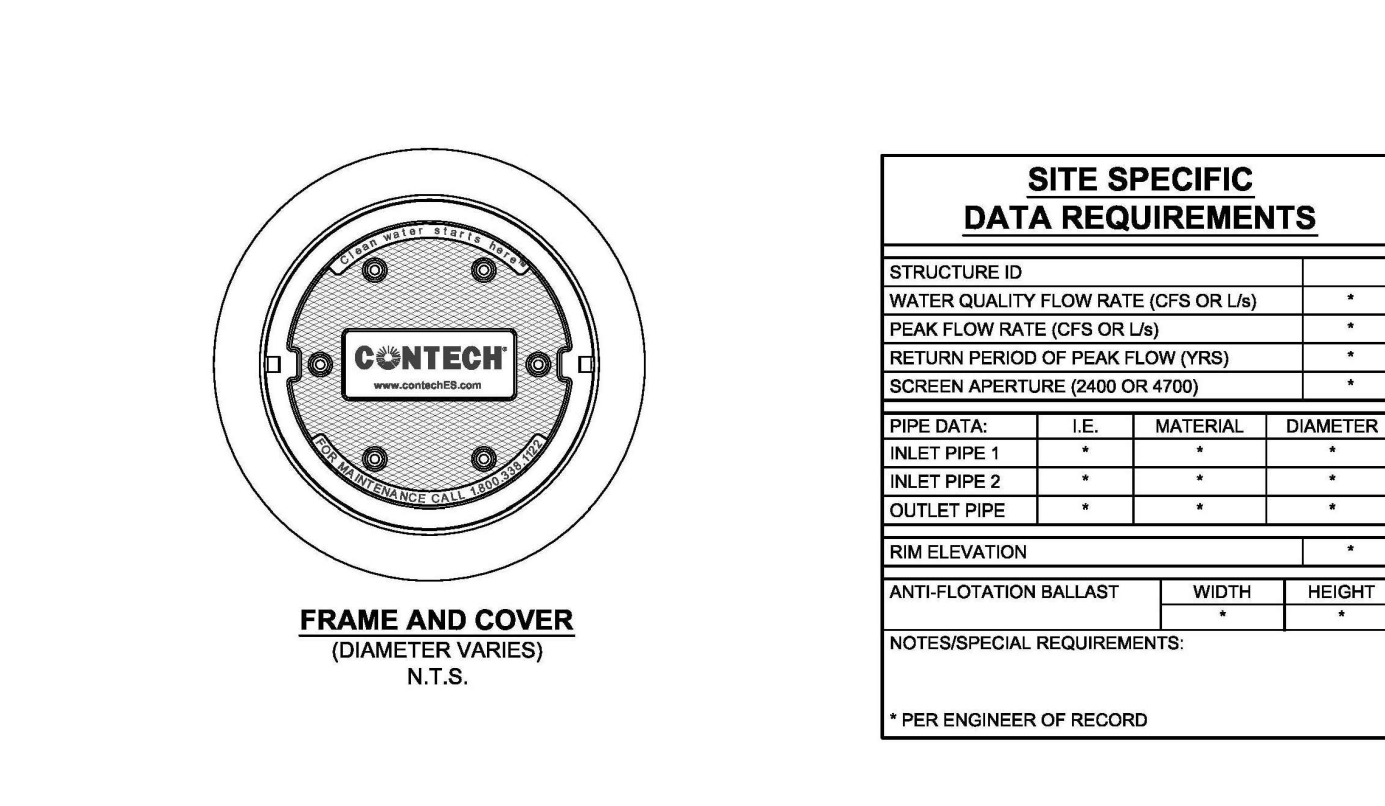




**CDS2015-4-C DESIGN NOTES**

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NUDEP / NJCAT CONFORMING UNITS	



**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)
	*	*	*	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
*	*	*	*

NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

**GENERAL NOTES**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

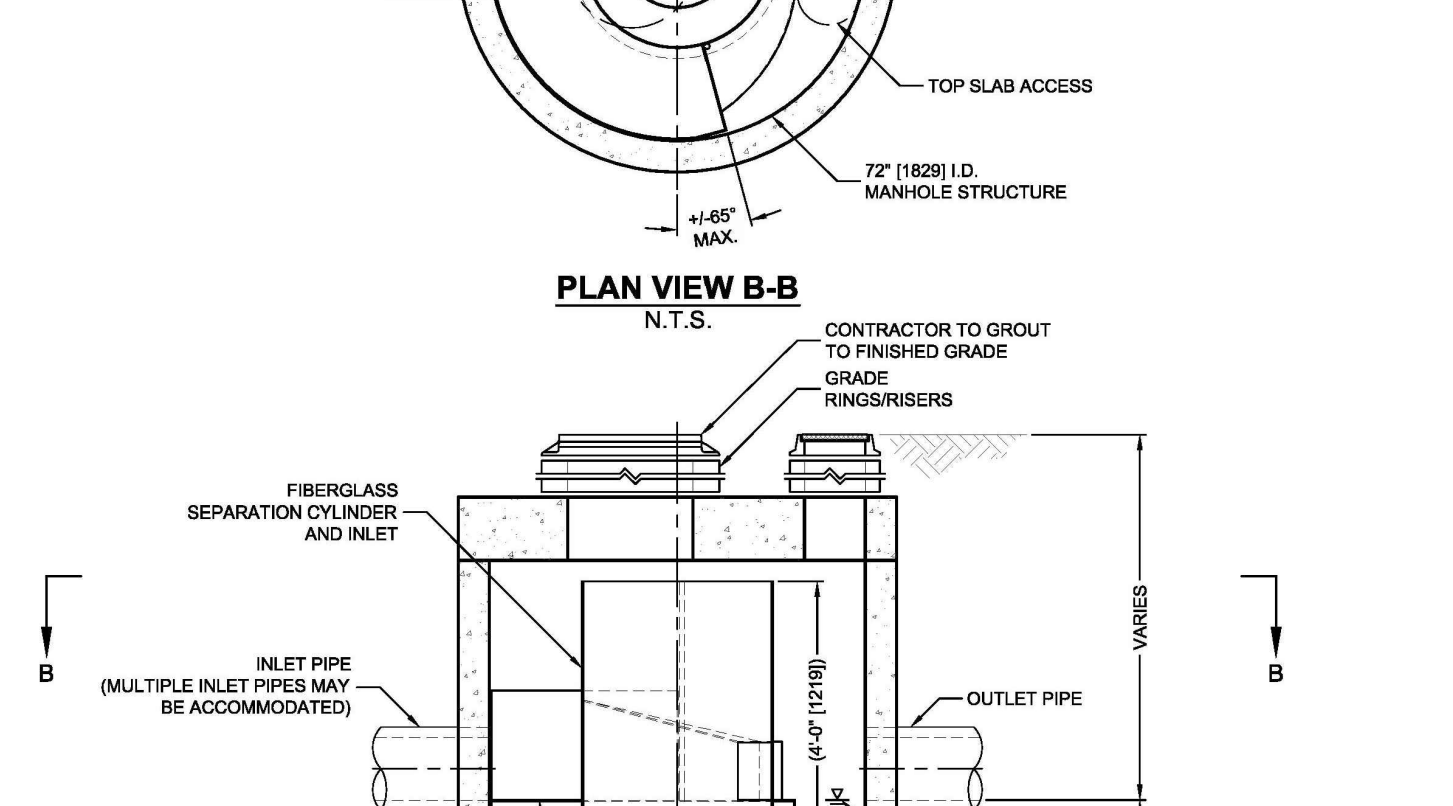
**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contechES.com  
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45380  
937-338-1122 513-645-7000 513-645-7983 FAX

**CDS2015-4-C INLINE CDS STANDARD DETAIL**

**CDS3025-6-C DESIGN NOTES**

THE STANDARD CDS3025-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

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SEDIMENT WEIR FOR NUDEP / NJCAT CONFORMING UNITS	



**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)
	*	*	*	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
*	*	*	*

NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

**GENERAL NOTES**

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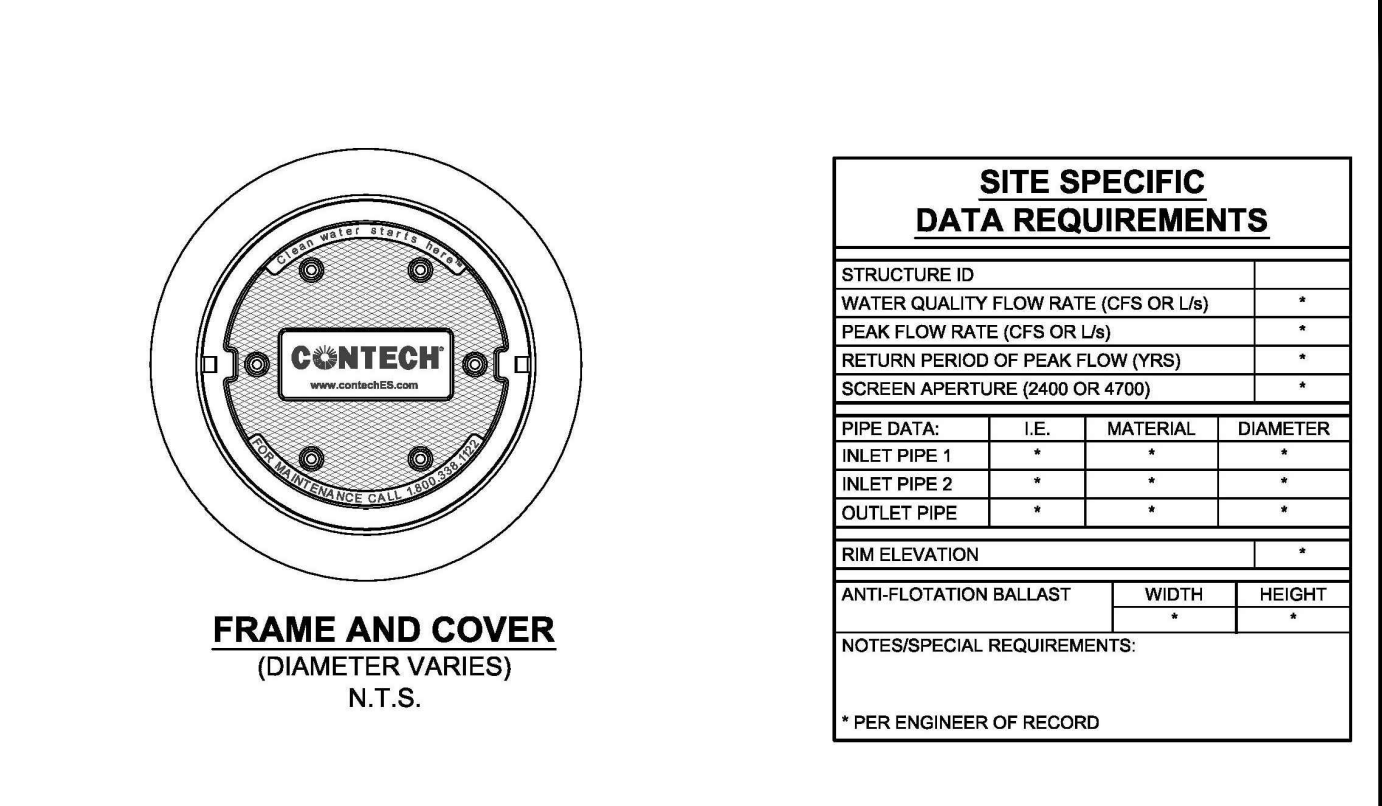
**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contechES.com  
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45380  
937-338-1122 513-645-7000 513-645-7983 FAX

**CDS3025-6-C INLINE CDS STANDARD DETAIL**

**CDS3025-6-C DESIGN NOTES**

THE STANDARD CDS3025-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

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GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NUDEP / NJCAT CONFORMING UNITS	



**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)
	*	*	*	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
*	*	*	*

NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contechES.com  
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45380  
937-338-1122 513-645-7000 513-645-7983 FAX

**CDS3025-6-C INLINE CDS STANDARD DETAIL**

Rev. #:	Date	Description
2	02/05/21	Revised Materials - Canton
1	11/24/20	Revised Per Staff Comments - Canton

**SOLLI ENGINEERING**  
501 Main Street, Monroe, CT 06468 T: (203) 880-5453 F: (203) 880-9695

Drawn By: CJP  
Checked By: MSL  
Approved By: KMS  
Project #: 1904501  
Plan Date: 08/11/20  
Scale: NTS  
Project: 9-15 ALBANY TURNPIKE  
Simsbury & Canton, Connecticut  
OWNER/APPLICANT: 9-15 ALBANY TURNPIKE, LLC  
Kevin Solli, P.E.  
CT 25759

**9-15 ALBANY TURNPIKE**  
Simsbury & Canton, Connecticut  
OWNER/APPLICANT: 9-15 ALBANY TURNPIKE, LLC

Sheet Title: **DETAIL SHEET**  
Sheet #: **3.04**



**Archived:** Tuesday, February 9, 2021 10:15:36 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 10:01:55  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: 9-15 Albany Turnpike - Additional Materials  
**Importance:** Normal

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Neil

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**From:** Kevin Solli [mailto:Kevin@sollillc.com]  
**Sent:** Friday, February 5, 2021 12:16 PM  
**To:** Pade, Neil  
**Cc:** David J. Markowitz; Mark Greenberg; Michael Frisbie; Collene Byrne  
**Subject:** 9-15 Albany Turnpike - Additional Materials

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil

Please download additional material regarding the proposed application at 9-15 Albany Turnpike in Canton, CT.

 [2021-02-05 - Town of Canton - Additional Information.pdf](#)

Please let me know if we need to submit hard copies along with this electronic submission.

Thank you for your ongoing assistance with this project!

Kevin

**Kevin Solli**

PE, CPESC, CDP, CRRP, LEED AP BD+C



501 Main Street, Suite 2A  
Monroe, CT 06468  
Office: (203) 880-5455

351 Newbury Street, Suite 303  
Boston, MA 02115  
Office: (617) 203-3160

**Archived:** Tuesday, February 9, 2021 10:15:08 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 11:21:26  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Mark Greenberg Development  
**Importance:** Normal

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Neil

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**From:** Jonny Grenier [mailto:[jonny.grenier@gmail.com](mailto:jonny.grenier@gmail.com)]  
**Sent:** Monday, February 8, 2021 11:06 AM  
**To:** Pade, Neil  
**Subject:** Mark Greenberg Development

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Mr. Pade,

I understand this email comes after the 2/5/21 deadline but still wanted to make sure my voice was heard on this matter since this development project will have a significant impact on my family.

My wife and I worked very hard and saved for years to be able to move out of the town we lived in to be in an area with better education, more greenery, and more resources. We have been planning to have children but wanted to make sure we were in an environment that a child could be healthy and successful. We found that here in the Farmington Valley. We moved to a beautiful home on Secret Lake in Avon in October 2020. It seemed like the perfect place for us to start a family - excellent schools, surrounded by beautiful nature (I can go fishing every day after work), resources abound, and friendly neighbors.

At first, we were excited to hear that Canton was taking renewable energy seriously by entertaining the proposal for an EV charging station. However, we were disappointed to learn about the environmental damage that would undoubtedly cause. This seemed counter-intuitive. There are surely plenty of locations, maybe even some in Canton that would be a prime location for this type of complex and have a significantly less devastating effect on the local ecology.

We were truly devastated to learn that, not only would this project decimate the beauty of the ridge on 44, displace countless tons of earth and rock, and disrupt wildlife, but directly pollute the lake I live on and the water from my well. To think that a neighbor would knowingly put people in harm's way for a fill-up station and car dealership is very difficult to process and has been counter to the welcome we have received by everyone in the Farmington Valley. It is confusing to me how this project was not dropped the moment the damaging effects to your neighbor's drinking water were understood, especially when there are known chemicals buried 1,500 feet from where the blasting is proposed.

Additionally, the project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development. Canton's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: **a.** Public health, safety or welfare; **b.** The environment; **c.** Improved land use, site planning and land development, and sound planning and zoning principles; **d.** Property values; or **e.** Better overall neighborhood compatibility." - **This project violates all five provisions.**

I beg you to please reconsider this for my family and the many families in the area who wish to continue the human right of clean and safe drinking water like they always have.

Respectfully,  
Jonny Grenier  
21 Cliff Drive  
Avon, CT  
06001



**Archived:** Tuesday, February 9, 2021 10:14:59 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 16:40:44  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Opposition to EV development  
**Importance:** Normal

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Neil

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**From:** Dawn Cohen [mailto:DawnCohen@hotmail.com]  
**Sent:** Monday, February 8, 2021 4:28 PM  
**To:** Pade, Neil  
**Cc:** Cohen, Daniel W.  
**Subject:** Opposition to EV development

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Neil,  
Per request, I am submitting this email 10 days prior to the upcoming meeting on 2/17 @ 7pm.

Hello, my name is Dawn Cohen. My husband, children and I live on Drumlin Rd in West Simsbury.

I wanted to express my extreme concern about the proposed EV car/showroom and 20 pump gas station (proposed to be built near the previous La Trattoria restaurant by developer Mark Greenberg.

I have many concerns about this proposal and I will express them at the upcoming Zoom hearing on 2/17. The main concern I'd like to highlight is how the blasting of this trap rock could impact my well water. I have read the hydrogeologist reports as well as the 3rd party report. I have also consulted with a private hydrogeologist. The fact that the blasting will occur adjacent to an unremediated superfund site AND the aquafor that supplies my water is a nonstarter as far as I'm concerned. Here are the facts:

- 1) The Swift Superfund site contains DAPLs
- 2) Rock blasting will create fissures. 3) DAPLs are heavier than water and are drawn to fissures.
- 4) There is a chance that TCEs and other DAPLs could find their way into the drinking water of my family members and our neighbors.
- 5) Scenario 4 above would create catastrophic consequences for the health of our family members and the value of our homes.

Even if this chance is small, it exists, and the costs would be traumatic. I am not opposed to building near the trap ridge. I also would not be opposed to the blasting of the trap rock IF the toxic superfund site wasn't next to it. But blasting that rock with deadly chemicals and innocent people's drinking water nearby. No way. That's unconscionable. I hope the committee will do the right thing and vote against this proposal.

February 5, 2021

Canton Planning and Zoning Commission  
Canton, CT

Re: 9 -15 Albany Turnpike proposal and special permits

Dear Commissioners,

I write to you as a former Zoning Commissioner in Canton and 40-year resident of Canton who loves the town and the protections to the town the Planning and Zoning Commission provide. The zoning process is in many ways the most important element in the protecting the quality of life of our town. The rationale for zoning (and such things as requiring review and consideration of applications for special permits) is that without such careful protection, people and firms could selfishly ruin it for everyone (something caring communities can't stand for), and thoughtful development can improve things for everyone.

The central question that needs to be answered is whether an application on balance enhances or detracts from the health and welfare of Canton residents.

Remember, zoning is done with the town in mind. There are many things property owners may do with their property without the need to ask for either changes to the zoning rules or special permits. When an applicant comes to the town requesting a zoning change/exception or special permits, the burden is on them to show how the public interest would be enhanced by making said changes or giving such special permits.

The proposals before the Planning and Zoning Commission here strike me as potentially catastrophic for the town on a number of levels, and I implore you to consider several points.

1. The scale is all wrong for the gateway to our town. Our town sells itself to potential residents, tourists, and businesses as the quintessential beautiful quaint picturesque New England town nestled in and atop the hills. Money can't buy what we have. If the first thing people see upon entering Canton is a huge filling station and multi-story vehicle complex, we've ruined that priceless image that is our heritage and our marketing tool.
2. The health concerns surrounding the water table are real and serious. Pundits say the next war may be about water. Our town relies on wells and property near and on both sides of this property has been given "brownfield" status for carcinogens and other pollutants. Is it in the health interests of our town to blast and blast and blast this land? Is it in our interests to take the risk? No.
3. Blasting and removing the mini-mountain that announces Canton is wrong aesthetically. Even if the applicant wanted to do so simply to put up a little cute cottage, such damage to the look and feel of the town, never mind the likely damage to surrounding homes and environments and water and trees, hurts the town. Don't let it happen.
4. A twenty-pump filling station? Are you kidding me? Our town doesn't need this.
5. Creeping incrementalism is a real issue when it comes to zoning and permitting. Even if we love and believe this applicant, and even if we love and believe in electric vehicles and charging stations, and even if we love the notion of some healthy new restaurants,

keep in mind that whatever you do is not about this developer/applicant or these businesses.

You need to consider what is the “worst” thing that can happen if you grant these permits. Worst now and worst in years to come.

I am reminded of a family who owned a local golf course. They came to the Zoning Commission. They were concerned that the economics of running a little golf course were such that they could not keep that family business and community treasure going unless they could expand their business a bit and open a little sporting goods store. It seemed like a reasonable request and in the interests of the town, and the Commission agreed to zone the property as commercial. Well, the little sporting goods store didn't happen, regardless of the good intentions of the family, and some years later the property was sold. The buyer had a very different vision for the property, which had already been zoned “commercial” in response to the family's request and vision. They were going to build essentially a new second town center with an executive nine-hole golf course in the back of the property. We haven't yet gotten that executive golf course, and we might think that the Shoppes are a fine addition to the town, but my point is that nothing like the Shoppes were envisioned when the Zoning Commission rezoned the property to “commercial” so that the family could open a sporting goods shop. Similarly, I have seen many applications come before the Commission where the applicant says something along the lines of “you previously made these exceptions/permitted uses for the property, and I just want to change it a bit more from X to Y, and then later from Y to Z...” If you grant the requested permits now, don't be surprised if a few years from now, someone comes along and says something like “we can't make it as a 2 story car dealership, so we either are going to abandon it, or we can improve it if you give us permission to just upgrade it to a 3 story neon lit truck washing operation.” We might never have permitted that now, but if we put ourselves in a position where we have an abandoned 2 story giant building and filling station, perhaps it isn't much of an ask to go one more story and a slightly different use.

So, no, you cannot deny an applicant today based on what another applicant might do tomorrow, but you should consider how another owner may use the property given any permits you give today, and you should consider worst case and likely later scenarios. You are the town's protector.

Please don't make a mockery of our town, our well-deserved and economically important image of a healthy small town by permitting something that will ruin a part of town and have negative consequences for the entire town.

Thank you.

Sincerely,

Harvey Jassem  
243 East Hill Rd.  
Canton, CT



Feb. 7, 2021

To: Canton Planning and Zoning Commission, 4 Market St. Collinsville, CT 06022

Re: File 475; Apln. 2000; 9 and 15 Albany Turnpike

Dear Zoning Commissioners,

The applicant's representatives for the 9-15 Albany Turnpike mining operation and development project repeatedly refer to the WSP and GZA Environmental reports as proof that the mining operation and planned gas station will not harm groundwater. Residents had submitted a written request that the Commission require the applicant to pay for a complete independent evaluation, and Attorney David Markowitz balked at that idea; his client agreed to spend only \$1,000.

The town got what 4.76 hours of work paid for – not much. As proof that \$1,000 was too small a budget to get a complete, thorough, independent evaluation of the extensive rock-mining operation, I'm including a copy of the contract between GZA Environmental and the Town of Canton, accepted and signed by Chief Administrative Officer Robert Skinner on Jan. 11, 2021, authorizing \$1,900 worth of work to provide engineering peer review services for the proposed development at 91-95 Albany Turnpike. This project did not involve blasting and rock removal; it did not involve the installation and operation of a gas station. The public hearing for this application took less than 90 minutes and faced no opposition from residents or businesses, only support from both groups. As you know, the Feb. 17, 2021 public hearing will be the fifth public hearing, and the Commission has received more than 120 letters of opposition, and petitions opposing the plan with more than 500 signatures.

Yet, the Town paid nearly twice as much for GZA's services on a relatively routine application than it paid for GZA's review of WSP's report for an extensive mining operation near a Superfund site and the operation of a 20-pump gas station. The developer can't have it both ways: refuse to pay for a full, independent review and then use the highly limited review as evidence of the alleged safety of the project. When you are considering the evidence, please remember that the WSP report was paid for by the developer, that WSP has an ongoing relationship with Solli Engineering, and the GZA Environmental, for only \$1,000, could not do a comprehensive assessment of the risk to groundwater posed by the proposed rock-mining operation and gas station. If you grant a special permit for more than 2,000 cubic yards of materials removal and a gas station, please require the developer to post a bond large enough to pay to connect all houses and businesses whose water is contaminated to public water, as well as 10 years of water bills for each of those residents and businesses. Please also require that an independent, third-party expert monitor the groundwater weekly throughout the rock mining and construction phases.

Sincerely,

Theresa Barger

8 Pond Road

Canton, CT

Encl.: Agreement between GZA Environmental and the Town of Canton, re: 91-95 Albany Trnpk.



Known for excellence.  
Built on trust.

GEOTECHNICAL  
ENVIRONMENTAL  
ECOLOGICAL  
WATER  
CONSTRUCTION  
MANAGEMENT

95 Glastonbury Boulevard  
3rd Floor  
Glastonbury, CT 06033  
T: 860.388.8900  
F: 860.633.9599  
www.gza.com

December 23, 2020  
File No: 15.P000163.21

-revised December 28, 2020-

VIA EMAIL

Neil S. Pade, AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)

Re: Planning and Zoning Commission File 68, Proposed Development at 91-95 Albany Turnpike

Dear Neil:

GZA GeoEnvironmental, Inc. (GZA) is pleased to submit this proposal to the Town of Canton (Town) to provide engineering peer review services. GZA understands that the proposed project involves the development of land at 91-95 Albany Turnpike; Assessor Map 32; parcels 1010091, 1011095, 1012095, 1013095 and 1014095 (the Site) and is the subject of a Special Permit Application before the Canton Planning and Zoning Commission (Commission). The proposed project involves demolition of existing buildings and redevelopment of the Site to host a new Subaru dealership. We understand that the Commission is seeking a consultant to review and provide comments on the proposed stormwater management for the Site, as documented in the *Stormwater Report, New Subaru Dealership and Rebranding of Land Rover Dealership to Chrysler, 91-95 Albany Turnpike, Canton, CT*, prepared by Lenard Engineering, Inc. as revised December 1, 2020 (Stormwater Report). Based on your email on December 24, 2020, we also understand that the project is being reviewed by the North Central Conservation District for compliance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, and that review for compliance with the Connecticut General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities is not applicable.

#### SCOPE OF SERVICES

##### **Task 1: Review of Submitted Documents**

GZA will review the Stormwater Report with respect to the documented assumptions, methodology and results.

GZA will prepare and submit a memorandum to the Commission that evaluates these items and consistency with the 2004 Connecticut Stormwater Quality Manual, the Connecticut General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, and the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The memorandum will be submitted in electronic (.pdf) format.

GZA's proposal assumes up to ten hours of review by a Project Engineer, plus sufficient time for memorandum preparation and internal review prior to issuance.

## COST AND BASIS OF BILLING

GZA has estimated the cost of the Scope-of-Work outlined above at a not-to-exceed \$1,900.00 based upon a time and material basis. GZA will utilize our State DAS contract rates (attached) that include a 5% mark-up on outside services and out-of-pocket expenses.

## SCHEDULE

GZA is prepared to commence the work upon authorization. GZA understands that time is critical because of the pending application. We will provide our memorandum within 10 business days of authorization.

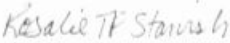
## CONDITIONS OF ENGAGEMENT AND ACCEPTANCE

GZA is submitting this proposal with the belief that we will be able to fulfill the scope requirements during this COVID-19 Pandemic crisis. If performance is rendered impossible because of the impacts of COVID-19, GZA will notify Client of that Force Majeure event. Conditions of engagement are described in the DAS Contract dated November 26, 2019 (available upon request). This Proposal for Services and the Terms and Conditions shall constitute the entire agreement between GZA and The Town of Canton. Issuance of a purchase order implicitly acknowledges acceptance of our Terms and Conditions.

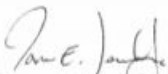
Consultant is not responsible for delays caused by factors beyond Consultant's reasonable control, including but not limited to pandemics, epidemics, frustration, strikes, lockouts, work slowdowns, or work stoppages (whether by Client or by government action); accidents or acts of God; failure of governmental or other regulatory authorities to act in a timely manner; shutdown of governmental or other regulatory authorities; or failure of the Client to furnish timely information, review comments, in a timely manner. When such delays beyond Consultant's reasonable control occur, the Client agrees that Consultant is not responsible for damages, nor will Consultant be deemed to be in default of this Contract. If the performance of this Agreement is affected by the Force Majeure Event Consultant shall undertake reasonable measures to make up for the time lost through delay and Consultant shall be compensated for delays including but not limited to demobilization and mobilization, increased staffing, multiple shifts, additional materials and equipment. If performance by Consultant is delayed due to a Force Majeure Event, the Schedule will be extended for a period of time reasonably necessary to overcome the effect of the delay, subject to Purchaser's right to terminate this Agreement in whole or in part.

Thank you for the opportunity to provide these services to the Town of Canton. If you have any questions, please call Rosalie Starvish at 1-860-550-2777.

Very truly yours,  
GZA GEOENVIRONMENTAL, INC.

  
Rosalie T. Starvish, P.E., CFM, CPMSM  
Project Manager

  
Stephen L. Lecco, A.I.C.P., C.E.P.  
Principal-in-Charge

  
Thomas E. Jenkins, P.E.  
Consultant / Reviewer



**MASTER SERVICES AGREEMENT**  
**DAS CONTRACT RATES**  
**2019-2024**

Principal Level (All) / Senior Consultant .....	\$210.00 per hour*
Senior Project Manager.....	\$175.00 per hour
Sr. Technical Specialist .....	\$170.00 per hour
Project Manager .....	\$140.00 per hour
Assistant Project Manager .....	\$115.00 per hour
Engineer/Scientist I .....	\$100.00 per hour
Engineer/Scientist II .....	\$85.00 per hour
CADD Operator .....	\$100.00 per hour
Technician .....	\$85.00 per hour
Word Processor .....	\$80.00 per hour
Clerical .....	\$80.00 per hour

The above rates for personnel will be charged for actual time worked on the project. In addition, there will be charges for:

- Time required for travel from Company office to job or meeting site and return.
- For work requiring out-of-town overnight stay, the minimum charge for work on the project will be eight (8) hours per day.
- Technical and field equipment rental charges based on standard unit prices.
- Outside services and Out-of-Pocket Expenses - at cost plus 5%.



Attachments: Master Services Agreement DAS Contract Rates 2019-2024

This Proposal is hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of Client.

**TOWN OF CANTON, CONNECTICUT**

By: Robert H. Skinner

Its: CAO

Printed Name: Robert H. Skinner

Date: 1/11/21

Billing Address (if different from above): \_\_\_\_\_  
\_\_\_\_\_

**Archived:** Tuesday, February 9, 2021 10:13:21 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 08:58:29  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Tpke Development  
**Importance:** Normal

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Neil

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**From:** Aldona Tarlowski [mailto:[jaconstructs@gmail.com](mailto:jaconstructs@gmail.com)]  
**Sent:** Friday, February 5, 2021 10:28 PM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Tpke Development

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Canton Planning & Zoning Commission

Re: Proposed development at 9-15 Albany Turnpike, Canton, CT

To Whom It May Concern:

I would like to voice my opposition to the 9-15 Albany Turnpike development.

We have lived in Avon CT for almost 30 years and are very concerned about the potential of toxic waste being released into the environment from the John Swift Chemical Company superfund site during blasting. Blasting that close to a superfund would be just reckless in our opinion. Sadly, the only way that you would even know if the contents of the site were disturbed by this development is by the growing number of cancer & other illnesses years from now.

We believe that the health & well being of the surrounding residents should take priority and therefore we oppose the development at the site of 9-15 Albany Tpke.

Sincerely,

Jacek & Mariola Tarlowski  
23 Hillcrest Dr.  
Avon, CT 06001



**Archived:** Tuesday, February 9, 2021 10:13:13 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 08:59:06  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: EV proposal  
**Importance:** Normal

---

Neil

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**From:** PD Grant [<mailto:cavendish1900@yahoo.com>]  
**Sent:** Saturday, February 6, 2021 3:30 PM  
**To:** Pade, Neil  
**Subject:** EV proposal

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hello. I wanted to voice my opposition to the proposed EV dealership and gas station planned for the site on Route 44. In addition to the possibility of irreparable damage to the groundwater, the scaring of the iconic mountainside and blasting at its peak for six days a week for two years (600 days!), we should consider the legacy this will leave for our children. Does 44 really need another car dealership? Is that what our area should market as unique to visitors, potential residents and businesses? Or does it instead need a habitat for indigenous wildlife and fauna that will help sustain life as well as produce, oh, I don't know, oxygen? And does anyone else see the irony that this project is being sold as environmentally friendly and yet requires the destruction and carting away of much of the environment the site rests on?

Please consider declining this application and instead direct development to one of the many vacant properties in the immediate area. We don't need another eyesore on 44.

Sincerely,

Paul D. Grant  
917-859-6471

**Archived:** Tuesday, February 9, 2021 10:13:05 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 08:58:25  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Tpke development  
**Importance:** Normal

---

Neil

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**From:** ALDONA [mailto:[aldonat@comcast.net](mailto:aldonat@comcast.net)]  
**Sent:** Friday, February 5, 2021 10:20 PM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Tpke development

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Canton Planning & Zoning Commission

Re: Proposed development at 9-15 Albany Turnpike, Canton, CT

To Whom It May Concern:

I would like to voice my opposition to the 9-15 Albany Turnpike proposition to develop the site into a car showroom & gas station.

As a longtime resident of West Simsbury bordering the towns of Avon & Canton, I have serious concerns regarding this project. The sheer scale of the project does not seem to fit our small town aesthetics and will stick out like a sore thumb hovering over Rt 44 right at the entrance to Canton.

What concerns me the most, however, is the environmental & health impact of this development. In order for this development to go forward, it will require the blasting & removal of 118,000 cubic yards of rock and a large portion of Trap Rock Ridge. If you need to go to these extremes to develop a site for a project, perhaps this is not the ideal site for it.

The proposed two year phase of blasting & rock removal will negatively impact the surrounding residents and businesses. As cumbersome as the noise pollution would be, the even greater concern is the potential for toxic waste being released into our environment. The blasting will take place only 150 feet from the John Swift Chemical Company superfund site. There are toxic chemicals contained in the site that if

disturbed, will be released into the air we, the residents, breathe & the water we, the residents, drink.

No development project should take precedence over the health and well being of the surrounding towns' residents. For that reason alone, I oppose moving forward with the proposed car showroom & gas station development at the site of 9-15 Albany Tpke.

Sincerely,

Aldona Tarlowski

38 Ichabod Rd.

Simsbury, CT 06070



**Archived:** Tuesday, February 9, 2021 10:12:55 AM

**From:** Pade, Neil

**Sent:** Mon, 8 Feb 2021 08:57:50

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: Opposition Letter to Proposed Rock Quarry Operation and Development at 9-15 Albany Turnpike, Canton

**Importance:** Normal

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Neil

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**From:** Kathleen Schwager [mailto:hikerspk@att.net]

**Sent:** Friday, February 5, 2021 4:55 PM

**To:** Pade, Neil

**Subject:** Opposition Letter to Proposed Rock Quarry Operation and Development at 9-15 Albany Turnpike, Canton

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

February 5, 2021

Dear Commissioners,

We are opposed to the proposed rock quarry operation and development at 9-15 Albany Turnpike in Canton and would like this email to be recorded as a "Letter of Opposition". As home owners and residents of 111 Secret Lake Road since May 1994, we have seen much development over time on Albany Turnpike in Canton. Most of the development has seemed to be in agreement with the needs and character of the town. However, we believe the proposed use of the property named above truly seems out of character with the area and abusive to the land and trap rock ridge on the site. In addition, local residents' quality of life will be negatively impacted by the rock blasting and construction noise, increased traffic on Albany Turnpike and side roads, and possible water contamination. As long time Secret Lake residents, we are concerned about the negative impacts to Secret Lake, our well water, and our quiet neighborhood. We urge you to strongly consider the negative impacts on the local community and to deny the special permits requested by the applicants to blast the trap rock ridge and develop 9 -15 Albany Turnpike as proposed.

Thank you.

Kathleen Schwager and Paul Rabenold

*Kathleen Schwager     Paul Rabenold*

111 Secret Lake Rd., Avon, CT

**Archived:** Tuesday, February 9, 2021 10:12:45 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 8 Feb 2021 08:52:13  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: opposition to proposed development of 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Lisa Newell [mailto:LisaLNewell@outlook.com]  
**Sent:** Friday, February 5, 2021 3:21 PM  
**To:** Pade, Neil  
**Subject:** opposition to proposed development of 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Canton Planning and Zoning Commission, Jonathan Thiesse, Chair

Neil Pade, Canton Town Planner

**RE: File 475; 9 and 15 Albany Turnpike**

Dear Mr. Pade and Mr. Thiesse,

I am a resident of Canton and am writing to express my strong opposition to the proposed development of 9-15 Albany turnpike, and to the destruction of the iconic traprock ridge habitat that exists there, and to urge you to deny the request for special permits required to proceed with this proposal.

This proposal directly contradicts the purpose and intent of the Canton POCD by threatening the public health and safety, the environmental quality of Canton and our rural character and natural beauty.

This proposal threatens the health and well being and quality of life of area residents both through the process off blasting (noise, pollution, major traffic disruption) and through the potential for release of dangerous, toxic chemicals into the ground water. Even if the blasting and building process lasts "only" 12-15 months, the resulting damage will last forever, and property values will be permanently diminished for all Canton residents.

The environmental damage will be massive and permanent. Sensitive aquifers, wetlands and streams will be negatively impacted, and rare and critical traprock ridge wildlife habitat will be destroyed. This traprock ridge provides essential health and ecological benefit to the Farmington Valley watershed, and is relatively rare in Connecticut, even more so in Canton. It provides critical habitat to a wide range of plants and animals, including some which are state and federally listed threatened and endangered species. What a terrible loss to contemplate, particularly when it is literally in our own back yards.

It's devastating to consider the impact and resulting permanent losses that this proposed development will create. Please do not allow it to go forward.

Sincerely,

Return to:  
Hassett & George, P.C.  
945 Hopmeadow St  
Simsbury CT 06070

## GRANT OF CONSERVATION RESTRICTION AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that 9-15 Albany Turnpike, LLC, a Connecticut limited liability company ("Grantor"), for the consideration of One (1) Dollar and other good and valuable consideration received to its full satisfaction of the TOWN OF CANTON, a municipal corporation having its territorial limited within the County of Hartford and State of Connecticut ("Grantee") , does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, forever, a perpetual Conservation Restriction and Easement within the terms of Connecticut General Statutes Sec. 47-42a in, over, along and across approximately 4.70 acres of its land situated in the Town of Canton more particularly shown on the map referenced in Schedule A attached hereto, and more particularly described therein (the "Property"), for the following purposes:

### PURPOSES

1. To have the Property remain in its present natural and open condition in order for it to fulfill its present historic, scenic, vegetative, wildlife and/or hydrological functions.

2. To permit the Grantee to enforce by proceeding in equity, pursuant to C.G.S. Sec. 47-42b and Sec. 47-42c, the covenants hereinafter set forth, including but not limited to the right to require the restoration of the Property to the condition at the time of this grant. Any costs incurred by Grantee in enforcing the terms of this easement against any violator including without limitation, costs of suit and attorneys' fees, shall be borne by the violator.

3. To enable the Grantee to enter the Property at all reasonable times for the purpose of inspecting the Property to determine if the Grantor, its successors and assigns, are complying with the covenants and purposes of this grant.

### COVENANTS

And in furtherance of the foregoing affirmative rights, the Grantor, for itself, its successors and assigns, makes the following covenants, which covenants shall run with and be binding upon the Property in perpetuity:

1. No buildings, camping accommodations, or mobile homes shall be placed or erected upon the Property.

2. No signs, billboards or other such advertising materials or structures of any kind or nature will be placed or erected upon, below or above the Property.



3. The topography of the landscape of the Property shall be maintained in its present condition, and no topographic changes shall be made except as expressly permitted herein. Topographic changes shall include, without exclusion, cutting of trees (except as may be required by good tree husbandry and maintenance after receiving written approval of the Grantee), filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rocks, or minerals, alteration of natural or existing watercourses or drainage, or the construction and installation of roads, driveways, or utilities.

4. There shall be no use of pesticides, poisons, biocides or fertilizers, draining of wetlands, burning of marshlands or disturbance or change in the natural habitat of the Property.

5. There shall be no manipulation or alteration of natural watercourses, lakeshores, marshes or other water bodies, nor shall any uses of or activities upon the Property be permitted which uses or activities could be detrimental to water purity or to any vegetative, wildlife or hydrological function.

6. Except as necessary in association with activities allowed by the exceptions set forth below, there shall be no operation of vehicles, snowmobiles, dune-buggies, motorcycles, mini-bikes, go-carts, all-terrain vehicles, or any other type of motorized vehicle upon the Property.

7. There shall be no dumping or placing of trash, ashes, leaves (except for a limited number in a sightly manner in nonwetland/wetland buffer areas), waste, rubbish, garbage or junk upon the Property. In the event that such materials are placed on the Property, the Grantor, upon notice from the Grantee, will remove said materials within 30 days of such notice.

8. There shall be no storage or placement of any equipment, natural or man-made materials or substances upon the Property.

9. The limits of the approved conservation easement area shall be marked in the field by a professional surveyor and protected with construction fence on boundaries adjacent to approved site work. The construction fence shall be maintained throughout the duration of all construction activities and removed immediately prior to the issuance of a Certificate of Zoning Compliance. Post development conservation markers shall be installed by application prior to issuance of the Certificate of Zoning Compliance and the Certificate of Occupancy.

**There may be additional covenants if required as a result of conditions of approval required by the Canton Planning and Zoning Commission. In addition the Conservation Restriction and Easement shall be subject to the review and approval of Canton's Town Attorney.**

The Grantee, or its successors or assigns, does not waive or forfeit the right to take action as may be necessary or required in order to insure compliance with said covenants and/or the purposes of this grant by any prior failure to act.

## EXCEPTIONS:

The Grantor with the written consent of the Grantee, acting by and through its Planning and Zoning Commission or its designated Agent, may enter upon the Property to conduct the following activities:

1. Removal of debris, dead trees, or brush for the purpose of promoting safety and aesthetic quality;
2. Pruning and thinning of live trees and brush for the purpose of promoting safety and aesthetic quality;
3. Planting of trees, shrubs, or other vegetation for the purpose of enhancing wildlife or aesthetic quality.

The Grantor shall notify the Grantee by written notice to its Director of Planning and Community Development or his designee of an intention to undertake any activity in question. If the Grantee does not give written notice of objection within thirty (30) days of receipt of Grantor's written request, Grantee's approval shall be deemed to have been given. Grantee's approval for exempted activities may be withheld only upon a reasonable determination by the Grantee that the action as proposed would be inconsistent with the purpose of this easement. Consideration shall be given to the manner in which such activity is to be undertaken to insure no detrimental impact to the natural character of the land. In addition, the wildlife value of brush and dead trees proposed to be removed shall be considered and weighed against the purpose of the request.

The above procedure shall not abrogate the requirement to acquire any permits required by local, state, or federal law.

## LIMITATION ON RIGHT TO AMEND

If circumstances arise under which an amendment to or modification of this easement would be appropriate, Grantor and Grantee may jointly amend this easement, provided that no amendment shall be allowed that will affect the qualification of this easement or the status of the Grantee under any applicable laws including Sections 47-42a through 47-42c of the Connecticut General Statutes, Revision of 1958, as amended, or Section 170(h) of the Internal Revenue Code of 1954, as amended; and any amendment shall be consistent with the purpose of this easement and shall not affect its perpetual duration. Any such amendment shall be recorded in the land records of the Town of Canto, Connecticut.

The grant of this easement does in no way grant to the public the right to enter upon said Property for any purpose whatsoever, except as provided on the map referenced on Schedule A.

## ACCEPTANCE OF EASEMENT





acknowledged the same to be his free act and deed, and the free act and deed of said limited liability company.

---

David J. Markowitz  
Commissioner of the Superior Court



## LAND USE OFFICE

# Canton, Connecticut INC. 1806

4 Market Street, Canton, Connecticut 06019

To: Planning and Zoning Commission

From: Neil S. Pade AICP, Town Planner

Re: Noise Considerations Pertaining to Development Applications

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Concerns are routinely brought to the attention of the Land Use Office pertaining to noise and the use of private property.

In consideration of the raised concerns, staff has provided the following summary on the science of noise and its regulation. The Town of Canton does not have a Noise Ordinance therefore standards of the Connecticut General Statutes will be referenced.

Noise levels are typically measured on the decibel (dB) scale. The decibel scale represents sound pressure levels logarithmically, ranging from zero, at the threshold of human hearing, to 140 at the threshold of pain. Noise measurements typically use the A-weighted scale (dBA), the scale that most closely approximates the frequency range of human hearing. Results of fluctuating noise levels are statistically combined over a given monitoring period and expressed as equivalent sound pressure levels (LEQ).

### **Perception of Noise**

Response to noise is subjective and can vary greatly from person to person. Factors that can influence individual response include the loudness, frequency, and time pattern; the amount of background noise present before an intruding noise; and the nature of the activity that the noise affects (such as reading a book versus watching TV or mowing the lawn). Birds chirping in a nearby tree will be louder than a bulldozer idling houses away. A bird chirping is (usually) a pleasant appreciated sound, while the bulldozer may be perceived as a nuisance.

The sensitivity of the human ear to sounds of different frequencies is measured by changes in dBA. A 10-dBA change in noise levels is judged by most people as a **doubling** of sound level. The smallest change in noise level that a human ear can perceive is about 3-dBA. Increases of 5-dBA or more are clearly noticeable. Normal conversation ranges between 44 and 65 dBA when the people speaking are 3 to 6 feet apart. Noise levels from some common noise sources are referenced below:

- 80 dBA = Garbage Disposal or Food Blender
- 90 dBA = Lawn Mower
- 95 – 105 dBA = Leaf Blower
- 110 – 115 dBA = Chain Saw
- 84 – 89 dBA = Vacuum Cleaner
- 40 dBA = Refrigerator
- 95 dBA = Dog Barking Measured at the Center of a Kennel
- 44 dBA = Dog Barking Measured 1000' from Kennel
- 32 – 35 dBA = Quiet rural area at night
- 40 – 50 dBA = Quiet urban area at night
- 70 – 80 dBA = Noisy urban area during the day

Noise levels above 110 dBA become intolerable and then painful

### **Noise Attenuation over Distance**

Noise from jackhammer operation is used to illustrate a typical noise event. The noise level of a jackhammer from 50 feet would be about 88 dBA. Noise levels decrease dramatically with distance from the noise source. In general, as the distance from the noise source doubles, the noise levels decrease by about 6 dBA. Therefore, at 100 feet, the noise level from a jackhammer would be about 82 dBA (88 dBA – 6 dBA).

### **Noise Attenuation thru Barriers**

A noise barrier is the physical placement of a barrier between the noise transmitter and noise receiver. These occur in all forms. Two frequently used barriers are fencing and vegetation/ berms. Past experience in noise modeling indicates that a quality fence with a thick vegetative buffer may reduce the transmission of noise from 5 to 10 dBA, however the closer the barrier is to the noise transmitter, the more effective it can be.

### **Noise Regulation**

Section 22a of the Connecticut General Statutes (CGS) and the Regulation of Connecticut State Agencies 22a-69, defines noise impacts from stationary sources (noise from mobile sources is excluded and construction activities are exempt among other things). According to CGS, non-residential areas commonly associated with commercial areas would be classified as a Class B Noise Zone as defined below. Nearby residences would be classified as Class A, (see below). Class C zones



are those that are more industrial in nature. In accordance with Section 22a, no person in a Class B noise zone shall emit noise exceeding 55 dBA during the daytime and 45 dBA during nighttime to adjacent Class A noise zones.

**Class A Noise Zone** - Lands designated as Class A shall generally be residential areas where human beings sleep or areas where serenity and tranquility are essential to the intended use of the land. The land uses in this category include, but are not limited to, single and multiple family homes, hotels, prisons, hospitals, religious facilities, cultural activities, forest preserves, and land intended for residential or special uses requiring such protection (Sec 22a-69-2.3).

**Class B Noise Zone** - Lands designated as Class B are generally be commercial in nature, areas where human beings converse and such conservation is essential to the intended use of the land. The land uses in this category include, but are not limited to, retail trade, personal, business and legal services, educational institutions, government services, amusement, agricultural activities, and lands intended for such commercial or institutional uses. (Sec 22a-69-2.4)

**Class C Noise Zone** – Lands designated as Class C are generally industrial where protection against damage to hearing is essential, and the necessity for conversation is limited. The land uses in this category shall include, but not be limited to, manufacturing activities, transportation facilities, warehousing, military bases, mining, and other lands intended for such uses. (Sec 22a-69-2.5)

**Sec. 22a-69-3 provides the following allowable noise levels**

Emitter Zone	Receptor Zone			
	Class C	Class B	Class A (day)	Class A night)
Class C to	70 dBA	66 dBA	61 dBA	51 dBA
Class B to	62 dBA	63 dBA	55 dBA	45 dBA
Class A to	62 dBA	55 dBA	55 dBA	45 dBA

(Note: dBA levels act as standards in broad areas. These are written for statewide application. There is no difference between a more rural community like Canton versus a more urban community like Bridgeport. )

Impulse Noise is also regulated by Section 22a-69-3.2 with the following standard:

**Impulse Noise** - No person shall cause or allow the emission of impulse noise in excess of 80 dB peak sound pressure level during the nighttime to any Class A Noise Zone. No person shall cause or allow the emission of impulse noise in excess of 100 dB peak sound pressure level at any time to any noise zone.

Impulse noise is defined as a noise of short duration (generally less than one second), especially of high intensity, abrupt onset and rapid decay, and often rapidly changing spectral composition (Sec 22a-69-1.1).

Additionally, **infrasonic sound** means sound pressure variations having frequencies below the audible range for humans, generally below 20 Hz; sub-audible. **Ultrasonic sound** means sound pressure variations having frequencies above the audible sound spectrum for humans, generally higher than 20,000 Hz; super-audible. Under Sec 22a-69-3.4, no person shall emit beyond his/her property infrasonic or ultrasonic sound in excess of 100 dB at any time.

**Adaptive Reuse** is also given special consideration (Sec 22a-69-1.1). Adaptive Reuse is defined as remodeling and conversion of an obsolete or unused building or other structure for alternate uses. For example, older industrial buildings, warehouses, offices, hotels, garages, etc., could be improved and converted for reuse in terms of industrial processes, commercial activities, educational purposes, residential use as apartments, or other purposes.

Adaptive Reuse projects is given the following consideration per Sec 22a-69-3.8

**Adaptive Reuse of Existing Buildings** - Buildings and other structures that exist as the effective date of these regulations which have been remodeled or converted for adaptive reuse or which may be remodeled or converted at a future date shall be provided a permanent five (5) dBA maximum noise level allowance above the Emitter Class of the new use of the building over levels otherwise herein required. (Effective June 15, 1978)

**Sec. 22a-69-1.7. provides specific "Exclusions" including but not limited to:**

Sound created by any mobile source of noise. Mobile sources of noise shall include, but are not limited to, such sources as aircraft, automobiles, trucks, and boats. This exclusion shall cease to apply when a mobile source of noise has maneuvered into position at the loading dock, or similar facility, has turned off its engine and ancillary equipment, and has begun the physical process of removing the contents of the vehicle.

**Sec. 22a-69-1.8. provides specific “Exemptions” including but not limited to:**

(g) Construction noise.

Construction means, “any, and all, physical activity at a site necessary or incidental to the erection, placement, demolition, assembling, altering, blasting, cleaning, repairing, installing, or equipping of buildings or other structures, public or private highways, roads, premises, parks, utility lines, or other property, and shall include, but not be limited to, land clearing, grading, excavating, filling and paving.”

(h) Noise created by blasting other than that conducted in connection with construction activities shall be exempted provided that the blasting is conducted between 8:00 a.m. and 5:00 p.m. local time at specified hours previously announced to the local public, or provided that a permit for such blasting has been obtained from local authorities.

(i) Noise created by on-site recreational or sporting activity which is sanctioned by the state or local government provided that noise discharged from exhausts is adequately muffled to prevent loud and/or explosive noises therefrom.

(j) Patriotic or public celebrations not extending longer than one calendar day.

(m) Noise generated by transmission facilities, distribution facilities and substations of public utilities providing electrical powers, telephone, cable television or other similar services and located on property which is not owned by the public utility and which may or may not be within utility easements

**Jurisdiction:**

In 2004, a summary of the [Berlin Batting Cages](#) case was published in the CCAPA Newsletter by Attorney Chris Smith. The decision disrupted the effectiveness of many communities’ regulations on noise. In summary:

- The CTDEEP, under CGS 22a, has exclusive authority to regulate noise.
- Municipalities may adopt noise ordinances however all are invalid unless approved by the CTDEEP.
- The court specifically noted CGS 8-2 (empowers municipal zoning regulations and what they can cover) does not make any reference of delegating municipal zoning commissions the authority to regulate noise.
- Site Plan regulations only were tested in this case. CGS 8-2 does allow reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.



The former Town Attorney (Zizka) guided us in evaluating special exception noise matters under consideration on a number of applications in which the Commission evaluated the specific type and quality of noise being generated to be compatible/ incompatible within the area versus the risks associated with the Batting Cages case.

“Although state law and the Berlin Batting Cages case indicate that a commission may not apply specific noise standards that have not been blessed by the DEP, the general amount and quality of noise may still be a legitimate factor in considering a special exception application. Berlin Batting Cages involved a site plan application, and the courts have held that the uses allowed by site plan approval are deemed to be presumptively acceptable, so long as they meet the applicable detailed standards of site arrangement, etc. Special exception uses, in contrast, are not deemed to be presumptively acceptable. Section 52.6.1 says that "The location and size of use, nature and intensity of the operations involved in or conducted in connection with it and its relation to streets giving access to it shall be such that it will not be hazardous, inconvenient or detrimental to the character of the neighborhood or impair the value thereof."

Therefore, even though the Zoning Commission could not turn down an application for failure to meet detailed noise standards, it might still (arguably) turn down an application if it determines (based upon reasonable evidence in the record) that the nature, quality or level of the noise would have an adverse impact on the character of or property values in the neighborhood. I used the term "arguably" because there have not been any court decisions on this point." .....

“Yes, the cited statute is part of a statutory scheme that the Connecticut Appellate Court has held preempts the field of noise control pollution, whether the municipal standard is in an ordinance or a zoning regulation. If the DEP has not approved the standards contained in the Canton Zoning Regulations, then those standards cannot be used to deny an application.

A 2003 Connecticut Appellate Court case addressed the relationship between Conn. Gen. Stat. § 22a-73 (the cited statute) and a zoning regulation addressed to noise levels. Berlin Batting Cages, Inc. v. Planning & Zoning Commission of Berlin, 76 Conn. App. 199 (2003). The Court in that case made three significant holdings:

- § 22a-67 et seq. preempted the field of noise pollution control;
- that § 22a-73 (cited by Attorney Tracy) refers to an ordinance and what was at issue in that case was a zoning regulation is "of no consequence. . . . It would yield a strange result were we to hold that the [zoning] commission could do that which the legislative body of the municipality could not do, that is, circumvent the provisions of § 22a-67 et seq." Id. at 217; and

- the trial court was correct in deeming the zoning regulation addressed to noise levels to be ineffective -- and therefore it could not be applied to deny an application -- because only the zoning commission, and not the DEP Commissioner, approved it.”

## Guidance

The following example has been used as a means for understanding the evaluation of noise as part of a special exception review:

### Kennel Example

“Noise levels of barking dogs measured at the center of a kennel is approximately 95 dBA. Noise levels of dogs barking measured at 1,000 feet from a kennel would be approximately 44 dBA.

Dog related activities occurring inside the building will receive substantial attenuation. The building wall contains a layer of sheet rock, a layer of insulation, a layer of brick, and a layer of vinyl. Attenuation of 10-15 dBA would most likely occur. Additional attenuation will also occur through neighboring buildings, fencing, vegetation, and changes in topography. The greatest factor will be the natural spreading of noise waves as they prorogate, and the resulting reduction in intensity.

It is not likely that noise emitted from barking dogs, transmitted between this facility and the closest residential community would be in violation of the statutes (*in this case the closets residential receptor was approximately 1,000’ away*). It is also important to note that the legislature clearly intended some type of bonus or natural consideration to not deter the successful adaptive reuse of older buildings.

The major concern facing the Commission is that if this application is approved, a noise will be heard where it was not heard before. This introduced noise is perceived as a nuisance. The central issue to unpleasant noise is the frequency, and duration, during which it occurs.

The level at which barking occurring at this facility will be perceived as a nuisance will be in direct relation to the manner in which the facility is managed. If the Commission is inclined to approve this application, further consideration should be given to future management. Any such approval should be carefully stipulated.

The following is an outline of potential stipulated conditions that the Commission may wish to explore relative to the issue of noise:

- a) All animal care activity is contained within a structure with the exception of those activities identified by the conditions below.

b) Outside training activities shall be limited to the following (hours, duration, time, minimum groupings?):

- 1.
- 2.
- 3.

c) Doggie Daycare activities shall be limited to (hours, duration, time, minimum groupings?):

- 1.
- 2.
- 3.

d) The noise level measured at the property line, closest to the residential community existing at the time of this approval, shall not be increased by more than 10 dBA L10 as a direct result from the operation of this facility (This would be a doubling of noise associated with barking).

e) Prior to the issuance of a Certificate of Zoning Compliance, the applicant shall submit to the ZEO a range of 12 L10 measured by a qualified technician, during normal hours of operation of the proposed facility. The 12 samples shall be representative of times during which typical daily activities occur. These samples shall be used as a basis for future determination of compliance with this approval. *(L10 is the noise level exceeded for 10% of the time of the measurement duration. This is often used to give an indication of the upper limit of fluctuating noise, such as that from road traffic)*

e) No animal is kept overnight without an attendant being present.

f) No animal is to be kept overnight.”



Staff Noise Related Experience:

- Prepared Environmental Impact Assessments on Federal programs and CEPA Environmental Assessments on state funded projects;
- Prepared sections of Environmental Assessments under NEPA for federally funded projects such as: CTDOT highway planning; Navy, Marine and Army National Guard construction.
- Participated in public hearings and scoping and prepared sections of Environmental Assessments and Environmental Impact Evaluations under CEPA for state funded projects, such as: Redevelopment planning of urban downtown areas, Master Plans, and new construction.
- Performed Noise Level Analysis: Monitoring of field conditions, Evaluation of existing noise levels against local, state, and federal criteria.
- Documented positive and negative impacts regarding: zoning, land use, noise, traffic, socio-economic, housing, employment, schools, and population densities.
- **Presenter:** *“Creating a Better Community Quality of Life – Good Noise Codes and Acoustical Planning and Design”*, 2009 SNEAPA Conference;

Examples:

- **Environmental Impact Statement for the Route 82/85/11 Corridor in Salem, CT,** Prepared sections of Final Environmental Impact Statement for a proposed four lane limited access arterial roadway through a rural residential community. Work included extensive noise related studies, identifying impacts, modeling of mitigation and providing and coordinating interpersonal communication and graphical support for the public. Required extensive research and categorization of over 190 parcels located within 500 feet of the proposed 8-mile alignment.
- **Environmental Assessment for Central Connecticut State University Master Plan:** Managed the preparation of Draft federal Environmental Assessment that investigated the impacts of proposed conditions of future campus growth and development. Key issues included evaluation of potential noise, traffic, and wetlands impacts to surrounding neighborhoods and resources.
- **Environmental Assessment for Proposed Construction of a Consolidated Naval and Marine Corps Reserve Center at Schenectady County Airport, NY:** Managed the preparation of Draft federal Environmental Assessment that investigated the impacts of the proposed consolidation of the Glens Falls Naval Reserve Center and Albany Naval and Marine Corps Reserve Centers to a proposed facility at the Schenectady County Airport. Key issues included extensive siting analysis conforming to FAA Part 77 airfield safety criteria for objects surrounding navigable air space, traffic, noise, and natural resources surrounding nearby wetlands and the Mohawk River.

- **Environmental Assessment for Proposed Seaview Avenue Improvements in Bridgeport, CT,** Prepared sections for a federal Environmental Assessment for a proposed relocation of Seaview Avenue as part of an urban revitalization program through an urban commercial/ residential area. Work included extensive evaluation of existing conditions and provision of potential impact analysis of hazardous ground and surface water in below grade areas of construction for a Metro-north underpass; Calculation of construction, maintenance, and vehicular energy expenditures; Provided support in determination of air quality impacts and noise impact analysis, as well as impacts and mitigation for transit and existing utilities
- **Connecticut Army National Guard, Stones Ranch Military Reservation, Lyme, CT,** Prepared sections of a Draft Environmental Assessment and Master Plan for the rehabilitation of existing and construction of new facilities throughout military reserve. Work included an extensive Applicability Analysis under the Federal Clean Air Act, which identified and quantified all negative air quality air impacts associated with 17 proposed actions over a five year period. Projected and performed noise level analysis to determine impacts to sensitive receptors as a result of the proposed actions.
- **Environmental Assessment for Proposed Construction and Relocation of Air Traffic Control Facilities at Naval Air Station Brunswick, ME,** Prepared sections of a Draft Federal Environmental Assessment for the proposed construction of a one story radar operations building, eight story air traffic control tower and an electrical communications facility. Key issues included clearing of large wooded areas, erosion and sedimentation, line of sight, noise, and FAA Part 77 airfield safety criteria for objects affecting navigable airspace.
- **Environmental Assessment for Proposed Construction of Bachelor Enlisted Quarters and Naval Air Station Brunswick, ME,** Prepared sections of Draft and Final federal Environmental Assessments for the provision of support and services for four active duty air squadrons.

**ARLINE L. BRONZAFI, PH.D.**  
505 EAST 79TH STREET, 8B  
NEW YORK, N. Y. 10075  
(212) 288-7532; email:albtor@aol.com

#### EDUCATION

Ph.D. Columbia University; M.A. Columbia University; B.A. Hunter College

#### ACADEMIC AND PROFESSIONAL HONORS (A PARTIAL LISTING)

Phi Beta Kappa, Sigma Xi, Psi Chi, Phi Sigma, Kappa Delta Pi, Pi Lambda Theta.  
Fellow, American Psychological Association; Fellow, Eastern Psychological Association.  
American Psychological Association Citizen Psychologist Presidential Citation, 2018.  
Hunter Hall of Fame, Hunter College, New York City, 1987.  
Hunter College Alumni Association Award for Outstanding Professional Achievement, 2015.  
Regional Certificate of Appreciation, United States Environmental Protection Agency, Region 2.  
For achievements in the protection of the environment.  
National Organization for Women (NOW). Honored as Outstanding Woman by Brooklyn chapter in 1974 and Bronx chapter in 1988.  
Recognized in Who's Who in America, Who's Who of American Women, Who's Who in Frontiers of Science and Technology, World's Who's Who of Women in Education, etc.

#### EXPERIENCE (A PARTIAL LISTING)

Professor Emerita, Lehman College, City University of New York, 1992.  
Expert Witness & Consultant, Environmental Psychology (Noise), Present.  
Chair, Department of Psychology, Lehman College, 1988-1991.  
Director, Women's Studies, Lehman College, 1985-1991.  
Consultant on Noise Abatement, New York City Transit Authority, 1982-1985; 2008

#### APPOINTMENTS AND ELECTED OFFICES (A PARTIAL LISTING)

GrowNYC.org. (Mayoral non-paid appointment) Member & Chair of Noise Committee, 1985-  
Transportation Research Board, National Academy of Sciences, Project Panels Assessing  
Aircraft Noise Conditions Affecting Student Learning, 2010-2017.  
Council of Canadian Academies, Reviewer for Assessment on Wind Turbine Noise and  
Human Health report, 2014.  
Hunter College Scholarship and Welfare Committee, Board of Directors, 1997-2007; 2010-  
Hunter College Alumni Association, First Vice President, 2015-17, Director: 2019-  
Phi Beta Kappa Senator, 2000-2009. Phi Beta Kappa Associations, National Chair, 1985-1997.

#### PUBLICATIONS

Books, chapters/sections in eight books and encyclopedias, articles in academic journals and writings in popular press. e.g.

Top of the Class: Guiding Children Along the Smart Path to Happiness. (1996). Westport, CT: Greenwood Publishing.

Listen to the Raindrops (illustrated by Steve Parton) (2001) Children's book. New York City: League for the Hard of Hearing. Reprinted by NYC Dept. of Environmental Protection (2009).  
Reducing Urban Noise (2020) (with Melissa Search). In Environmental Science in the Global Arena: Addressing Timely Issues at the United Nations and Beyond. Congress, E. et.al.(Eds.)

Air Transportation and Human Health (2019), (with Beverly Cohen) In: Encyclopedia of Environmental Health, 2<sup>nd</sup> Edition.

Supporting healthier urban environments with a sound and noise curriculum for students. (2019). Cities & Health, DOI: 110,1080/23746634.2019.1585691

Impact of Noise on Health: The Divide between Policy and Science (May 12, 2017). Open Journal of Social Sciences.

Hear Me Now! Noise Can Harm Your Health! (2011). In Why Noise Matters. John Stewart with Arline L. Bronzaft, et al. (Ed.). U. K.: Earthscan.

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Noise Pollution (2010). In The Corsini Encyclopedia of Psychology. I. B. Weiner and W. E. Craighead (Eds.), 4<sup>th</sup> Edition, John W. Wiley & Sons.

Noise: The Invisible Pollutant that Cannot Be Ignored (2010) (with Louis Hagler) In Emerging Environmental Technologies (2<sup>nd</sup>), V. Shah (Ed.), Springer.

Noise—Harmful Physical and Mental Consequences. (2010) In The Consumer Handbook on Hearing Loss and Noise, M. Chasin (Ed.), Auricle Ink.

Noise: Its Effects and Control (2009). In Environmental Toxicants: Human Exposures and Their Health Effects (3<sup>rd</sup>), M. Lippman (Ed.), John Wiley and Sons, Inc.

Airport related air pollution and noise (with B. Cohen et al.) (2008). Journal of Occupational & Environmental Health, 5, 119-129.

Noise pollution: Noise control act of 1972 & Noise Pollution (2004). In Pollution A to Z, Stapleton, R.M. (Ed.) Michigan: Macmillan Reference USA.

Noise pollution: A hazard to physical and mental well-being. (2002). In Handbook of Environmental Psychology, R. Bechtel & A. Churchman Eds., New York: John Wiley & Sons

Effects of noise. (1998). Encyclopedia of Environmental Science & Engineering, 4th ed. J. R. Pfafflin & E. N. Ziegler, Eds., The Netherlands: Gordon and Breach Science Publishers

Aircraft noise: A potential health hazard. (1998). Environment & Behavior, 30, 101-113.

The effects of noise on learning, cognitive development and social behavior. (1991). In Noise and Health, Thomas H. Fay, Ed., The New York Academy of Medicine, New York.

Noise Pollution: Irritant or Hazard (1986). Harvard Medical School Health Letter.

#### OTHER ACTIVITIES (A PARTIAL LISTING)

##### Chair and Invited Speaker at Conferences Sponsored By:

U.S. Department of Transportation, American Psychological Association, Institute of Noise Control Engineering of USA, Royal Swedish Academy of Music, Canadian Assn. for Sound Ecology, Queensland Division of Noise Abatement & Air Pollution (Australia), Mayor of London "Sounder Spaces" Conference, Global Wind Industry & Adverse Health Effects (Canada)

Advisor to anti-noise groups in the United States, Canada, and London.

Assisted in Design of 1979 N.Y.C. Subway Map, Metropolitan Transportation Authority, NYC.

##### Radio and Television Programs:

World News Tonight, CBS Sunday Morning Show, CBS Early Show, Soundcheck, WNYC - six interviews (2009-2010), local NYC news programs and talk shows. TV(Canada)--The Journal, Witness, Undercurrents & Marketplace. BBC- World News. Radio - London, Dublin,



Australia, Germany, Netherlands, Columbia, S.A. The Noisy Ape, BBC World Service four-part series (2005). Worldwide Interviews on NYC's Updated Noise Code in 2007. Press, Magazine and Podcast Interviews:

New York Times, Los Angeles Times, Daily News, New York Post, Newsday, El Diario, New Jersey Record, Press in Canada, London, Australia and Japan. New York, New Yorker, Allure, Smithsonian, New Scientist, Parents, McCall's, Redbook, U. S. News and World Report and Glamour, The Atlantic.

"Raising Her Voice in Pursuit of a Quieter City," by Clyde Haberman, New York Times, October 7, 2013, p.A22.

Podcasts: Why Noise Matters: <https://www.thelindberghs.com/post/episode18>

The Politics of Noise: <https://soundproofist.com/2019/11/05/the-politics-of-noise/>

Please Get Your Noise Out of My Ears. <https://freakonomics.com/podcast/noise/>

U.S. Department of Transportation Federal Highway Administration

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# Construction Noise Handbook

## 9.0 Construction Equipment Noise Levels and Ranges

### 9.1 Equipment Type Inventory and Related Emission Levels

**Table 9.1 RCNM Default Noise Emission Reference Levels and Usage Factors.**

Equipment Description	Impact Device?	Acoustical Usage Factor (%)	Spec. 721.560 L <sub>max</sub> @ 50 feet (dBA, slow)	Actual Measured L <sub>max</sub> @ 50 feet (dBA, slow) (Samples Averaged)	Number of Actual Data Samples (Count)
All Other Equipment > 5 HP	No	50	85	N/A	0
Auger Drill Rig	No	20	85	84	36
Backhoe	No	40	80	78	372
Bar Bender	No	20	80	N/A	0
Blasting	Yes	N/A	94	N/A	0
Boring Jack Power Unit	No	50	80	83	1
Chain Saw	No	20	85	84	46
Clam Shovel (dropping)	Yes	20	93	87	4
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18

Concrete Batch Plant	No	15	83	N/A	0
Concrete Mixer Truck	No	40	85	79	40
Concrete Pump Truck	No	20	82	81	30
Concrete Saw	No	20	90	90	55
Crane	No	16	85	81	405
Dozer	No	40	85	82	55
Drill Rig Truck	No	20	84	79	22
Drum Mixer	No	50	80	80	1
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Flat Bed Truck	No	40	84	74	4
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Generator (<25KVA, VMS Signs)	No	50	70	73	74
Gradall	No	40	85	83	70
Grader	No	40	85	N/A	0

Grapple (on backhoe)	No	40	85	87	1
Horizontal Boring Hydraulic Jack	No	25	80	82	6
Hydra Break Ram	Yes	10	90	N/A	0
Impact Pile Driver	Yes	20	95	101	11
Jackhammer	Yes	20	85	89	133
Man Lift	No	20	85	75	23
Mounted Impact Hammer (hoe ram)	Yes	20	90	90	212
Pavement Scarifier	No	20	85	90	2
Paver	No	50	85	77	9
Pickup Truck	No	40	55	75	1
Pneumatic Tools	No	50	85	85	90
Pumps	No	50	77	81	17
Refrigerator Unit	No	100	82	73	3
Rivit Buster/Chipping Gun	Yes	20	85	79	19
Rock Drill	No	20	85	81	3
Roller	No	20	85	80	16



Sand Blasting (single nozzle)	No	20	85	96	9
Scraper	No	40	85	84	12
Sheers (on backhoe)	No	40	85	96	5
Slurry Plant	No	100	78	78	1
Slurry Trenching Machine	No	50	82	80	75
Soil Mix Drill Rig	No	50	80	N/A	0
Tractor	No	40	84	N/A	0
Vacuum Excavator (Vac-Truck)	No	40	85	85	149
Vacuum Street Sweeper	No	10	80	82	19
Ventilation Fan	No	100	85	79	13
Vibrating Hopper	No	50	85	87	1
Vibratory Concrete Mixer	No	20	80	80	1
Vibratory Pile Driver	No	20	95	101	44
Warning Horn	No	5	85	83	12
Welder/Torch	No	40	73	74	5

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## CHAPTER 32

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# Noise Pollution: A Hazard to Physical and Mental Well-Being

ARLINE L. BRONZAFT

TOO OFTEN INDIVIDUALS ERR in using the words *sound* and *noise* synonymously. Sound, when received by the human ear and interpreted by the listener, may be judged to be either pleasant or unpleasant; noise, on the other hand, defined by the listener as unwanted and disturbing is very likely to be judged as unpleasant. There is a general consensus that very loud sounds can impair hearing. With respect to other than very loud sounds, the finding that “one person’s music may be another’s noise” has generated the often quoted assumption that one cannot study the impacts of noise on the physiological and psychological well-being of people, other than that of hearing. Yet, with the world growing increasingly noisier and more and more people worldwide claiming that noise is robbing them of a decent quality of life, as well as their health, it is imperative that we define noise in a way that permits the examination of its impacts on the health and well-being of people. By defining noise as unwanted, uncontrollable, and unpredictable sound, researchers have been able to examine its effects, producing a body of studies that indeed suggests that noise is hazardous to good health.

### SOUND AND HEARING

Sound begins as the movement of air molecules. A vibrating object sets up alternating bands of compression and expansion in the surrounding air. The outer part or the external portion of the ear responds

to these vibrations and transmits them to the three bones of the middle ear. The middle ear then pushes the sound to the inner ear, which contains hair cells that respond to the patterns of vibrations. These vibrations are converted into specific codes in the inner ear, which then sends on the sounds to the temporal lobe of the brain. Here the sounds are decoded, and with additional information provided by the brain, these sounds take on both meaning as to what they are as well as being judged wanted or unwanted, pleasant or annoying.

Sound, which travels in waves, has two major physical properties: the speed at which the waves vibrate, called the frequency, and the intensity of each vibration. If one were to compare sound waves to the ocean waves, one could identify the distance between the waves as characterizing the speed and the crests of the waves as the intensity. Humans react to these two physical properties as follows: Frequency accounts for the psychological interpretation of pitch, and intensity accounts primarily for the human response to loudness, recognizing that frequency also contributes to the interpretation of loudness, with higher-pitched sounds perceived as louder.

Loudness is measured on a decibel scale, but to better assess human responses to sound, the scale has been modified to compensate for the effect of higher-pitched sounds. This modified scale, known as the A scale and measuring loudness in dBAs, more accurately reflects the ways people actually hear the different volumes of sound. The typical

dBA scale ranges from 0, approximating the softest sound humans can hear, to 200 dBA, with 180 decibels closely representing the loudness of a rocket being launched. The A scale increases logarithmically so that an increase of 10 decibels represents a doubling of the volume heard. Here are the decibel levels of some common sounds: whispers at 20 decibels, average conversation at 60 decibels, household appliances and noisy restaurants around 80 to 90 decibels, New York City subway trains over 90 decibels, rock concerts and discos at 110 to 120 decibels, and jet take-offs at 150 decibels.

### LOUD SOUND AND HEARING LOSS

Loud sounds can impair hearing, even if the listener deems these sounds to be pleasurable. Pete Townshend of The WHO music group enjoyed playing loud music but now reports that the music that made him a recording giant also caused a serious hearing deficit. Mr. Townshend is not alone in acknowledging the damage of loud music to hearing ability. Kathy Peck of San Francisco founded an organization (Hearing Education and Awareness for Rockers, HEAR) that is dedicated to the prevention of hearing impairment in musicians and listeners who enjoy amplified music.

Hearing loss can come about after many years of listening to loud music, but it can also happen after a single exposure to an intensely loud sound. Former President Bill Clinton, who complains of his hearing loss (Sanger & Lacey, 2000) and had been fitted with small hearing aids at the start of his second term, has a hearing deficit that is greater than one would expect of a man in his early fifties. It is very likely the result of his exposure to loud music as a member of the "baby boom" generation as well as his love for his saxophone, which he probably plays without hearing protection. On the other hand, it has been reported that former President Ronald Reagan suffered some hearing damage after one explosive gun shot that rang out near his ear while he was shooting a movie.

The literature on the relationship between exposure to loud sounds and hearing loss is substantial (Fay, 1991; Kryter, 1994; Passchier-Vermeer & Passchier, 2000; see also the Web site for the League for the Hard of Hearing: [www.lhh.org/noise](http://www.lhh.org/noise)). The National Institutes of Health (1990) has reported that approximately 28 million people in the United States suffer some hearing loss and attributes approxi-

mately 10 million of these impairments to damage from exposure to loud sounds. Undoubtedly a large number of these people who are suffering hearing loss are or were employed in occupations dominated by loud sounds, such as factory workers, firefighters, and military personnel.

How loud must a sound be to cause hearing loss? It is generally accepted that continuous exposure to sounds over 85 dBA for about 8 hours a day will very likely lead to some hearing loss over time, and exposures at higher levels require shorter periods of time before hearing loss occurs. The U.S. Occupational Safety and Health Administration (OSHA) has established 90 dBA as the allowable exposure level for an 8 hour day and recommends that workers wear hearing protection if the exposure is greater. However, retrospective studies have demonstrated that even when industries have lowered noises to reach OSHA standards, workers still have shown some hearing loss (Wilson, 1998), indicating that OSHA has set too high a standard for acceptable sound exposure. Furthermore, not all workers wear the recommended ear muffers, making them more vulnerable to hearing loss.

However, with the advent of stereos, video arcades, outdoor recreational vehicles, and personal headsets, as well as the idea that "it has to be loud to be fun," very loud sounds are no longer simply limited to the working environment. Today many people are hearing very loud sounds in their homes and in recreational settings. Children's toys have been measured as high as 125 decibels (Nadler, 1997), and movies emit sounds as high as 117 decibels (Sawhill & Brown, 1998). Stopping people on the street to measure the level at which they were listening to their headsets, Jane Madell (1986) found that many headsets were set beyond 110 decibels. Plakke (1983) reported that the two video arcades he visited had games measuring as high as 111 dBA.

Thus, it is not surprising that hearing loss has been identified as one of the leading disabilities in the United States nor to learn that hearing loss starts earlier than what would be expected if hearing deficits were largely a function of the aging process. Nearly 30 years ago, Lipscomb (1972) already found a significant increase in the prevalence of high frequency hearing impairment among the more than 14,000 college freshmen he tested. Cozad, Martson, and Joseph (1974) also found a steady increase in the number of students, from age 6 to 18, suffering sensorineural hearing loss. More recently Niskar et al. (2001) reported that nearly 12.5% of the children in

the United States between the ages of 6 and 19 have noise-related hearing problems. The hearing data collected by the League for the Hard of Hearing over the past 19 years (Bat-Chava & Schur, 2000) also indicated a downtrend in hearing ability for older adults, as well. Taking hearing measurements of over 27,000 New Yorkers for three different age groups (60 to 69, 70 to 79, 80 to 89), Bat-Chava & Schur report that a higher percentage of individuals failed the hearing screening test with each passing year.

With respect to the high-frequency loss found in so many young people, it would be safe to hypothesize that this loss is rooted in increased exposure to loud sounds in their environment. In discussing the older population she tested, Dr. Bat-Chava attributes a large part of their hearing loss to living in a city that has grown increasingly louder with each passing year. The following are reasons why New York has become louder: the increase in high-rise buildings, greater airport and highway traffic, more outdoor facilities, and a lessening of civil respect for people's rights to quiet. New Yorkers call the loud sounds that they experience noise because they are unwanted and unwelcomed.

Yet one should not conclude that only large cities provide the loud sounds that endanger their residents to potential hearing loss. Broste, Hansen, Strand, and Stueland (1989) reported "that teenaged school children who are actively involved in farm work have increased prevalence of mild hearing loss and early noise-induced hearing loss." Living near a very loud airport may also affect hearing. Chen, Chen, Hsieh, and Chiang (1997) found that hearing ability was worse in individuals exposed to high-frequency aircraft noise. In this case, the sounds to which these people were exposed could be called noise because they were indeed unwanted sounds. Similarly, Hiramatsu and his colleagues (1997) found evidence for noise-induced hearing loss in their study of a group of individuals exposed to continuous aircraft noise. However, Chen et al. acknowledged that their results conflicted with those of other investigators who found no relationship between permanent hearing damage and aircraft noise, clearly calling for further studies in this area.

In summing up the effect of loud sounds on hearing loss, there appears to be sufficient evidence to demonstrate this relationship, whether the loud sounds are enjoyed by the listener or not. It would be wise to protect oneself from these loud sounds by wearing the appropriate hearing protection. Ear plugs are a very inexpensive way to guard a very valuable asset.

## NOISE AND STRESS

The human ear is the organ of the body that directly responds to sound and can be damaged if the sounds are too loud. Unwanted, uncontrollable, and unpredictable sounds, whether soft or loud—labeled *noise*—can be annoying and very disturbing. The body reacts to the annoyance of these unwanted sounds, or noises, through a complex set of physiological responses that are collectively labeled *stress*. These physiological responses can include: a rise in blood pressure, excessive secretion of certain hormones, a change in heart rhythm, or a slowing down of digestion. Should the noise continue to be disturbing and the stress reaction sustained, then permanent ailments may occur in the circulatory, cardiovascular, or gastrointestinal system. Thus, noise mediated by stress can affect many organs of the body indirectly.

Examples of continuous exposure to noise include: the overhead jets that both awaken you each morning and prevent you from falling asleep before midnight; the neighbor playing her television set late at night or refusing to put soft coverings on her floors. Although it is true that not all people respond to the same sounds in a similar fashion, there are sizeable numbers of residents who complain about aircraft noise, and there are many dwellers who complain about their neighbors' noises. Even workers in noisy occupational settings have complained that noise bothers them physically, not just affecting their ears. There appears to be sufficient literature to indicate that noise has become a major environmental pollutant worldwide, annoying and disturbing millions of people in a manner that may in time bring about physiological and psychological disorders (Bronzaft & Madell, 1991). In fact Berglund and Lindvall (1995) state that "noise is one of the most frequent reasons for public protest."

Annette Zaner (1991) lists many sources of annoying noises, with urban traffic noise being the most significant source of annoyance. Citing a 1977 National Academy of Sciences report, Ms. Zaner reports that over 40 million residents in the United States alone are disturbed by traffic noise and about 14 million complain about aircraft noise. In the past 20 years, aircraft have been equipped with quieter engines, allowing airlines to indicate that fewer residents are probably being disturbed by overhead jets. However, the rapid increase in air travel these past years and the growth of smaller airports has very likely negated the effect of the Stage 3 quieter



airplanes, and so it is doubtful that the numbers of individuals bothered by planes has significantly decreased. With the method airports use to assess annoyance being criticized as underestimating the numbers of people disturbed by aircraft noise, it is very likely that even more people today are probably annoyed by overhead aircraft (Stenzel, 1996).

Along with the expansion of airports there has been a considerable increase in highway traffic and with it an increase in the numbers of people bothered by traffic noise. A more recent survey on an international sample, with Americans comprising the largest number of respondents (Bronzaft, Deignan, Bat-Chava, & Nadler, 2000), concurred with the Zaner findings in that highway vehicles and aircraft were still the most bothersome noises. The Bronzaft et al. study provides a long list of bothersome noises: loud music, loud movies, restaurants, garden and lawn equipment, recreational vehicles, bars, nightclubs, and neighbors. According to Stansfeld, Haines, and Brown (2000), neighbor noises have become a major source of disturbance, and complaints of such noises have increased sharply in recent years. The list of surrounding noises that disturb people is growing.

Since many of the subjects queried in the Bronzaft et al. (2000) study indicated that their noise complaints did not result in an alleviation of the problem, we can assume that they will continue to be annoyed by the noises. **Contributing to the stress originally brought on by the noise is the person's feeling that nothing can be done to "stop the noise." This feeling, in which the person does not think anything can be done to solve the noise problem and that one has to learn to live with the noise, has been cited as an example of "learned helplessness." The individual is expected to "just sit back and take it." This feeling of helplessness also serves to exacerbate the physiological responses associated with stress.**

With stress potentially the precursor to illness, we should examine the nonauditory health effects of noise.

## NOISE AND PHYSICAL HEALTH

**The Office of Noise Abatement's brochure entitled *Noise: A Health Problem* (U.S. Environmental Protection Agency, 1978) left no doubt that noise was not just a nuisance but a health hazard. The brochure linked noise to disorders such as hypertension, heart disease, and ulcers as well as sleep disturbance. The**

following extensive reviews of studies on the nonauditory effects of noise on workers in noisy occupations and people living in communities disturbed by noises from nearby highways, railroads, and airports also point to the dangers of noise to physical well-being: Berglund and Lindvall, 1995; Fay, 1991; Kryter, 1985, 1994; Passchier-Vermeer, 1993; Stansfeld et al., 2000; Tempest, 1985. Passchier-Vermeer and Passchier (2000), after examining the noise and health literature, conclude that, "Exposure to noise constitutes a health risk." Yet, they are quick to point out that the scientific evidence is strongest only for hypertension and ischemic heart disease. Tomei et al. (1995) also believe that the relationship between noise exposure in the workplace and cardiovascular disorders are the easiest to confirm.

With the field of immunology expanding, the effects of noise on the immune system should prove of interest. For now, both Raymond (1991) and Passchier-Vermeer and Passchier (2000) find that the small number of studies in this area prevents them from drawing any conclusions on the relationship of noise to the immune system. However, Peters et al. (1999), using noise as the uncontrollable variable in a laboratory setting, found that uncontrollability affected a "wide range of immunological functions." With noise frequently viewed as a factor over which one has no control, the Peters et al. findings indicate that this is an area that calls for further exploration.

In a study that asked people to evaluate their own health, Bronzaft, Ahern, McGinn, O'Connor, and Savino (1998) found that residents living within the path of planes from a nearby airport perceived themselves to be in poorer health than a matched group who did not live with aircraft noise. Personal evaluations of current health status have proven useful in detecting illnesses. The Bronzaft et al. (1998) subjects also complained that the aircraft noise interfered with their right to open their windows, listen to radio and television, talk on the telephone, and converse with others in the home. Okinawa residents living near two air bases (Hiramatsu, 1999) also reported that aircraft noise disturbed their daily activities in a similar way. Essentially the quality of life for the community residents in both these studies had been diminished by the intrusive airplane noise.

The finding that children exposed to noises in their environment may be especially vulnerable (Evans & Lepore, 1993) has been singularly disturbing. Evans and Lepore in their review of nonauditory effects of noise concluded that children who

lived near or attended school near a major airport were more likely to have elevated blood pressure. With the opening of a new airport in Munich, Evans and his colleagues were able to demonstrate a relationship between chronic noise exposure and elevated neuroendocrine and cardiovascular measures (Evans, Hygge, & Bullinger, 1995).

Even before living in a community that may expose its children to extremely noisy conditions, infants exposed to continuous noises in neonatal intensive units may suffer some hearing loss or be slow in their growth and development (American Academy of Pediatrics, 1997). When Jones and Tauscher (1978) reported that infants born to mothers living near the Los Angeles Airport had lower birth weights and greater numbers of birth defects, such as cleft palates, this study and similar ones led the United States National Research Council (1982) to issue a report urging pregnant mothers to avoid working in noisy industrial settings. However, in their latest article Passchier-Vermeer and Passchier (2000) state that more recent investigations have not "shown statistically significant effects of occupational or environmental exposure of pregnant women to noise in the course of pregnancy and congenital defects in babies, with the exception of high-frequency hearing damage" (p. 127). The studies cited above clearly demonstrate the importance of continued research into the noise-health relationship. Whereas scientists today, unlike those in the 1970s, are demanding more evidence to solidify the view that noise is hazardous to physical health, they would still concur that the current data are sufficient to warn people of the potential harm of noise exposure. With noise on the increase, a strong warning should be issued. Furthermore, it is also possible that we have relied too heavily on the development of physical symptoms in determining the noise-health link. Good health is not merely the absence of symptoms. It should also include the absence of extreme stress and discomfort as well as the assurance of a decent quality of life. If we were to broaden the definition of health to include quality of life, there would be far more evidence to support the deleterious effects of noise.

#### NOISE AND SLEEP DISRUPTION

Individuals living beneath the roar of overnight jets complain that they do not get a good night's sleep

(Bronzaft et al., 1998; Hiramatsu, 1999). Sleep is required for physiological and psychological recuperation and the inability to reinvigorate oneself during sleep after a day of chores may lead to physiological disorders. Passchier-Vermeer and Passchier (2000) noted in their review of epidemiologic studies that nighttime noise disturbances change sleep patterns, increase awakenings, and affect heart rate. Yet Pollak (1991) reported that the data on the long-term health consequences of sleep interference are inconclusive. However, Pollak points out a possible secondary effect brought about by sleep disruptions: Sleep-deprived individuals may become more dependent on tranquilizers and other drugs to induce sleep, and these may adversely affect physical health.

Both Pollak and Passchier-Vermeer and Passchier also discuss the impacts of noise on performance, and both agree that noise-induced sleep loss may impair task performance the next day. Sleep loss may also cause one to be less attentive and, as a result, less receptive to cues of danger and more accident prone. Furthermore, the resentment expressed by individuals deprived of sleep by overhead jets or the loud music from a nearby restaurant precipitates a less than pleasant mood the next day. Representatives of the U.S. Federal Aviation Administration speaking at community meetings are often confronted by angry residents whom they would generally label "extremely moody."

#### NOISE AND MENTAL WELL-BEING

Residents who live near airports are continually exposed to noises both day and night from aircraft above their homes, and undoubtedly many of these individuals are feeling annoyed, distressed, and unhappy. The Bronzaft et al. study (2000) identified six emotional responses to noise, with the majority of their respondents reporting feelings of annoyance. Anger was identified by somewhat less than 50%. Without a doubt, people who are bothered by noise are annoyed, but could this annoyance lead to serious mental health problems?

Early studies (Abey-Wickrama, a'Brook, Gattoni, & Herridge, 1969; Herridge & Chir, 1972; Meecham & Smith, 1977) found higher admissions to mental hospitals for people who lived near airports. However, the methodology of these studies was subsequently questioned. Recently residents living near an air base, exposed to intense noises, evidenced

greater mental instability, depression, and overall nervousness (Hiramatsu, Yamamoto, Taira, Ito, & Nakasone, 1997) as determined by a survey they completed. Still, there is a strong need for further investigation of the relationship between noise and mental health.

Mental stress can also be expressed in other ways, namely through aggressive acts. Laboratory findings (Donnerstein & Wilson, 1976; Geen & O'Neal, 1969) indicate that subjects exposed to noise were more likely to administer shocks (shocks were not actually given) to other subjects. Anger, as noted above in the Bronzaft et al. study (2000) is a frequent response when an individual is disturbed by noise, and anger often elicits aggression. Thus, one should not be surprised at newspaper stories of individuals attacking noise-making neighbors. The Noise Pollution Clearinghouse provides many of these newspaper accounts on its Web site ([www.nonoise.org](http://www.nonoise.org)). In New York City, the former director of the Victim Services Mediation Program, Janice Tudy-Jackson, has noted at several public talks that many of the disputes they are asked to mediate involve noise that too often escalated to aggressive behavior.

In the 15 years I've served in New York City as the mayor's appointee to the Council on the Environment, chairing its noise committee, many New Yorkers have called me to help them with noise problems. They had already sought assistance from the New York Department of Environment and the Police Department but to no avail. The anguish and distress expressed by these people clearly spoke to their mental state. These callers were upset not only by the noises that have robbed them of the "quiet enjoyment" of their homes but also by their inability to resolve the problem. Meeting with community groups around the country who are battling aircraft and other neighborhood noises has also put me into contact with many people who are desperate, agitated, and unhappy.

John Dallas in his poignant essay titled "No More Jerichos!" (1995) writes that when a person cannot find peace and quiet in his surrounding environment, he or she will find it difficult to find quiet within. Dallas believes that people are entitled to develop themselves to the fullest and to do so requires some inner sense of peace. Noise robs the individual of achieving this inner peace, because too much time is spent reacting to outside stimuli, preventing one from focusing on and developing one's own individuality.

Dallas, who had considered becoming a priest, now spends much of his time combating noise pollution in his South Bronx community. Though his writings reflect his religious beliefs, he has still captured the feeling that frequently overcomes people who are unable to go on with their lives because noise has so overwhelmed them. When people cannot get their neighbors to stop blasting the television or cannot persuade the nearby store owner to repair the noisy cooling unit, they feel they are no longer in control of their own lives. They begin to center their daily activities around the parts of their homes that are further from the noise source or stay out later on evenings that their neighbors have loud parties. One might wonder why these people have not asked for some assistance with the noise problem. Why haven't they contacted the landlord, the police, or the department of environmental protection? Many report they have but to no avail.

In their survey on community noises, Bronzaft et al. (2000) learned that less than 20% of the people who complained about the noise actually had the noise stopped or reduced. Thus, when people complain to the authorities, too often they discover that no one can do anything about the noise. This can lead to a feeling of "learned helplessness" in which the person accepts the noise, believing that nothing can be done. However, living with the noise in this way does not reflect a healthy lifestyle. Too much time and too much energy is devoted to avoiding the noise or at least trying to cope with the noise.

As a psychologist, I wondered whether the people who have sought my assistance were in good mental health before the noise problem. I have concluded that most were, based largely on the thank-you calls received after the problems were resolved from people who sounded cheerful, in a good state of mind, and who informed me that they were once again able to get on with their lives. Yet in the past few years, more calls have been received from individuals who appear to be very disturbed and unusually agitated by the noise. Even when helped, they continue to call me just to stay in touch "in case the noise reappears." These individuals appear to be suffering from emotional problems independent of the noise problem, but the noise problem appears to have exacerbated the condition.

These numerous personal encounters plus the stories in the media linking noise to violence, in some cases against oneself because of the stress, leads me to conclude that noise, even identified as an

annoyance rather than a health hazard, can adversely affect the mental stability of individuals who "cannot stop the noise."

### CHILDREN'S LANGUAGE DEVELOPMENT, COGNITION, AND LEARNING

As stated earlier, noise may affect the development of the child within the womb. It is not known whether the cause is the mother's stress elicited by the noise that harms the child or the drugs the mother takes so that she can get a good night's sleep in spite of the surrounding noise. That the Hospital for Sick children (Adkins, 1998) instituted quiet times, with radios turned off or tuned to soft music and certain therapies not scheduled, indicates the awareness of members of the medical profession that young children require silent periods.

Unfortunately, too many young children are being reared in homes that are too noisy because of loud television playing, parental shouting, and overcrowding from within and the sounds of traffic from the outside. Then, many of these same children attend schools within the flights of aircraft or adjacent to noisy elevated trains or horn-honking vehicles.

How does a noisy home or school affect the mental development of the child? Wachs and Gruen (1982) informed us that noisy households impair a child's cognitive and language development. By contrast, Bronzaft (1996) interviewed a large number of older academic high achievers, all Phi Beta Kappa graduates, and discovered that they were reared in homes that respected quiet. They informed her that their parents provided quiet times and places for them to read, think, and do their homework. These academic achievers also related that they could sit and talk with their parents with no radio or television in the background. Discipline was generally done with strong looks and low voices rather than shouts and loud voices. One could readily surmise that the quiet that these academic achievers experienced contributed to their academic success, as well as later in life to their personal and professional success. Quiet also contributes to creative performance, as was demonstrated by Kasof's (1997) laboratory study and the examples he cites from the writings of recognized authors who commented on how important quiet was to their creative works.

In their critical review of the nonauditory effect of noise on children, Evans & Lepore (1993) conclude

that residential noise delays early cognitive development and that chronic noise exposure in classroom settings has been associated with poorer reading, especially in the higher elementary grades. The authors also point out that children with lower aptitude appear to be more susceptible to the harmful influence of noise. To explain these findings the author considered the strong possibility that noise exposure interfered with auditory discrimination and attentional mechanisms, thus making it more difficult for the child to learn to read. Evans and Lepore stress the need for additional research, particularly longitudinal studies, to tease out the factors that actually account for the deficits in reading.

New York City has three major airports, a noisy elevated train system, and a vast highway system that shower noise upon many communities, and so it has been the field laboratory for a number of studies examining the impacts of noise on children. Cohen, Glass, and Singer (1973) found that children who lived in apartments on the lower floors of a large apartment complex, and thus were more impacted by traffic noise from a highly traveled highway, had poorer reading scores than children who lived in the same building but on higher floors. In 1982, Green, Pasternak, and Shore reported that children attending schools near New York's major airports had poorer reading ability than children who went to school further from the airports. Hambrick-Dixon (1986), working with preschool children attending day-care centers near New York's noisy elevated trains, reported that these children were impaired in psychomotor performance.

I was afforded an excellent opportunity when I was allowed to examine the reading scores of children who attended a school where half of the children's classes faced a noisy elevated train structure and the other half of the classes were located on the quiet side of the school building (Bronzaft & McCarthy, 1975). Many experimental controls were in place because of the school setup. Eighty trains passed the school during the school hours and were responsible for raising the average noise level of 69 dBA in the nearby classrooms to an average of 89 dBA. At least 11% of teaching time was lost because of passing trains. Reading scores for 2nd, 4th, and 6th graders were compared for several years and it was found that by the 6th grade, children on the noisy side of the building were nearly a year behind their counterparts on the quiet side. The children on the elevated train side of the school also complained



that the subway trains bothered them and made it hard for them to think.

The results of the above study brought pressure on the New York City Transit Authority and the Board of Education to employ technology that would lower the decibel level in the school. The Transit Authority agreed to select the track near the school to test out its new resilient rubber pads and the Board of Education installed noise-absorbing materials in the rooms facing the tracks. Noise levels were significantly reduced in the noisy classrooms, by 6 to 8 dBAs, after these two noise abatements were in place. I was then asked by the transit agency to investigate whether or not the quieting of the classrooms near the tracks brought about improved reading scores. The results of this second investigation (Bronzaft, 1981) demonstrated that lessening noise in a school environment improves reading scores—children on both sides of the building were now reading at the same level. This latter study contributed significantly to the Transit Agency's decision to install resilient rail fasteners along the entire track line, imposing less noise on the many people who live, go to school, and work near New York's elevated train tracks.

Too many children in New York City reside and attend school near the city's airports, and the growth in air travel during these past 10 years has been accompanied by a significant increase in the noise engulfing these children. Evans and Maxwell (1997) selected children who resided and attended school within the flight path of one of New York's major airports and compared their reading scores with those of a sample of children not exposed to aircraft noise either at home or in school. They found that 1st- and 2nd-grade children chronically exposed to aircraft noise have significant deficits in reading; this was partially attributed to problems in language acquisition. There has been much interest in the relationship between aircraft noise and learning. A London study by Haines, Stansfeld, Job, Berglund, and Head (2001) also found that chronic aircraft noise exposure was "associated with impaired reading comprehension."

Schools in New York City and elsewhere, even when not located near highways, railroads, or airports, often lack the appropriate design for maximum learning to take place. Classrooms can be overcrowded and may have faulty electrical duct work, ceilings that are too high, or doors that are not well-sealed—all of these increase the noise within the classrooms. In order to be heard above the din,

teachers frequently raise their voices and shout; at other times they may use loud bells or whistles to quiet down the children.

A symposium sponsored by the U.S. Federal Interagency Committee on Aviation Noise (FICAN) was held in San Diego, California, in February 2000. Researchers from the United States and Europe indicated that there was strong evidence that aircraft noise impeded the child's ability to read and do math (Airport Noise Report, 2000). At this symposium two members of the Acoustical Society of America discussed recommendations for lowering tolerable sound levels in classrooms, from 46 dBA to 35 dBA. Following this conference, FICAN issued a report (2000) acknowledging the findings that aircraft noise interferes with children's learning. The evidence provided by researchers that noise is indeed hazardous to children's learning, the acceptance of a U.S. government agency of these findings, and the recommendations by the Acoustical Society for better classroom acoustics should, hopefully, in the long run bring about policies that will result in quieter classrooms and improved reading and math scores in the United States.

#### NOISE: NOT A NEW PROBLEM BUT A MORE UBIQUITOUS ONE TODAY

The Industrial Revolution and the rise of cities have been very much responsible for the rapid growth in noise pollution this past century. With modern technology advancing more noise-producing tools, vehicles, and products, the twenty-first century will be even noisier. The expected increase in air traffic alone will be a major factor in the rise in the world's decibel level. Yet noise did not emerge as an intrusive pollutant for the first time during the Industrial Revolution. Stories of loud music appear in the Old Testament; noisy delivery wagons along cobblestone streets of ancient Rome were disturbing; stories of barking dogs and squealing pigs have been found in literature for hundreds of years (Zaner, 1991). Noise is not a recent problem; it has just grown into a more pervasive one.

Noise has generally been associated with urban living. Large cities such as New York, Rome, Athens, and Cairo are frequently characterized as much too noisy. These cities and many others like them became major financial and entertainment centers providing work for millions of people. So that the

workers in these cities could retreat to quieter surroundings at the end of their work day, suburbs arose near these major urban centers. However, as we moved into the latter part of the twentieth century, things began to change for many residents of these once quiet suburban communities. Their once quiet homes were now beneath the paths of noisy overhead jets or being invaded by the loud sounds of their neighbors' leaf blowers or lawn mowers.

Rural areas were once thought of as very quiet places in which to live, but we now know that these isolated areas can also be intruded upon. New airports have arisen or are planned for parts of the United States that are far removed from the urban environment. Industrial facilities are relocating in rural parts of the country. A Massachusetts farmer found his once quiet lifestyle drastically changed with the building of a plastic company at the edge of his farm and has filed a complaint in the Superior Court department in the Commonwealth of Massachusetts (personal communication, March 9, 1998).

National parks and beach environments have been traditionally viewed as ideal places for vacationers to find peace and solace. However, these wonderful areas have also been overrun by noise. Sightseeing planes and helicopters are plaguing visitors to the Grand Canyon (Jaroff, 1995), but, hopefully, the restrictions recently imposed by federal law on the numbers of flights over the canyon will serve to lessen the noise problem. Jet skis have become a popular vehicle for travel across the water, and Komanoff and Shaw in their book *Drowning in Noise* (2000) have estimated that 1.3 million jet skis operate in the United States today. The authors, using a quantitative model that translates noise into dollars of "disamenity," have calculated that beachgoers lose over 900 million dollars annually because of the "roar and whine of a jet ski." Komanoff and Shaw were only estimating the loss of vacation dollars. They neglected the distress and suffering experienced by vacationers because of the jet ski noise and the cost to the health and welfare of these individuals who failed to get the requisite rest they needed and expected.

People should know that no one is safe from the "noise intruder." Aircraft routes can be changed; helicopter pads can be set down in grassy fields; the "neighbors from hell" can move in next door or into the apartment above; noisy bars or restaurants can open in the residential neighborhoods; cars with loud boom boxes can travel down quiet streets; and

factories can be built near farms. There is no assurance that a quiet home or a quiet community will remain that way.

Based on the data supplied by the United States Federal Aviation Administration, it is expected that international passenger traffic will double by the year 2010 and domestic passenger traffic will double within the next 20 years (Stenzel, 1996). This growth will result in the demand for additional air flights and for the expansion of airports. Automobile travel is also expected to increase during this period, creating a similar demand for new and expanded highways and roads. Although Komanoff and Shaw (2000) report some bans and operating limits on jet ski use, they note that these are the exceptions. Thus, they predict more jet skis on waterways. The economic boom experienced by the United States during this last decade has revitalized the building industry. Many high-rise buildings have risen in major urban centers for both business and personal use. The result—overcrowding, traffic jams, and, of course, more noise.

There is also another factor that has brought about the growth of noise, namely, a lack of civility. In his thoughtful article, "Noise, Sovereignty, and Civility" (2000), Les Blumberg addresses the relationship between noise pollution and the right of the individual "to make noise." According to Blumberg, noise makers don't care about the impact of their sounds on others. He singles out businesses as the worst offenders but also recognizes that ordinary people can be equally rude. Businesses are, he claims, often allowed to continue to make noise, whereas a college student hosting a late-night party might be told to break up the party. The rationale for tolerating business noise, according to Blumberg, is that if "someone is making money they can also make noise."

Blumberg believes that low-income communities are the most victimized by noise. This would be supported by John Dallas's (1995) description of his South Bronx neighborhood as one filled with music-blasting vehicles, loud-playing stereos, children playing late into the night beneath residents' windows, and lots of loud-talking mothers and fathers. Whether or not low-income communities have greater exposure to noise pollutants, both higher-income and lower-income communities have complained about noise. In fact, some of our largest airports impose noise on the most expensive neighborhoods. The call by both Dallas and Blumberg to respect the right of

one's neighbors to peace and quiet in the homes applies to all neighborhoods.

### THE ROLE OF GOVERNMENT AND THE CITIZEN IN NOISE ABATEMENT

Passchier-Vermeer and Passchier (2000) conclude that noise is on the increase in industrialized nations and in developing nations. They further conclude that noise exposure will be a major public health problem in the twenty-first century. If this be the case, then governments around the world as well as individual citizens must assume a role in curtailing the noises around them. Now, in the twenty-first century, it is time for governments to assess the noises within their countries and put into place legislation and policies that will address the growing noise problem. In the 1970s the U.S. federal government demonstrated some interest in abating noise, but by 1982 the federal government had for the most part lost its interest in protecting citizens from the dangers of noise (Bronzaft, 1998). The withdrawal of federal support for noise abatement activities meant that states and cities had to rely more heavily on local ordinances and local dollars to curtail the ever increasing noises (see Noise Pollution Clearinghouse Web site on U.S. noise laws, [www.nonoise.org](http://www.nonoise.org)). However, even when local noise laws are in place, citizens too frequently complain that they are not readily enforced.

In 2000, the U.S. Congress passed legislation calling on the National Academy of Sciences (NAS) to conduct a study on the effects of noise on health and on children's learning. The demand for this noise-health study came from activist citizens, many of them members of antinoise organizations, who pressured their public officials to do something about the intrusive noises, especially from aircraft, that have robbed them of the "peaceful enjoyment of their homes." This study, however, has not yet been funded and so Americans are left to wonder whether their government will once again become involved in the issue of noise pollution. Antinoise groups have been established around the world and similar demands are being made in other countries as well.

Governments have not been alone in failing to treat noise as a serious pollutant. Well-established environmental organizations have not yet viewed noise as an environmental concern. For too many people, noise still remains a personal issue, with the

single individual believing she or he alone is being bothered by the intrusive noise. While antinoise groups are reaching out to citizens to assist them with their noise problems and to enlist them in combating the noise pollutant, these antinoise organizations have not yet attained the status that is needed to bring the noise issue to the forefront.

At a recent noise conference, a third-world representative resented the fact that one of the speakers from a highly developed nation appeared to be dictating future noise policies. For some nations, namely, third-world countries who have lagged behind in development, curtailment of noise may be viewed as an attempt to restrain them from becoming urbanized and industrialized nations. Lessening environmental noises should be the aim of governments and citizens around the globe, but it is urged that the position taken by this third-world citizen be included in discussions of how we go about limiting noise. Even in the area of noise abatement, diplomacy is needed.

### NOISE: A DANGER TO OUR HEALTH!

Though scientists are correct in demanding more rigorous evidence to link noise to health, one need not wait for all the pertinent data to be collected before cautioning people about the adverse impacts of noise on health. Dr. William H. Stewart, the former Surgeon General of the United States, when asked to speak of noise as a health hazard at a 1969 conference, said the following:

Must we wait until we prove every link in the chain of causation? . . . In protecting health, absolute proof comes late. To wait for it is to invite disaster or to prolong suffering unnecessarily. (United States Environmental Protection Agency, 1978)

Dr. Stewart's advice was sound in 1969, and it is still sound in the year 2001. In assessing the effects of noise on our physiological and psychological health, one would have to conclude that there is enough evidence to justify warnings that noise may be dangerous to our health and well-being.

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# **HANDBOOK OF ENVIRONMENTAL PSYCHOLOGY**

*ROBERT B. BECHTEL and  
ARZA CHURCHMAN*

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Arline L. Bronzaft, Ph.D.  
505 East 79<sup>th</sup> Street, Apt. 8B  
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To: Canton Planning and Zoning Commission, 4 Market Street, Collinsville, CT 06022

Re: File 475; Apln 2000; 9 and 15 Albany Turnpike

Dear Commissioners:

I am writing regarding the proposal to blast and excavate, six days a week over a period of sixteen months, the trap rock ridge at the eastern entrance of your town in order to build a gas station, EV showroom and convenience store.

In seeking permission to undertake a project, developers are generally required to provide Environmental Impact Statements which address the potential environmental impacts that such a project may impose on nearby residents. Furthermore, developers are also asked to discuss these environmental impacts on residents of their approved projects. One such environmental impact that is very often a factor is noise. The question, thus: What are the potential noise effects on residents who reside near the proposed Excavating and Removing Massive Amounts of Rock project?

To answer this question, one has to first acknowledge the health effects of noise. In 2021, the literature linking noise to adverse health effects is abundant. We now know that noise is indeed a health hazard and there are many research articles to support this statement. Health effects are both mental and physical. Included in this declaration is the awareness that noise, at the very least, diminishes quality of life and a decent quality of life is required for good health. (see references below)

Secondly, to support the acceptance of noise as a health hazard are the legal decisions where courts have denied development permits, recognizing the potential harm of such projects on the well-being of nearby residents. The research on noise and health, as well as the court decisions acknowledging the deleterious impacts of noise on health, clearly indicate that whenever a developer is considering a project, that developer must have both the knowledge of the scientific literature supporting hazards of noise and the court cases where such information was used to decide the appropriateness of the new development under consideration.

In light of the statements above, the developer proposing the Excavating and Removing Massive Amounts of Rock Project has to answer the question as to whether the noise of the proposed project will affect nearby residents. Secondly, since the developer, after the excavation and removal of the rock, is planning to build a gas station, EV showroom and convenience store to occupy the space left by the removal of the rock, the developer will also have to prepare an environmental impact statement addressing the potential impact of noise on residents that its construction as well as its final development will have.

Residents who live near the proposed project cited above have learned that the excavation project, which should last about sixteen months, will expose them to blasting and excavating six days a week. This exposure to extremely loud sounds, they were informed, will take place from 7 a.m. to 6 p.m. on weekdays and from 7 a.m. to 5 p.m. on Saturdays. These residents have already testified to the Planning and Zoning Commission that these noises will impact their physical well-being (and their work

since the Pandemic has resulted in many people working from home). Additionally, children are now attending school remotely and the noises will intrude upon their learning. These concerns about the impacts of the proposed project on the health and well-being of nearby residents are strongly supported by the studies linking noise to adverse mental and physical health effects. Furthermore, their comments are no different from those of the many individuals who have similarly testified about the potential impacts of noise from proposed projects on their health and well-being. Such concerns raised by people who will be impacted by the noise underscore the need for the Environmental Impact Statements.

After forty-five years of research and writing on noise impacts, I can affirmatively state that environmental noise is a serious health hazard and must be recognized as such. To do otherwise is putting the mental and physical well-being of individuals exposed to noise at great risk. Furthermore, with health costs in the US putting a great strain on the finances of this country, to ignore the health costs resulting from exposure to noise puts the finances of all US residents at risk.

#### References

- Bronzaft, Arline L. (2017). Impact of Noise on Health: The Divide Between Policy and Science. <https://www.scirp.org/journal/PaperInformation.aspx?PaperID=76120>
- Epstein, Marcia Janneth and Bronzaft, Arline L. (Foreword by). (2020). "Sound and Noise: A Listener's Guide to Everyday Life." Montreal and Kingston, London, Chicago: Mc-Gill-Queens University Press.
- Search, Melissa and Bronzaft, Arline L. (2020). Reducing Urban Noise. In: "Behavioral Science in the Global Arena – Addressing Timely Issues at the United Nations and Beyond." Edited by: Congress, E. P., Takooshian, H., & Asper, A. Charlotte, N.C.: Information Age Publishing, Inc.
- Stewart, John, Bronzaft, Arline L. et al. (2011) "Why Noise Matters." London and New York: Earthscan.



**Canton Advocates for Responsible Expansion, Inc.**

**C.A.R.E. ... It's your town, too.**

**P.O. Box 196, Canton CT 06019**

Feb. 4, 2021

To: Canton Planning and Zoning Commission  
4 Market St.  
Collinsville, CT 06022

Re: File 475; Apln 2000; 9 and 15 Albany Turnpike

Dear Commissioners:

Given the unusually lengthy period of blasting and excavation associated with this proposal, as well as the well-documented physical and mental health impacts of long-term exposure to noise, we urge the Commission to consider the impact of construction noise on nearby residents when determining whether to grant the applicant's request for a special permit for earth work.

What this applicant characterizes as "construction" we view instead as a quarrying operation. As UConn Center for Economic Analysis Director Fred Carstensen, PhD expressed in a prior submittal, he is "very skeptical of the commercial sense this [project] makes" and believes the development "may be in large measure cover for a quarrying operation."

Regardless of what one calls it, this proposal involves a significant amount of earth work over a significant period of time. We are concerned that the noise generated throughout site preparation – especially by the blasting operation – may also have a significant adverse impact upon people's health and well-being.

We thank you for your serious consideration of this issue during your deliberations.

Regards,  
Jane Latus  
President

Encl.: Statement by Arline Bronzaft, PhD; Resume, Arline Bronzaft, PhD; Handbook of Environmental Psychology, Chapter 32; USDOT Federal Highway Administration Construction Noise Handbook – 9.0 Construction Equipment Noise Levels and Ranges

Tomasz Sulewski  
33 Ridge View Terrace  
New Hartford, CT

February 3, 2021

Mr. Neil Pade, AICP  
Director of Planning and Community Development  
Town of Canton  
P.O. Box 168  
4 Market Street  
Canton, CT 06022

RE: 9-15 Albany Turnpike Application

Dear Mr. Pade,

The purpose of this letter is to express my personal opinion that limiting the development at 9-15 Albany Turnpike would set a regressive precedent. It would send the wrong message to any potential developer and further bring to prominence the CANT in CANTON. The decision process should not be swayed by the many that oppose when most are either indifferent or support the project. I will try to address some of the main points of the opposition and why they lack substance.

First, I should note that I am the owner of 18 Albany Turnpike and that I have trap rock that I have considered removing in the future. It may not be as prominent as at 9-15 Albany Turnpike but I have been told that it is prettier. As a potential future developer the fact that the public may want to limit its "destruction" does not sit well with me. I'm certain anyone else with trap rock or ledge should also be concerned as I was under the impression that it comes with the property and that we can do whatever we please with it. Limiting what people can do with their rock on their private property is not the message I believe any commission should want to reinforce.

Everyone wants coffee in the morning, gasoline for their car, a sandwich for lunch and some ice cream on a hot day but none want it sold near their home. As it is, the 9-15 Albany Turnpike location is not near anyone's home but actually between a car dealership and an abandoned restaurant in a commercial zone surrounded by like-zoned properties. In Hayes v. Commission of Glastonbury, the main objection to the development was not the removal of the ledge but the likely loss of value to the established abutting residential homes. In that suit and appeal that followed the commission prevailed only because of the evidence that they would have been receptive and likely approved a development half of the size with greater setbacks to the residential homes. In this current situation, I strongly believe that because the existing

neighborhood lacks properties of value that it's unlikely there will be a negative impact to the sum of existing values.

In regards to the J. Swift Chemical superfund it's a tough one. Frankly I'm more afraid now that I know more about it than prior to these hearings. A lot of it is due to the fear mongering by organized efforts through very effective social media campaigns. I feel for the people and the families that have been affected by this despicable manmade disaster and I think a lot of people will lose sleep over it regardless of the hearing's outcome. It's tough to say what impacts will result from blasting 1500 feet or 2500 feet or blasting-like natural occurrences such as lightning strikes and earthquakes. But even more concerning may be the effects of floods and also common conditions such as winter freezing and thawing that may disturb this contaminated site. As to my understating, although the current owners did not contaminate the site, they are not overly compliant when it comes to paying their property taxes. This leads me to suspect that they may not follow the regulations put in place such as maintaining the monitoring wells set up to monitor the contamination. I feel like the public wants to "work around their schedule" and not bother them or their property. That property is likely the reason why Secret Lake home valuations are the best deals in the towns of Avon and Canton. Of the entire public testimony maybe one addressed those unscrupulous property owners instead all focusing on prohibiting activities 1500 feet away from them by a developer that doesn't pretend not to have money. Well maybe it's time to look into this site and put some of that energy into making sure it is being monitored or even cleaned up. I believe that the commission should not punish redevelopment because of the wrong doings of a defunct company and a noncompliant property owner some 1500 feet away.

About the gateway, you can have regular road sign on the west-bound lane marking the town boundary while moving the fancy Canton welcome sign in 500 feet and onto the opposite side of the road. Next time anyone travels to New Hartford you will notice what I mean. In essence you can visually move the gas station into Simsbury and maintain the gateway character of Canton.

There is no doubt that some ecosystems should be preserved from intensive development such as farmland soils, wetland soils, watercourses, or sites of historical importance. The 9-15 Albany Turnpike location does not fall into those categories. The public has raised many points of concern but nothing of substance to place this proposal outside normal scope of development. The commission must not follow the rule of the mob and instead rule with appropriate regulation and oversight.

Sincerely,

Tomasz Sulewski

**Archived:** Friday, February 5, 2021 9:49:49 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 3 Feb 2021 17:19:24  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Opposition to proposed development on Albany Ave.  
**Importance:** Normal

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Neil

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**From:** Deborah Gillespie [mailto:[painterladydeb@yahoo.com](mailto:painterladydeb@yahoo.com)]  
**Sent:** Wednesday, February 3, 2021 5:16 PM  
**To:** Pade, Neil  
**Subject:** Opposition to proposed development on Albany Ave.

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

February 3, 2021

From:  
Deborah Gillespie  
2 Silver Mine Acres  
Canton, CT 06019

To:  
Neil Pade: Town Planner, and the Canton Zoning Commission

Re:  
Blasting and development near the DEEP Swift Superfund Site  
proposed by Mark Greenberg

I am currently a resident and property owner in Canton, and I would like it to be known that I **STRONGLY OPPOSE** the proposed plan and applications for the zoning variances regarding the development of lands also known as the Swift Superfund Site on Albany Ave.

The total disregard for the long term environmental ramifications of this proposed plan, and the overall negative longterm, and as of yet undetermined, effects to the health on the citizens of our township is irresponsible and shortsighted.

The DEEP Swift Fund Chemical Site is contaminated with the toxins Tetrachloroethylene (PCE) , Trichloroethylene (TCE) , and Xylene; all listed by the CDC as a registered carcinogens that are known to



cause damage to the neurological system, kidney cancer, leukemia, non-hodgkin lymphoma, multiple myeloma, scleroderma, liver cancer, and end stage renal disease.

I was in virtual attendance at the last meeting. I have re-read the letters from Alicia M. Phillips-Griggs, William Warzecha, and Evan Glass, and believe we should all heed their scientific testimony.

The section in Glass' testimony regarding 'Groundwater Flow in Bedrock Aquifers ' states that it is impossible to predict the outcome of the flow of the aquifer when the bedrock is disrupted; therefore in my opinion, to say that the aquifer will not be contaminated is risky guesswork.

There is also secondary contamination to consider- airborne particulates during removal and transportation of the excessive amount of excavated materials- which will eventually make their way to ground water putting an even broader scope of our population and wildlife at risk.

My property is at the intersection of RT44 and East Hill RD, an already busy and congested roadway full of stoplights with idling cars and exhaust effecting the overall air quality in our area.

Once an action that disrupts a volatile environment is taken, it can not be undone. If the historical account of the property has a tale to tell, it is that legislative mandates can not undo or repair an ecosystem, or restore a community to health.

We do not want to become another community where the water is unpotable, and it's citizens become another set of statistics for the CDC.

Please OPPOSE the project. Please reject the special permits for earthwork and blasting for the future of the area's wellbeing.

Sincerely,  
Deborah Gillespie

**Archived:** Friday, February 5, 2021 9:49:45 AM  
**From:** [Pade, Neil](#)  
**Sent:** Thu, 4 Feb 2021 14:52:35  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Greenberg Development Proposal Concerns  
**Importance:** Normal

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Neil

-----Original Message-----

From: Art Holden [<mailto:artgh@comcast.net>]  
Sent: Thursday, February 4, 2021 12:45 PM  
To: Pade, Neil  
Cc: Laurie Holden  
Subject: Greenberg Development Proposal Concerns

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Mr. Pade:

My name is Art Holden and we have lived at 7 Old Albany Tpke since 1976.

Based on additional state investigations some years after 1978, I believe that there is at least one other major concern, in addition to excessive hydrocarbons polluting drinking water, to be concerned about.

Around 2005 approximately the state inserted small pipes into the ground on properties on at least Old Albany Tpke and Midas I believe. The measurement of soil out gassing was the reason given.

Also, a small canister type object was inserted in the cellar after drilling an access hole. We believe that this was also being done in other homes as well.

We were told that the concern had to do with chemical out gassing, finding its way into homes proximal to the chemical spill site.

After subsequent analysis of the retrieved canister we were told that there was not a problem. Unfortunately I have no written record of these events.

My concern, therefore is that 16 months of blasting and excavation would only exacerbate the existing concerns about chemical out gassing, and further pollution of the underground water system.

When all this came to light in 1978, our drinking water was deemed undrinkable then, it is now 43 years later and I do not believe that the current levels of hydrocarbons, etc have been established.

Therefore, if this project is not rejected, determining current levels of contamination in the water supply, and out gassing in the soil should be a priority concern before going any further forward.

**Archived:** Friday, February 5, 2021 9:49:39 AM  
**From:** [Pade, Neil](#)  
**Sent:** Fri, 5 Feb 2021 08:03:08  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Proposed development at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Annette Wright [<mailto:wrianet2027@gmail.com>]  
**Sent:** Thursday, February 4, 2021 6:43 PM  
**To:** Pade, Neil  
**Subject:** Proposed development at 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Commissioners of Planning and Zoning Board of Canton Ct,

I am opposed to the proposed development at 9-15 Albany Turnpike and I want this email to be recorded as a "Letter of Opposition."

I am a homeowner off of Secret Lake Rd and as you know, the Canton side of Secret lake has public water as a result of contamination from the superfund site on rte 44.

As a matter of fact, when we bought our home in 2004, we researched the area, finding out there was a super fund site up the road and we tested our water for VOCs before buying our home.

Health and water quality are paramount, not to be threatened by blasting and possible disturbance of the super fund site and our water quality.

Thank you.  
Annette Wright  
5 Goodwill Trail  
Avon, CGT 06001

**Archived:** Friday, February 5, 2021 9:49:33 AM  
**From:** Pade, Neil  
**Sent:** Fri, 5 Feb 2021 08:02:54  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: 9-12 Albany turnpike  
**Importance:** Normal

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Neil

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**From:** Colleen [mailto:col4873@yahoo.com]  
**Sent:** Thursday, February 4, 2021 5:07 PM  
**To:** Pade, Neil  
**Subject:** 9-12 Albany turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Commissioners,

I am opposed to the proposed development [at 9-15](#)Albany Turnpike and I want this email to be recorded as a "Letter of Opposition."

I feel that this will destroy the Beauty of our town and is completely unnecessary as we have enough gas stations. I am also concerned about the wells of my neighbors and the potential impact to wildlife.

Thanks

The Poulins

73 Secret Lake Road

Canton CT t

Sent from my iPhone



**Archived:** Friday, February 5, 2021 9:49:26 AM  
**From:** [Pade, Neil](#)  
**Sent:** Thu, 4 Feb 2021 14:53:46  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Proposed development of 9 and 15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Paul Lapio [mailto:pnut1917@yahoo.com]  
**Sent:** Thursday, February 4, 2021 12:57 PM  
**To:** Pade, Neil  
**Subject:** Proposed development of 9 and 15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hello,

My name is Paul Lapio, 19 Queens Peak, Canton Connecticut.  
I am writing to express my opposition to the proposed development of 9 and 15 Albany Turnpike.

After listening to virtual meeting and reading what has been published to date, I do not believe that this development should be allowed due to the following and in no particular order:

Too big for Canton,  
Too many environmental issues to feel safe about,  
Blasting that will blight the rural natural beauty of Canton and the effects to the unseen in potential ground water disturbance, hazard to a brown field and lose of habitat for many species of animals,  
There seems to be no mention of the processing of the rock after it is blasted in the form of grinding the rock down to a size that can be hauled away. The dust and noise pollution surely must be taken into consideration.

Canton seems to be acting on defense to the proposal, but due to the variety and quantity of special zoning exceptions alone needed, it seems logical that Canton could just deny and move on.

We can not and should not let this go forward.

Thank you,

Paul Lapio

**Archived:** Friday, February 5, 2021 9:49:22 AM  
**From:** Pade, Neil  
**Sent:** Thu, 4 Feb 2021 12:05:39  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: Application on Rt. 44 on Canton/Simsbury line  
**Importance:** Normal

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Neil

-----Original Message-----

From: Helen Peterson [<mailto:hkpeterson@comcast.net>]  
Sent: Thursday, February 4, 2021 11:46 AM  
To: Pade, Neil  
Subject: Application on Rt. 44 on Canton/Simsbury line

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Canton Planning Commission  
Neil Pade, Planner

Dear Mr. Pade and Commissioners

I write in regard to the application before you for development of site on Rt. 44, at the Canton/Simsbury town line...site of the majestic trap rock ridge. And may I introduce myself.

I have lived in Simsbury for 57+ years. I have served on our Planning Commission 7 years, three terms as a Selectman, and still serve on our Open Space Committee since it's inception in the 1990's.

I have dedicated my life and efforts in public service studying to inform myself and our community to better understand the undeniable and necessary respect due the relationship of man and our natural surroundings.

Serving has taught me to respect and give due diligence to the rights of land owners through their applications. Serving has also taught me to understand the enormous challenge to our commissioners faced with development of our land resources.

You consideration as Commissioners must make decisions in public service, always and only for the greater public good and public trust. First, Do No Harm!

As a Simsbury resident, I most regrettably and personally accept the abdication of responsibility in not responding to this application when it was...so briefly...before our town's Commissions. I sincerely share my thoughts with you to encourage and strengthen your resolve, now that it is in your hands, to deny this irrational and unreasonable request for development.

I understand you are being approached by many others regarding specific land use merits of the application, and therefore do not mention them here individually...though I strongly agree that they do not hold any positive merit!

One question to consider? Is an Environmental Review required for this application?

Such an assault on the face of our Earth for the enrichment of the very few, and with total disregard for man NOR Earth or the greater good or public trust, defies any norm of a reasonable, acceptable application.

You simply do not NEED to approve this application so void of credible merit, and I (we) will be grateful and indebted to you for your action to deny.

Thank you for the opportunity to comment!

Most respectfully,  
Helen K. Peterson  
20 Long View Dr.  
Simsbury, Ct  
06070

1-28-21  
Please

do NOT blast

the mountain to  
make a car place  
and gas stashes



I am 8 years  
old and live in Canton

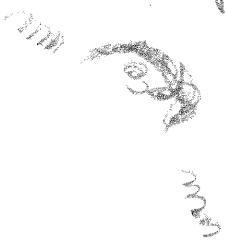
and I don't want you to  
blast the mountain

because it is beautiful  
BY: Jalen

CANTON TOWN HALL  
LAND USE OFFICE

FEB 02 2021

DATE OF RECEIPT IN OFFICE





## **Deltenre, Renee**

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**From:** Pade, Neil  
**Sent:** Wednesday, February 3, 2021 1:42 PM  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: OPPOSITION TO DEVELOPMENT BY MARK GREENBERG

Neil

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**From:** ruthellen corbett [mailto:ruthellencorbett@gmail.com]  
**Sent:** Wednesday, February 3, 2021 1:12 PM  
**To:** Pade, Neil  
**Subject:** OPPOSITION TO DEVELOPMENT BY MARK GREENBERG

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

I am expressing my opposition to the proposed development by Mr. Mark Greenberg on Albany Tpke, (Rt. 44), #9-15.

**From the town of Canton Town Plan I quote:**

"Economic growth and development is fundamental to our community's future and quality of life. Business development in suitable locations must happen in a manner that enhances the character of the community and reinforces strong property values."

I recognize, as well as you, that economic development is essential for the future of the town of Canton. However, I believe Mr Greenberg's proposed development is the wrong plan in the wrong place.

The development is being touted as a "green " project. That is far from the truth.

The project claims "green" because it proposes building an electric car showroom plus a charging facility. Who wants to sit on Route 44 for as long as it takes to charge your car when it can be accomplished at home or at your place of business? What is "green" and in "character" by destroying the iconic rock and beauty of the Gateway to Canton? What is "green" about putting 20 gas pumps on the site as well as another convenience store? This is unneeded redundancy. WRONG PROJECT and WRONG PLACE.

What is "green" about blasting the iconic taprock for two years, causing the removal of thousands of tons of rock, worth millions of dollars to Greenberg? This destruction of taprock would be 1,500 feet from the site of The J. Swift Chemical Company Superfund, which still contains a number of toxic chemicals that can contaminate ground water as well as hundreds of functioning domestic wells in both Canton and Avon. This water pollution does not enhance property values of the many homes in Canton and Avon, nor does destroying the Gateway to Canton preserve the character of Canton, WRONG PROJECT in the WRONG PLACE.

What is "green" about noise, air or light pollution?

This nonsense is called greenwashing of the issue.

Please reject and strive for sensible “true green” town planning that enhances both the character and property values of Canton.

Thank you for reading my letter.

Sincerely,

Ruthellen Corbett, Avon Resident

Dear Mr. Pade,

I am expressing my opposition to the proposed development by Mr. Mark Greenberg on Albany Tpke, (Rt. 44), #9-15.

**From the town of Canton Town Plan I quote:**

"Economic growth and development is fundamental to our community's future and quality of life. Business

development in suitable locations must happen in a manner that enhances the character of the community and



reinforces strong property values."

I recognize, as well as you, that economic development is essential for the future of the town of Canton. However I believe Mr Greenbo

The development is being touted as a “green ” project. That is far from the truth.The project claims “green” because it proposes building be accomplished at home or at your place of business? What is "green" and in "character" to destroying the iconic rock and beauty of th redundancy. WRONG PROJECT and WRONG PLACE.

What is "green" about blasting the iconic taprock for two years, causing the removal of thousands of tons of rock, worth millions of dol still contains various toxic chemicals that can contaminate ground water as well as hundreds of functioning domestic wells in both Cant Gateway to Canton preserve the character of Canton, WRONG PROJECT in the WRONG PLACE.

What is "green" about noise, air or light pollution?

This nonsense is called greenwashing of the issue.

**Archived:** Wednesday, February 3, 2021 3:35:51 PM  
**From:** Pade, Neil  
**Sent:** Wed, 3 Feb 2021 10:11:52  
**To:** Deltenre, Renee  
**Subject:** FW: 9 and 15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Lapio, Susan J W122A [mailto:Susan.Lapio@Cigna.com]  
**Sent:** Tuesday, February 2, 2021 7:24 PM  
**To:** Pade, Neil  
**Subject:** 9 and 15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

I attended the January 19<sup>th</sup> Planning & Zoning commission meeting and listened to the subject matter expert presenters as well as members from the Town of Canton and neighboring communities. The experts on hydrogeology, wildlife and environmental protection were very impressive and their information was very educational and influential. As a result of what I heard at the meeting, I am writing to express my concerns.

I live at 19 Queens Peak Road in Canton and have been a Canton resident for 15 years. I do not support the development of this site, as it has been presented, and have the following concerns:

- Blasting of the ridge – concerned about the potential environmental hazards, damage to wildlife and visual impact to the area. I also don't think it's necessary to blast this ridge to accommodate a development in that area. The destruction is too severe and potential for environmental impact is too high.
- Inclusion of a gas station with as many as 20 pumps. Perhaps this could be downsized. Given the number of gas stations in the area, it doesn't seem necessary and presents additional environmental concerns.
- Appearance of the dealership. Even though the developers revised their plans, it is still a very large two story building that doesn't fit the character of the town or the location as presented. I am not opposed to an electronic vehicle dealership, however, believe there could be a more "town acceptable" design that would fit the property without blasting the ridge. I realize that they are trying to make modifications, but it still doesn't fit the location.

I wanted to ensure that I add my thoughts as another concerned resident who does not support this development.

Also, I really appreciate the work that you and the P&Z commission do. The meeting was well handled and I am hopeful that the permit requests will be denied based on the information that has been presented by experts and residents.

Thank you  
Susan Lapio

**Archived:** Wednesday, February 3, 2021 3:35:23 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 2 Feb 2021 12:26:57  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Ben's P&Z letter 02/01/21 - Invitation to comment  
**Importance:** Normal

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Neil

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**From:** Sarah Hollenbeck [mailto:shollenbeck923@gmail.com]  
**Sent:** Monday, February 1, 2021 5:25 PM  
**To:** Pade, Neil  
**Subject:** Re: Ben's P&Z letter 02/01/21 - Invitation to comment

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Thank you for getting back to me so quickly! You will find my son's letter below. If you would prefer a PDF, I can do that. Please let me know. Best, Sarah

Feb. 1, 2021

Dear Town of Canton Planning and Zoning Members,

My name is Benjamin Hollenbeck and I am 8 years old. I live at 100 Dyer Avenue in Canton and I am a 3rd grader at Cherry Brook Primary School. I am writing to you because I have heard that over near the Simsbury McDonald's there is going to be an electric car dealership with an ice cream parlor and a gas station. I think **it should not be there** because:

- 
- It is in a beautiful, rocky
- area that welcomes you when you come into Canton. It is like a little tunnel. I think that is cool. I don't want it leveled. We can never get that hill back if it is blasted.
- 
- 
- It will possibly affect
- nearby well water.



- 
- 
- There might be bears that
  - live on that hill, even little rabbits. Squirrels and chipmunks also live there; it is their home. How would you like your home blasted?
- 
- 
- Traffic will be increased.
  - It's bad enough now.
- 

If this project must go through, I have a suggestion: In Canton Village, there are a lot of empty stores like: McDonald's, Mikado, the old grocery store/in-door golf place, and Onion Mountain Kitchen. My thought is that you could have the gas station be where McDonald's is, the old grocery store and Mikado could be the showroom/electric vehicle parking area, and Onion Mountain Kitchen could be the ice cream parlor. These buildings are beginning to be run down and this would help to "spice up" Canton Village.

**I am a resident of Canton and I do not want this project to happen.** It makes me sad that a beautiful hill will be blasted. :( When I grow up and have my own family and I live here, I don't want to tell my family that there used to be a beautiful, nature-filled hill right where the electric car dealership is.

With all due respect,

Benjamin Hollenbeck

**Archived:** Wednesday, February 3, 2021 3:34:57 PM  
**From:** [Pade, Neil](#)  
**Sent:** Tue, 2 Feb 2021 11:31:56  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Letter OPPOSING the proposed development at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Alex Belair [mailto:[abelair79@outlook.com](mailto:abelair79@outlook.com)]  
**Sent:** Monday, February 1, 2021 9:30 PM  
**To:** Pade, Neil  
**Subject:** Letter OPPOSING the proposed development at 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil Pade and Commissioners of the Planning and Zoning Board,

I would like to voice my strong opposition to the proposed development at 9-15 Albany Turnpike, and would like this to be recorded as a letter of opposition to the granting of special permits for this development.

In a recent article of the Hartford Courant, it was reported that the developer has “been answering neighbors’ concerns...” The fact is that the neighbors have been very clearly expressing their opposition to the approval of this particular development and not simply raising “concerns.” The community has been unmistakably objecting to this proposal, which would place a horrible eyesore at the entrance to the town and would adversely affect the character of the town and the quality of life of the community and would put our ground water at risk.

The case for denying the special permits requested by this applicant based on the town’s Plan of Conservation and Development is indisputable. Please preserve the character of our community. Please protect our quality of life. Please do not allow our ground water to be put at risk. Please reject this proposal.

Thank you,

Alex Belair

February 2, 2021

Town of Canton Planning & Zoning Commission

C/o Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168

Dear Town of Canton Planning & Zoning Commission,

While reviewing Canton's POCD, I was reminded how much your Plan aligns with the Town of Avon's POCD, a document with which I'm very familiar. Such plans are originally created to foster responsibility so we may act as stewards of the land, which we are privileged to live on, and its natural resources, which we are privileged to live near. As Commission members representing your tax-paying neighbors, we thank you for your service but also expect you to act (and vote) with careful consideration for what's best for the Town of Canton.

The delicate balance of preserving what little open space is left in the Farmington Valley, combined with the threat to natural resources (such as springs that feed into groundwater) and natural formations (such as Trap Rock Ridge), while responsibly developing land in a way that best suits the needs, health and welfare of residents, is not a position I envy. However, it seems ludicrous that any Commission member can have a clear conscious if voting in favor of File #475, when, at heart, its objective is to grossly benefit a small handful of people and not a community at large. The applicant proposes a development that comes without care or concern for the future of the property and its natural surroundings.

The voluminous amount of letters from the public expressing concern and objecting to File #475 should have significant weight when it comes time for you to vote. The public outcry over the potential blasting must be valued greatly as one of many factors indicating this proposal is not in the best interest of the Town of Canton. Will this Commission be the one that allows the permanent alteration and irreversible blasting of Trap Rock Ridge for the sole benefit of the applicant and his developer? Or will you vote responsibly, and deny this application?

I write this letter with the hope and faith that you, Commission members, will do the right thing and deny File #475, as it's the morally responsible thing to do. Denying this application is also what's best for nature, the Town of Canton and generations yet to inherit and inhabit this piece of the Farmington Valley.

Sincerely,

Robin Baran  
182 Woodford Hills Drive  
Avon, Ct 06001



# TOWN OF CANTON LAND USE OFFICE

4 Market Street, Collinsville, Connecticut 06022

## Memorandum

From: Emily Kyle  
Assistant Town Planner

To: Planning and Zoning Commission

Cc: Neil Pade AICP, Town Planner;  
Conservation Commission

Re: **File 475; ApIn 2000;** 9 and 15 Albany Turnpike

Date: February 1, 2021

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### Summary

Per your request, I have reviewed the Town's Natural Resource Inventory regarding the above referenced matter. The following excerpts are relevant:

#### **Page 8, Geology**

"The bedrock in the eastern part of the town represents the Newark Terrane. It consists of sedimentary rocks (arkosic sandstone) and basalt formed during the rifting event 220 million years ago when Pangaea broke apart and the Atlantic Ocean formed. A major normal fault oriented north-northeast separates the younger rocks of the rifting event from the older metamorphic rocks. The fault is projected to cross Route 44 east of Secret Lake. From there, the fault runs north-south along the western side of Onion Mountain before it turns and trends north-northeast. A thin layer of basalt runs north-south on the very eastern edge of town."

#### **Page 18, Topography**

"Glacial erratics are relatively common, and bedrock outcrops show evidence of polish from the glaciers moving over them. Many of the rock walls in town are built partly or entirely of rocks that have been carried by the glaciers and rounded by movement in the glaciers."

#### **Page 51, Critical Habitats, Traprock and Amphibolite Ridges**

"The Farmington Valley Biodiversity Project (FVBP) identified five primary and two secondary conservation areas within the Town of Canton. Onion Mountain is part of the "traprock ridge ecoregion." According to the FVBP "this unique geologic feature is composed of erosion resistant basalt from ancient lava flows. Traprock ridges harbor important natural communities including talus slopes and cliffs, bald rocky summits, perched vernal pools, and large tracts of continuous



forest that serve as natural corridors for migratory birds and large mammals including bobcat, fisher and black bear. Rare plants are located within traprock ridge communities including the state-endangered longleaf bluet (*Houstonia longifolia*), found only in this habitat type.” Ratlum, West and Sweetheart Mountains are part of the western or northwest highlands ecoregion, while Mt. Horr is what is known as an amphibolite formation (a form of metamorphic rock) and supports communities similar to traprock ridge formation.

**Concerns/Stressors**

Unregulated development along Canton’s ridgetops would diminish the aesthetic beauty of the town. Neighboring towns provide examples of what ridgetop development looks like.”

**Archived:** Wednesday, February 3, 2021 3:33:54 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 12:29:09  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: EV showroom project  
**Importance:** Normal

---

Neil

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**From:** Ieke Scully [mailto:scullies@hotmail.com]  
**Sent:** Monday, February 1, 2021 12:16 PM  
**To:** Pade, Neil  
**Subject:** Re: EV showroom project

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Sorry, one more point: Most EV owners have their home (garage) as their overnight charging station, so if an EV charging station is proposed at this new showroom location, it doesn't make sense for local EV drivers. It would make sense for long distance travelers, as it does along the interstate highways, if you think you will get a lot of thru travelers. Otherwise, EV charging stations tend to be in shopping malls, or parking garages, so you can shop or eat while you charge.

Best regards,

Ieke Scully

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**From:** Pade, Neil <NPade@TownofCantonCT.org>  
**Sent:** Monday, February 1, 2021 10:39 AM  
**To:** Ieke Scully <scullies@hotmail.com>  
**Subject:** RE: EV showroom project

Hi Ieke,

Thank you for taking the time to write to us with your concerns about this proposal.

We will be adding them into the hearing record as testimony and will include them in the next meeting packet that goes to the Commission.

Let me know if you have any questions.

Best,

Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168  
860-693-7891 Phone  
860-693-7884 Fax  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)  
[www.townofcantonct.org](http://www.townofcantonct.org)

---

**From:** Ieke Scully [mailto:scullies@hotmail.com]  
**Sent:** Saturday, January 30, 2021 11:50 AM  
**To:** Pade, Neil  
**Subject:** EV showroom project

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

To whom it may concern,

My name is Ieke Scully, resident of Simsbury. My husband and I both drive electric cars. Our belief that we should think and live sustainably by reducing our carbon foot print led us to also purchase and redevelop the Ensign House in Simsbury, renovating it in the most energy efficient way. All decisions with that project revolved around reducing our carbon footprint.

If someone really believes in the practice of reducing our carbon footprint by supporting Electric vehicles, and building a showroom for them, they would also not be building a 20 pump gas station alongside of it. They would also find an existing vacant building that could be reused or adapted for reuse as a showroom...the ultimate recycle project. These points alone lead me to believe that this whole RT 44 development project is really just a mining project in disguise.

I do not even have to go into the other surrounding issues that discount the validity of this project. I am embarrassed that Simsbury's Zoning Board approved this project in such a hurry, but I hope Canton do the right thing in not allowing this project to happen as proposed.

Sincerely,

Ieke Scully  
29 Notch Road  
West Simsbury, CT

860-836-5911

**Archived:** Wednesday, February 3, 2021 3:33:47 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:47:07  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Development proposal on route 44  
**Importance:** Normal

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Neil

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**From:** Abz Kearney [<mailto:ann.nourishnaturally@gmail.com>]  
**Sent:** Sunday, January 31, 2021 3:50 PM  
**To:** Pade, Neil  
**Subject:** Development proposal on route 44

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

I lived in Canton from 2002-2016, currently I live right over the town line in Burlington. My husband, children, and I continue to come to Canton for shopping, recreation, and to meet friends, several times a week. I love the town of Canton and have since I first moved here almost 20 years ago. My three kids were all born while we lived in Canton.

The thing I love most is Canton's sense of *character*, it still has the feel of a small town where you know your neighbors and get involved in town activities. One of Canton's most important features is the nature that is in and around it. People come here from all over because it is beautiful and has lots of small, interesting, one of a kind shops along with outdoor recreation.

The project that is being proposed on route 44 represents the opposite of everything that I love about Canton. It is too large and it is very likely to negatively impact residents between the noise, increased traffic, potential contamination of drinking water, and large area with lights on all night. In addition it will destroy a beautiful ridge line and wildlife corridor, which has become associated with entering Canton.

Please say no to the special permits being requested for this project, which will enrich a few and damage many residents and the image of the town itself.

Thank you for your consideration.

Ann Kearney



**Archived:** Wednesday, February 3, 2021 3:33:39 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:47:35  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Mark Greenberg  
**Importance:** Normal

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Neil

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**From:** Shirley Barisal [<mailto:sbarisano@att.net>]  
**Sent:** Sunday, January 31, 2021 6:30 PM  
**To:** Pade, Neil  
**Subject:** Re: Mark Greenberg

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Thank you. I found this in my door today & am in disbelief that this would be allowed! The president of the Secret Lake Association was told that the development would not affect us as bad as we were first led to believe. But if this is what the plan is, we will be affected that bad! I cannot believe that the Town of Canton would allow this &

Sent from my iPhone

On Jan 25, 2021, at 9:32 AM, Pade, Neil <NPade@townofcantonct.org> wrote:

\u-257 ?

Hi Shirley,

Thank you for taking the time to send us your comments.

I just wanted to send a message confirming that they have been received and added into the hearing record for this proposal.

Feel free to reach out to me anytime.

Best,

Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168  
860-693-7891 Phone  
860-693-7884 Fax  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)  
[www.townofcantonct.org](http://www.townofcantonct.org)

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**From:** Shirley Barisal [mailto:sbarisano@att.net]  
**Sent:** Monday, January 18, 2021 10:08 PM  
**To:** Pade, Neil  
**Subject:** Fwd: Mark Greenberg

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Sent from my iPhone

**Subject: Mark Greenberg**

\u-257 ?I live in Secret Lake & am opposed to the possible approval of the blasting Trap Rock Ridge since it will affect my well water & I will not be able to safely drink it or wash my dishes & clothes. If Mr. Greenberg would pay to have myself & everyone else that would be affected by this hooked up to the town's water supply prior to starting this, I would change my mind. I used to work as a commercial lending assistant for a bank & one thing I learned was that banks would not lend money to gas stations or dry cleaners due the fact that they used chemicals that are harmful to people but also the environment. In this time of COVID, I find hard to believe people can be so uncaring about other people. The fact that I just heard about this project tonight 1/18/21 proves that point. Have a heart & do not approve this project.

Thank you,

Shirley Barisano

Sent from my iPhone

**Archived:** Wednesday, February 3, 2021 3:33:35 PM

**From:** Pade, Neil

**Sent:** Mon, 1 Feb 2021 10:50:06

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: Save the rock and our water

**Importance:** Normal

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Neil

-----Original Message-----

From: bmaher0813 [<mailto:bmaher0813@aol.com>]

Sent: Monday, February 1, 2021 10:28 AM

To: Pade, Neil

Subject: Save the rock and our water

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil,

My name is Brian Maher, 7 Michael Dr., Canton. We met some years back when my neighbors and I were concerned about Suburban Sanitation attempting to move their portable toilets very close to our property lines.

I am now very concerned that this proposed project on Rt. 44 will adversely effect our wells.

I have lived in Canton for 38 years and raised my 3 children here, the first view of Canton as you drive west on Rt. 44 is of a very pleasant and attractive town. That will change dramatically if this project is allowed to go through.

I am vehemently opposed to this project.

Respectfully,

Brian Maher

Sent from my iPhone



**Canton Advocates for Responsible Expansion, Inc.**  
**C.A.R.E. ... It's your town, too.**  
**P.O. Box 196, Canton CT 06019**

Feb. 1, 2021

To: Canton Planning and Zoning Commission  
4 Market St.  
Collinsville, CT 06022  
Re: File 475; Apln 2000; 9 and 15 Albany Turnpike

Dear Commissioners:

Section 7.5.E.9. of the Canton Zoning Regulations ("Earthwork and Grading/Additional Special Permit Considerations") states in part that "[l]edge walls or retaining walls visible from the public street or adjoining properties are not recommended and shall be reduced through grading, terracing or other means." As can be readily seen in the rendering provided by the applicant's design team, the proposed ledge wall and the retaining wall atop it will not merely be visible from Route 44; they will be the **predominant and overwhelming** view from the road in this area.



Furthermore, as noted in its opening sentence, Section 7.5.E.9. seeks to mitigate the negative effects of earthwork/grading activities that would otherwise be "detrimental to the character of the Town and the value of adjacent properties." Yet this massively large - and prominent - ledge wall can be accommodated only after an extraordinary amount of earthwork activity has taken place, an activity whose proposed location and magnitude seemingly run counter to the intent and purpose of these very regulations.

Regards,

Handwritten signature of Alan L. Weiner in blue ink.

Alan Weiner, AICP  
Treasurer  
Canton Advocates for Responsible Expansion, Inc.



**Archived:** Wednesday, February 3, 2021 3:32:39 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:45:30  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: route 44 Project  
**Importance:** Normal

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Neil

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**From:** Daniel Piano [mailto:[pfam12@icloud.com](mailto:pfam12@icloud.com)]  
**Sent:** Sunday, January 31, 2021 11:46 AM  
**To:** Pade, Neil  
**Subject:** route 44 Project

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

We are Dan and Pat Piano. We live in West Simsbury right on the Canton line. We write to you today as concerned citizens about the upcoming vote on the proposed project for Route 44 that entails blasting the ridge line and open the space for an electric car dealership, including repairs and a twenty pump charging station that will be open 23 hours each day.

We strongly object to this project for the following reasons:

#1. 12-15 months 6 days a week of blasting and removal of the trap rock ridge. This ridge is a major route mapped on the Eastern Wildway, a scientific consensus based mapping of wildlife corridors and connections. This ridge is a MAJOR corridor in CT and these corridors are critical in the adaptation of species that will be necessary to prevent extinction during climate change. The blasting and lights that will be occurring 23 hours a day will destroy the suitability of habitat well beyond local sites. This ridge has NEVER been fully inventoried in terms of ecology and species so we are essentially in the dark about what we are destroying.

#2. The site, when completed will house a 20 pump service station. Not even on the Mass Pike do we see stations of that size. Why on route 44?

#3. It is adjacent to the aquifer protection zone and a superfund site (people with private wells in this area already had water issues when the adjacent site was developed).

#4. The project will require a major road to currently land-locked parcels on the ridge in both Simsbury and Canton and thus open them for development. An unintended consequence?

#5. It is our understanding that Canton Zoning regulations allow for around 2,000 cubic yards of material to be brought off a site. This proposal requires Special Exception because roughly 70 times that amount will need to be taken out, the top rock sold. **This requires no less than nine Special Exceptions which is a dead giveaway that this is the wrong proposal for this site.**

#6. We love living here in Connecticut. But projects like this diminish our beautiful State. Between the blasting, the risks to man and nature, the total destruction of the area, reminds us of a “war zone” that will reduce property values and once again limit our **human** ability to find respite and renewal in nature.

**PLEASE JUST SAY NO TO THIS PROJECT.**

**Thank you for your time. Again, please vote NO.**

Daniel and Patricia Piano  
33 Rocklyn Drive  
West Simsbury, CT. 06092

**Archived:** Wednesday, February 3, 2021 3:32:36 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:42:08  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Turnpike Development  
**Importance:** Normal

---

Neil

-----Original Message-----

From: Mary Stockman [[mailto:mary\\_stockman@sbcglobal.net](mailto:mary_stockman@sbcglobal.net)]  
Sent: Sunday, January 31, 2021 8:43 AM  
To: Pade, Neil  
Subject: 9-15 Albany Turnpike Development

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

It had been brought to my attention that this development will include blasting for several months. I Live on Sunset Trail in Avon which my well could very well be affected by the blasting.

The Secret Lake could also face contamination from the blasting as well due to the John Swift Chemical Company Superfund Site. Thousands of dollars a year have been spent on maintaining the cleanliness of the lake by our Association. It is a family friendly lake where our children have been raised and can swim in the summer.

I do not agree with this project as proposed. Almost everyone in Secret Lake in Avon have private wells. We cannot risk the chance that our lake and wells will be contaminated by this project.

I  
Ask that my concerns be shared at the next hearing.

Thank you  
Mary Stockman  
26 Sunset Trail  
Avon , CT

Sent from my iPhone

**Archived:** Wednesday, February 3, 2021 3:32:29 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:37:33  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: proposed Rt 44 project  
**Importance:** Normal

---

Neil

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**From:** katie galt [mailto:katie.galt@gmail.com]  
**Sent:** Friday, January 29, 2021 2:39 PM  
**To:** Pade, Neil  
**Subject:** proposed Rt 44 project

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

My name is Katie Galt and I grew up in West Simsbury and am happy to call it home. I would like to express my concerns regarding the proposed development. First, this ridge is a major route mapped on the Eastern Wildway, a major corridor in CT that is critical for species movement and migration. The blasting from development, as well as the noise and lights after development that will occur almost constantly will be incredibly destructive to wildlife. It would be so disappointing, as well as dangerous in terms of advancing ecological damage and harm to our planet, to lose this precious habitat. This ridge is indeed a rare and precious place -- it is currently an intact, invasive-free area and should be protected.

Property owners do have rights to develop property, but they do NOT have rights to special permits that would fragment a precious fragile ecosystem and incur additional risk to the community. You are under no obligation to "work with" this particular project. **No one is entitled to special permits. Just say no.** This project damages nature and does not reflect common sense.

As a young person, I am fearful for my future on this planet. I'm only 19; the projected future of the Earth makes my very life precarious. I think New England, and the Farmington Valley especially, is a place with wonderful natural resources and the potential to be critical in protecting our future. Please, to protect wildlife, health, and our very existence, I urge you not to grant these special permits and save a precious, critical place.

Thank you for your consideration.

Katie Galt



**Archived:** Wednesday, February 3, 2021 3:32:22 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:39:54  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: EV showroom project  
**Importance:** Normal

---

Neil

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**From:** Ieke Scully [mailto:[scullies@hotmail.com](mailto:scullies@hotmail.com)]  
**Sent:** Saturday, January 30, 2021 11:50 AM  
**To:** Pade, Neil  
**Subject:** EV showroom project

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

To whom it may concern,

My name is Ieke Scully, resident of Simsbury. My husband and I both drive electric cars. Our belief that we should think and live sustainably by reducing our carbon foot print led us to also purchase and redevelop the Ensign House in Simsbury, renovating it in the most energy efficient way. All decisions with that project revolved around reducing our carbon footprint.

If someone really believes in the practice of reducing our carbon footprint by supporting Electric vehicles, and building a showroom for them, they would also not be building a 20 pump gas station alongside of it. They would also find an existing vacant building that could be reused or adapted for reuse as a showroom...the ultimate recycle project. These points alone lead me to believe that this whole RT 44 development project is really just a mining project in disguise.

I do not even have to go into the other surrounding issues that discount the validity of this project. I am embarrassed that Simsbury's Zoning Board approved this project in such a hurry, but I hope Canton do the right thing in not allowing this project to happen as proposed.

Sincerely,

Ieke Scully  
29 Notch Road  
West Simsbury, CT

860-836-5911

**Archived:** Wednesday, February 3, 2021 3:32:15 PM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 1 Feb 2021 10:43:28  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Proposed destruction of “the rocks”  
**Importance:** Normal

---

Neil

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**From:** mmaher9038 [mailto:mmaher9038@aol.com]  
**Sent:** Sunday, January 31, 2021 9:31 AM  
**To:** Pade, Neil  
**Subject:** Proposed destruction of “the rocks”

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil, I am writing this in opposition to the destruction of the property, La Trattoria and the rock formation on the property. I am very concerned for our drinking water. I live on Michael Dr., behind this property. As you know we all have wells. Please don't let this go through. Melanie Maher

7 Michael Dr., Canton, CT

[Sent from the all new Aol app for iOS](#)

**Archived:** Wednesday, February 3, 2021 3:32:08 PM

**From:** [Pade, Neil](#)

**Sent:** Mon, 1 Feb 2021 10:44:03

**To:** [Deltenre, Renee](#)

**Cc:** [Kyle, Emily](#)

**Subject:** FW: Oppose Special Permits

**Importance:** Normal

---

Neil

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**From:** Di [<mailto:bluebirds22@comcast.net>]

**Sent:** Sunday, January 31, 2021 10:23 AM

**To:** Pade, Neil

**Subject:** Oppose Special Permits

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

As a resident of Canton, I oppose the special permits requested for development of File 475; ApIn 2000; 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015.

Specifically, I am opposing the blasting of rocks which will potentially impact many of our wells and foundations. The plan for development within this area should be altered to fit to this pristine land. Please do not allow this massive destruction and preserve our town. Our health and safety is at risk should this be approved.

Sincerely,

Dianne Hart  
Canton, Ct



"I will stand for my client's rights.  
I am a trial lawyer."  
-Ron Motley (1944-2013)

One Corporate Center  
20 Church St., 17<sup>th</sup> Floor  
Hartford, CT 06103  
o. 860.882.1681 f. 860.882.1682

**Michael J. Pendell**  
*Licensed in CT, NY*  
direct: (860) 218-2722  
mpendell@motleyrice.com

January 29, 2021

**BY U.S. MAIL AND ELECTRONIC MAIL - NPade@townofcantonct.org**

Canton Connecticut Planning & Zoning Commission  
C/O Neil Pade, AICP  
P.O. Box 168  
4 Market Street  
Canton, CT 06022

Re: File 475; 9 and 15 Albany Tpke; Assessors Map 32 and 36; Parcels 1010009 and 10100015; proposed retail/service and personal services business application

Dear Chairman Thiesse and Commissioners:

This firm represents Canton Advocates for Responsible Expansion, Inc. ("CARE"). This letter is written to inform you that CARE is filing a Petition for Intervention, as allowed under Section 22a-19 of the Connecticut General Statutes, in the above-referenced Application. Enclosed is CARE's verified Petition for Intervention with attached exhibits.

CARE looks forward to the opportunity to address the Commission on February 17, 2021.

Best regards,

Michael J. Pendell

/MJP  
Enclosures



**PLANNING & ZONING COMMISSION  
CANTON, CT**

**In the matter of:**

**Date: JANUARY 28, 2021**

**File #475 – Applications for Special Exceptions for Proposed Retail/Service and Personal Services Business Application at 9 and 15 Albany Turnpike, Assessor’s Map 32 and 36, Parcels 1010009 and 1010015**

**VERIFIED PETITION TO INTERVENE**

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Canton Advocates for Responsible Expansion, Inc., (“CARE”) an non-profit corporation with a principal place of business at 8 Uplands Drive, Canton, Connecticut, whose members enjoy the environmental integrity of the community of Canton and whose mission is dedicated to responsible land use patterns for the benefit of the public and the public interest. CARE hereby applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceedings involves the consideration of a permit to allow the development of a commercial construction project, which development directly impacts natural resources of the state; in this case groundwater and trap rock ridge ecosystems.
2. CARE is a private non-profit public advocacy organization whose interests are directly impacted by the proposed activity.
3. This administrative proceeding involves conduct which has or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
  - a. The activities proposed involve massive site alteration, the excavation of 150,000 cubic yards of trap rock, which is reasonably likely to cause the degradation of groundwater and well water quality and supply by the creation and/or closure of fissures in bedrock geology and the release of sediments.

- b. The excavation and blasting activities may impact the fate and transport of contamination from the nearby Swift Superfund site which has previously discharged contaminants into groundwater and may increase the discharge of hazardous contaminants into ground water.
  - c. Site work for the project will result in the destruction and loss of significant environmental features which are locally valuable to the ecology and the community. The exposed bedrock outcrops define the hilly ridge landform. From the perspective of the community, the outcrops are what you see when you look at the ridge from the neighborhoods below. The outcrop provides the site with its historical context and scenic character. The ecological and community value of this bedrock-controlled area is due to a number of factors. These include: a) its position on the landscape (near the high points which tend to be important and unique habitat for migratory birds and local reptiles; its prominent visual role in defining the character of the ridge to the community), b) its watershed functions (it is the headwater source for groundwater seepage which ultimately sustains down-gradient wetlands and watercourses; its role in moderating the flow of runoff; that it provides the substrate and mineral nutrients for soil creation for the anchoring and nurturance of the surface vegetation.) c) its value as natural open space to the community (it has scenic qualities; it defines the landform to the community; its natural cover prevents the generation of human noise pollution and buffers existing noise pollution.) The permanent disturbance of this bedrock-controlled topography, as proposed, will be enough to significantly impact the value and environmental character of the ridge top, and therefore the entire landform as a whole.
  - d. The
4. There are feasible and prudent alternatives to the proposed permitting of construction of the shed and simple removal of wood which are consistent with the reasonable requirements of the public health, safety and welfare, and required to protect the air, water, and other natural resources associated with the subject property; including:
- 1) Reorienting the project so that less rock removal is required;
  - 2) Less intensive development, one that disturbs less of the landscape, could be made to work to make reasonable, economic use of the property.



5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).
6. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.
7. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.
8. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)
9. The application involves the reasonable likelihood of degradation of groundwater and trap rock ridge ecosystem. The petitioner's intervention will advance the public interest with regard to the protection of the natural resources of the State.
10. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that he be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

**Applicable Law:**

**A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues**

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. *Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury*, 212 Conn. 710 (1989).

The statute provides in relevant part:

“[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ....any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state.”

§22a-19 (emphasis added).

Unlike a classical aggrievement cases, a §22a-19 or 22a-19 intervenor need not show “aggrievement”. *Hyllen-Davey v. Planning & Zoning Commission*, 57 Conn. App. 598, 593, 749 A.2d 682, *cert denied*, 253 Conn. 926, 754 A.2d 796 (2000)(“the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding.”); *Scaringe v. Meriden Planning & Zoning Comm*, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. *See, Cannata v. Dept. Of Environmental Protection, et al*, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).



Under the holding in *Aaron v. Conservation Commission*, 183 Conn. 532 (1981), “activity that occurs in non-wetland areas, but that affects wetland areas, falls within the scope of regulated activity.” (confirming the holding in *Queach Corporation v. Inland Wetlands Commission of the Town of Branford*, 258 Conn. 178, 197 (2001)).

**B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is A Matter of Statutory Right**

The Connecticut Appellate Court has noted that statutes “such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose.” *Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford*, 87 Conn.App.537 (2005); *Keeney v. Fairfield Resources, Inc.*, 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996). In *Red Hill Coalition, Inc. V. Town Planning & Zoning Commission*, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) (“section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded”); *Polymer Resources, Ltd. V. Keeney*, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) (“[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.”) See Also, *Connecticut Fund for the Environment, Inc. V. Stamford*, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In *Mystic Marinelife Aquarium v. Gill*, 175 Conn. 483, 490, 400 A.2d 726 (1978), we concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an administrative proceeding upon doing so and had “statutory standing to appeal for the limited purpose of raising environmental issues.” “It is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment.” *Belford v. New Haven*, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, *inter alia*: the unpermitted destruction of wetlands resources and riparian and upland forest and the potential erosion and sedimentation and impairment of a watercourse and drainage course; thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.



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Jane Latus, President, duly authorized, of  
C.A.R.E., Inc.

STATE OF CONNECTICUT :  
: ss: Canton  
COUNTY OF HARTFORD :

On this 28th day of January, 2021 personally appeared Jane Latus of 8 Uplands Drive, Canton, Connecticut, duly authorized President of Canton Advocates for Responsible Expansion, Inc., and made oath to the truth of the matters contained in the foregoing application, before me. This document was remotely notarized and/or witnessed and executed under the authority granted by Connecticut Governor Lamont's Executive Order 7Q, March 30, 2020, providing for remote execution of notarized documents, testamentary documents and documents to be recorded on the land records of a municipality using simultaneous and recorded remote video conferencing technology.

**Keith R. Ainsworth, Esq.**

Keith R. Ainsworth, Esq., Commissioner of the Superior Court #403269

Digitally signed by Keith R. Ainsworth, Esq.  
DN: cn=Keith R. Ainsworth, Esq., o=Law Offices of Keith R. Ainsworth, Esq., LLC, ou, email=keithrainsworth@live.com, c=US  
Date: 2021.01.28 12:32:07 -05'00'

# **EXHIBIT A**



***ALTA Environmental Corp.***  
121 Broadway, Colchester, Connecticut 06415  
Phone: (860) 537-2582, Fax: (860) 537-8374

19 January 2021  
File No. 1799-01

**VIA E-MAIL**

Planning & Zoning Commission  
Town of Canton  
4 Market Street - PO Box 168  
Canton, CT 06022

Attention: Mr. Neil Pade, AICP, Director of Planning and Community Development

Subject: Site Plan & Special Permit Application  
9 - 15 Albany Turnpike (Route 44 & Route 202)  
Canton, Connecticut

Ladies and Gentlemen:

For the record, my name is Evan Glass. I am a hydrogeologist and Licensed Environmental Professional (LEP) with ALTA Environmental Corporation in Colchester, CT. Ms. Kelly Meloy who is also an LEP at ALTA has assisted with this assessment. We are writing to the Commission on behalf of the Canton Advocates for Responsible Expansion (C.A.R.E) regarding the subject application. The application pertains to the proposed development of the property located at 9 – 15 Albany Turnpike, herein referred to as the “Property” or “subject Property.”

**EXECUTIVE SUMMARY**

The application before you is for a project that involves a significant amount of blasting of bedrock and construction of a large gasoline filling station and a new vehicle showroom at the subject Property. The Property is located within approximately 1,500 feet of the Swift Chemical Company State Superfund site and in an area with relatively shallow bedrock where private drinking-water supply wells are in use.

From hydrogeologic and planning and zoning perspectives, our evaluation of this proposal has primarily focused on the following environmental issues that could adversely impact nearby drinking water supplies or the indoor air quality of nearby buildings and structures:

- Whether the planned blasting could increase the rate or distance of migration, or change the direction(s) of migration, of groundwater or soil vapor contamination emanating from the nearby Superfund Site potentially impacting the above receptors;



- The likelihood that proposed petroleum handling and storage at the Property could cause significant releases to the environment potentially impacting the above receptors; and
- Whether enough information has been provided by the applicant to adequately address the above items.

There are also potential adverse impacts to nearby wetlands or surface water bodies that could occur in connection with changes to the hydraulic, physical (e.g., temperature) or chemical characteristics of the zones containing groundwater which discharge or will discharge to such water bodies.

Groundwater flow patterns and any associated contaminant migration in bedrock aquifers is complex and very difficult to delineate and reliably predict. Existing remedial technologies for impacted bedrock aquifers are relatively limited in number and effectiveness, and therefore bedrock groundwater contamination often remains unmitigated for decades or more. Accordingly, it is prudent to err on the side of caution before making decisions regarding activities that could possibly spread groundwater or soil vapor contamination in bedrock aquifers or within the overburden soil. In a case such as this, it would be advisable to obtain and evaluate more detailed information on the site and area hydrogeologic and environmental setting and contaminant characterization, thoroughly analyze the potential adverse impacts to existing conditions (e.g., through focused monitoring) and take more protective design precautions than would otherwise be warranted.

In this regard we recommend that the following actions be completed prior to considering approval of this project:

- Obtain and evaluate additional information on the nature, degree and extent of the residual contamination at and migrating from the Swift Chemical State Superfund site, and actual or potential migration pathways;
- Evaluate in more detail the significance of the drainage basin divide that separates the subject Property from the State Superfund site, in light of the mapped bedrock fault that runs across this divide and may connect the two areas from a hydrogeologic perspective and in light of the proposed changes in topography;
- Complete a well survey within a 2,500-foot radius of the planned blasting area, with direct canvass of property owners regarding their drinking water supply sources where needed to obtain definitive information;
- Develop the blasting plan, inclusive of the pre-blast and post-blast surveys which should include testing for contaminants of concern at and from the State Superfund site, naturally-occurring substances that may be released as a result of the blasting, as well as for blasting-related substances;

- Evaluate of the potential for contaminant vapor migration to impact area properties within at least a 1,500-foot radius from volatile organic compound (VOC)-impacted area on and from the State Superfund site (e.g., by obtaining sufficient pre-blast and post-blast data for selected properties);
- Provide for secondary containment of the Underground Storage Tank (UST) system and dispenser components and the portions of the stormwater management system that could receive discharges of petroleum constituents, blasting constituents, or naturally-occurring substances from the blasted rock; and
- Commission your LEP consultant (GZA GeoEnvironmental) to review and evaluate the additional information and design.

#### GROUNDWATER FLOW IN BEDROCK AQUIFERS

In Connecticut's bedrock aquifers, groundwater flows almost entirely within a network of fractures in the rock and not within the solid zones of rock. This type of flow is often referred to as "pipe flow." Such fractures occur along layered bedding planes in sedimentary rock such as the New Haven Arkose, along columnar joints developed as magma cooled in igneous rock such as the Buttress Dolerite, along foliation joints in metamorphic rock, along other sets of joints, and along faults caused by plate tectonic forces. Various types of these fractures occur together in bedrock to form a rather complex network that is difficult or nearly impossible to delineate with certainty. For example, a contaminant source can impact a distant bedrock well, yet not impact closer bedrock wells.

The State geologic map of Connecticut shows that the Buttress Dolerite is displaced along the southern Property boundary by a fault, striking northwest-southeast. The fault appears to extend onto or near both the applicant's Property and the State Superfund property, and to the northeast connects to another north-south trending fault. Fault zones can be zones of increased fracture density and therefore these faults can potentially represent a hydrogeologic connection between the applicant's property and the State Superfund property, and/or be particularly susceptible to alteration by blasting.

The point to be mindful of for this application is that bedrock flow patterns are complex and rarely, if ever, delineated to a high degree of certainty. Hence, in ALTA's opinion, it is prudent to err on the side of caution when making decisions that involve bedrock aquifers, for example by using a larger rather than smaller radius for the drinking water well survey area and by testing more rather than fewer wells within a specified distance from the blasting disturbance area.



## AREA DRINKING WATER SUPPLY WELLS

In its letter dated 15 December 2020, the applicant's environmental consultant, WSP, summarized the findings from its well inventory survey, which identified the following seven properties as using or possibly using on-site drinking water supply wells:

- 5 Albany Turnpike in Canton, located approximately 450 feet south of the subject property; and
- 389, 393, 396, 398, 402, and 406 West Mountain Road in Simsbury, located between approximately 875 to 1,000 feet east and northeast of the subject property.

However, in an email dated 30 November 2020, Dianne Harding, the Chief Sanitarian of Farmington Valley Health District (FVHD), stated that, "After a cursory review I found at least 10 wells located within the area of concern, most were found on West Mountain Road in Simsbury and a few on Albany Turnpike in Canton."

The Connecticut Water Company public drinking water supply well is reportedly located approximately 4,700 feet from the Property. Ms. Jessica Demar, Environmental & Regulatory Compliance Coordinator for The Connecticut Water Company has stated in an email dated 8 January 2021 to the Commission: "Even though our public drinking water well is greater than 1500 ft from the blasting site, we still strongly recommend that, for the safety of those utilizing the public drinking water supply, that well is still included in the pre and post blast survey group. This echoes our recommendation stated in our letter dated 11/9/2020."

ALTA notes the following in connection with the well survey:

- It is not clear whether the presented findings of the well survey are for a 1,000-foot or 1,500-foot radius from the Property. WSP indicates that a 1,500-foot radius was initially used, but later refers to findings within a 1,000-foot radius. ALTA recommends a well survey radius of 2,500 feet from the planned blasting area as a prudent yet manageable distance, in light of the large amount of proposed blasting, the proximate location of the State Superfund site, and a bedrock fault location nearby the blasting area.
- WSP noted that the FVHD records indicate that properties located at 18 and 24 Albany Turnpike in Canton, within the 500-foot search radius, had private well records but *appear* to have been connected to public water circa 1998. Given the uncertainty and importance of the information, canvassing residents directly or otherwise confirming the source of drinking water supply to such properties should be done at a minimum.
- Connecticut Water Company indicated to WSP that they do not provide public water to properties at 11 Forest Lane and 31 and 33 Old Albany Turnpike in Canton, approximately 730 to 900 feet west of the Property, but a septic permit on file at FVHD indicates 11 Forest Lane is connected to public water. WSP did not encounter well records or associated documents for the other two properties, and noted that neighboring homes in that area are connected to public water (seemingly inferring that the properties

at 31 and 33 Old Albany Turnpike in Canton are also connected to public water). Given the uncertainty and importance of the drinking water supply source information, canvassing residents directly or otherwise confirming the source of drinking water supply to such properties should be done at a minimum.

- WSP noted that Aquarian Water Company refused to provide service connection information, and that WSP made a windshield tour along all streets within the search radius to identify visual evidence of public water (i.e., hydrants, shutoff valves, etc.) and water supply wells (i.e., well casing stick-ups) and then cross-referenced the remaining addresses against the well records on file at the FVHD. It is not clear whether this resulted in a significant data gap that should be filled, for example, by canvassing residents directly about their water supply sources or otherwise confirming such sources of water supply to such properties.
- WSP noted that the block of residential properties along Bushy Hill Road, Bushy Hill Lane and West Mountain Road, approximately 830 to 1,100 feet east of the Property, have private well records on file but *appear* to have been connected to public water circa 1998. Canvassing such residents or otherwise confirming the sources of water supply to such properties should be done at a minimum.
- WSP qualified its findings by stating, “The survey results rely, in part, on readily available information provided by others and, therefore, may be subject to revision if more information becomes available.” In ALTA’s opinion, the applicant should be required to obtain and provide additional information to reduce or eliminate the uncertainty associated with the existing information, and to confirm the sources of drinking water supply to the properties within a specified radius (e.g., 2,500 feet) of the planned blasting area.

## SUPERFUND SITE

The J. Swift Chemical Company property in Canton is one of only 15 State of Connecticut Superfund sites. The following information is largely excerpted or paraphrased from the DEEP website. The J. Swift Chemical Company recycled solvents in the 1950s and 1960s and buried waste solvent sludges at the site that caused contamination by a variety of chlorinated and non-chlorinated solvents which are still present on the site. In the early 1980s, the Department of Environmental Protection (DEP) [now the Connecticut Department of Energy & Environmental Protection (DEEP)] coordinated the extension of a public water main to serve affected and potentially affected properties, along with a limited emergency removal of impacted soil and drums, with State expenditures of over \$1 million.

The J. Swift Chemical Company is no longer a viable entity. Despite a 2000 court judgment for enforcement of a DEP order issued to the present property owner, the owner has not remediated the property, has not paid taxes on the property, and has indicated that it has no assets. The current property owner is Cadle Company, a large out-of-state land holding company. The 2000



court action against Cadle resulted in judgment of over \$2.1 million to the State. To date, less than \$200,000 has been recovered. In 1997, a similar Judgment against the former owner, Gianfranco Galluzzo, granted injunctive relief and about \$9 million in penalties, with no money collected. The site is currently leased by Mitchell Volkswagen.

Site assessments were performed under DEP State Superfund contracting in 1990 and 2000, to characterize and update information on site conditions. Total expenditures for those studies were \$700,000. Potential risks to neighboring properties from off-gassing of the contaminated groundwater were identified. In August 2004, off-site soil vapor and groundwater samples were collected from neighboring commercial and residential properties by DEP to further evaluate the potential risks. In January 2006, bids were received for the installation of venting systems at six downgradient commercial properties determined to be at long-term risk. The contract was not awarded due to lack of funds.

In 2007, a sub-slab depressurization system was installed at an impacted residence on Old Albany Turnpike. In 2009, residential wells located beyond the municipal water service on Secret Lake Road were sampled by DEP and found to be potable. Recently, vapor intrusion measures have been installed on neighboring properties, the cost of which has been borne by the developers of those properties. In 2013, the Superfund site was reassessed. [ALTA notes that the drinking water standard for trichloroethylene (TCE), one of the contaminants at the Superfund site) was reduced from 5 ug/l to 1 ug/l in 2014; hence, the potability of the current drinking water supplies in the area should be reevaluated.] The remediation of the remaining contamination at the site will be dependent on pending bond funding. It has been estimated that \$4.4 million will be needed to proceed with remediation of solvent contamination.

ALTA notes that concentrated waste source material such as chlorinated solvent sludges are likely to contain dense non-aqueous phase liquids (DNAPL). DNAPL is heavier than water and sinks vertically downward through soil below the water table and can (and often does) migrate into and through bedrock fractures in uncertain directions and distances. ALTA also notes that WSP stated that it “contacted the CTDEEP file room to review relevant environmental records for the superfund site but was told we could not gain access to what was reported to be many records until January 21, 2021.” Based on this statement and on the DEEP synopsis above, it would seem prudent that the applicant obtain and thoroughly review the existing records regarding this State Superfund site and identify pertinent information to this proposed project, including but not limited to, the following:

- Waste disposal and removal action history;
- Estimates of the types and amounts and locations of wastes and impacted materials remaining;
- Locations, well construction, and water quality information for the documented drinking water receptors and any monitoring wells within a specified radius of the Property and/or the planned blasting area);

- Locations and soil vapor quality information for nearby properties with known or suspected soil vapor impacts from the Superfund Site within a specified radius (e.g., 1,500 ft. of the VOC-impacted areas on and from the State Superfund site); and
- Known or estimated area and extent of the groundwater contaminant plume(s) in the overburden and bedrock aquifers, and monitoring locations, depths, and data supporting such determinations.

Based on this information, the applicant can then evaluate, verify, modify, and/or supplement its preliminary conclusions regarding the following matters at a minimum:

- Locations where pre-blast and post-blast groundwater and/or soil vapor monitoring will be completed (e.g., to provide sufficient focused and areal coverage);
- Analytes of concern and sampling and analytical methods to be used with respect to sampling and testing of drinking water wells and other nearby monitoring wells (if available), and with respect to proposed sampling and testing of soil vapor quality for nearby existing or proposed buildings or structures;
- The significance of the faults running near the Property and the State Superfund site and of the drainage basin divide between these sites; and
- Whether sub-slab depressurization systems are warranted or prudent to install and operate beneath the proposed or other existing buildings.

#### RELEASES FROM PETROLEUM UST SYSTEMS

Releases from petroleum UST systems are very common. Many of ALTA's projects over the past 26 years have involved investigation and remediation of spills occurring during filling activities, releases from leaking piping and USTs, and quite commonly during the UST system removal and/or replacement work. Reportedly, DEEP lists over 10,000 UST-related releases on its List of Contaminated or Potentially Contaminated Sites.

In contrast to DNAPL which sinks below the water table, petroleum products such as gasoline and diesel fuel are light non-aqueous phase liquids (LNAPL) that are lighter than water and do not migrate far below the seasonal low water table. Where leaking UST systems occur in areas underlain by relatively deep soil, the impacted soil can often be feasibly removed by excavation and disposal (or otherwise remediated) to mitigate the environmental impacts of the release. Here, however, we understand that such soil layer will not exist, and that the UST systems are planned to be installed in processed stone material atop the blasted bedrock in a relatively sensitive groundwater use setting (a GA classified area). UST system releases in such a setting would almost certainly migrate into the bedrock fractures and be very difficult and/or nearly impossible to remediate for a very long time (e.g., decades). Hence, we recommend that the UST systems be installed with a sufficient secondary containment system (e.g., within a



concrete vault, within which the exterior of the UST can be thoroughly inspected on a routine frequency) and with appropriate monitoring devices and scheduled inspections designed to detect and prevent migration of any releases, and ensure prompt cleanup if any releases do occur to the secondary containment. Since spills can also occur during UST system filling and while filling up individual vehicle tanks, we also recommend that the stormwater management system be designed with sufficient secondary containment. Because this is such an important matter, we recommend that these designs be completed and favorably reviewed by the Commission and its LEP consultant prior to approval of the application.

#### UNCERTAINTIES IDENTIFIED BY THE HYDROGEOLOGIC IMPACT ASSESSMENT

While ALTA does not disagree with the preliminary findings and conclusions in the Hydrogeologic Impact Assessment prepared by WSP dated 15 December 2020, in ALTA's opinion, there are number of important matters for which the assessment is incomplete and/or relies on significant qualifications to its findings or conclusions, as follows:

- The significant uncertainties regarding the drinking water well survey and the limitations regarding access to the DEEP file room as related to the State Superfund site have been discussed previously above, and hence are not reiterated here.
- The assessment states that (emphasis added) "The basin and detention chambers will be constructed on the blasted bedrock surface with geotextile liners and piped outlets to a drainage swale or level spreader along the southern edge of the development area. *Some of the stormwater will likely infiltrate into the bedrock*, like existing conditions. Stormwater will *likely* not be in *significant* contact with the blasted rock fill material." ALTA recommends that the applicant design (or verify that it has already designed) sufficient secondary containment system(s) to be used for the portions of the stormwater management system that could plausibly receive any petroleum or blasting-related constituents or naturally-occurring substances released in connection with the proposed blasting and development of the Property.
- The assessment notes that the Swift Chemical Company State Superfund site is located in a separate drainage basin than the applicant's Property, and that the drainage basin divide and mapped bedrock fault are nearby both properties. In ALTA's opinion, further assessment is warranted regarding the significance of the divide, nearby bedrock faulting and planned changes in ground surface topography with respect to the potential for migration and mobilization of contamination from the Superfund site.
- Citing limited sampling completed in 1978 and 1979 and additional data from 2004, the WSP assessment states that (emphasis added) "the groundwater plume [from the State Superfund site] *appears* to be concentrated in the shallow overburden groundwater and to a significantly lower degree in the bedrock aquifer, migrating in a groundwater plume to the southwest. The contaminant plume is located more than 1,500 feet from the Property, outside of the *likely* radius of influence from blasting. It appears that *most properties*

*within the zone-of-influence of the superfund contaminant plume are connected to public water.*” Given the importance of this matter, in ALTA’s opinion, a more thorough and complete assessment and presentation of the pertinent information associated with the Superfund Site is warranted, as discussed previously in the Superfund Site section of this letter. Such detail would serve to further support or modify WSP’s conclusion that “there *should* be no adverse impact to neighboring water-supply wells resulting from the proposed blasting and rock removal.”

- The assessment does not address the potential for vapor intrusion into the proposed buildings or to other nearby buildings as potentially exacerbated by the proposed blasting and development activities (e.g., as may be pertinent to the Swift Chemical State Superfund site).

## CONCLUSIONS

In conclusion, it seems that judicious application of Town governance through agencies such as yours – the Town of Canton Planning and Zoning Commission – is required to make sure that this property, in your town, is managed responsibly and does not become a problem for future generations and nearby property owners and residents.

If all the information that you deem necessary to make a decision is not available to you, then we would recommend that the Town reject the application without prejudice, and the applicant be required to obtain the additional information and re-submit a new application for your consideration once sufficient information is available.

Thank you for your consideration of this letter.

Sincerely yours,  
ALTA Environmental Corporation



Evan J. Glass LEP  
President



Kelly L. Meloy  
Vice President

c: Ms. Jane Latus, C.A.R.E.



# **EXHIBIT B**

TO: Canton Planning & Zoning Commission

FROM: William Warzecha, retired state DEEP geologist

DATE: Nov. 18, 2020

RE: Proposed rock mining & development at 9-15 Albany Turnpike, Canton

I am a geologist and hydrogeologist who worked for the state Dept. of Energy and Environmental Protection for nearly 37 years, the last 22 years as the supervising environmental analyst for the Remediation Division dealing with, among many other remedial issues, state and federal superfund sites like Swift Chemical and cleaning up releases stemming from gas station sites. I was especially involved when those sites resulted in ground water pollution impacting private and public drinking water supplies.

I checked the site location and determined that it is underlain by a rock formation known as Buttress Dolerite, which is described on the state bedrock geologic map as a dark-gray, brown- to gray- weathering dolerite (traprock) compositionally similar to traprock. The rock is a commodity as it is very competent and resistant to weathering making it valuable as a road base material among other construction uses.

The developer benefits not only from developing the land but also from quarrying and marketing the stone for sale or to offset the cost of bringing fill to the site to create the development pad. (Estimated wholesale value of the +/- 81K cy of rock material sold off site to be more than \$1.6 million. Estimated wholesale value of the +/- 150K cy of rock material, \$3 million.) Conversely, however, the traprock ridge comprising the area is a unique and very important geologic feature to Canton that is worth preserving. It comprises the western limits of a north-south trending traprock ridge known as Onion Mountain, part of which has been previously preserved by The Nature Conservancy. The two sets of basalt ridges bisecting the state are important natural areas and considered critical habitat by botanists and ecologists.

The basalt ridges provide habitat for flora and fauna that are rare elsewhere in the state. That is the reason that the Conservancy took steps many years ago to preserve the traprock ridgelines, one of which is Onion Mountain.

The following are my comments after reviewing the documents on file with the town and state. Those comments are based on my nearly 37 years of experience and working knowledge as a geologist for DEEP's Natural Resources Center & CT Geological and Natural History Survey and its Remediation Division. I was also DEEP's principal staff person for well water problems associated with blasting and acid rock drainage that were received by the Department.

#### **BLASTING**

The removal of 150K cy of rock material is a very significant undertaking. Please read DEEP's guidance for municipal officials regarding blasting and acid rock drainage (ARD), which I created for the Department. As mentioned in the preceding paragraph, the site is unique from a

geologic standpoint and needs to be thoroughly and properly evaluated before the application is approved. It is incumbent for the town to have the applicant thoroughly evaluate the geologic concerns at the site by acquiring the services of an independent geologist/hydrogeologist who has CT working experience and knowledge with blasting and assessing the rock material to cause acid rock drainage. Anything less would be a potential risk to ground water quality and drinking water wells in the vicinity of the site as well as surface water, depending how the rock material will be handled, stored, and crushed.

The only way to definitively determine whether the rock removal activity and site preparation work will have a detrimental impact on ground water, drinking water wells and surface water would be to develop a well-planned blasting program that includes a pre-blast survey of the neighboring wells and properties. That would include a test of the parameters of concern for blasting as well as the potential to cause acid rock drainage (from rock material crushed, processed and stored or placed at the site) and a quick yield check of all nearby wells. Establishing baseline information for both those issues is really the only way to determine whether the site work will adversely affect ground water post development. Without a well-planned-out, pre-blast survey, any forthcoming claims against the blaster will undoubtedly be denied by the insurance company.

It is recommended that the applicant's blasting contractor not be allowed to self-monitor. Rather, the town should require the applicant to pay for the town to acquire the services of an independent, impartial pre-blast survey contractor to oversee the blasting work at the site. That consultant should not be related to either the applicant or the blasting contractor.

While it's been awhile since I've been in the area, I'm familiar with the Swift Chemical Co. site and sampled wells in the area of Secret Lake. Given the proximity of the site to the Swift Chemical Co. state superfund site, the applicant should pay for the town to acquire the services of a licensed environmental professional to determine whether the extensive blasting and significant site work proposed at the site will mobilize the contamination known to exist in the bedrock aquifer and overburden ground water on and in the vicinity of the site. That would include the testing of neighboring wells for all constituents of concern. In view of the strike (N-S) of the dolerite ridge, the expected ground water flow direction will be along the strike topographically downgradient of the site. That underscores the need to carefully investigate that area of the site (both ground and surface water runoff), if it is draining towards the Swift site. Also considering vapor intrusion problems known to exist in proximity to the Swift site, the potential release of volatile organic compounds (VOCs) should be evaluated. It would probably be prudent to make DEEP's remediation division aware of the development with regard to the Swift site. Rob Robinson, of the North Central Division, would be your contact. (860-424-3775) or [Robert.robinson@ct.gov](mailto:Robert.robinson@ct.gov)

Careful examination for any storm water drainage directed towards the Swift site is warranted. Every effort should be made to prevent the mobilization of existing contamination at the site (overburden or bedrock) to migrate off site.



## **ACID ROCK DRAINAGE (ARD)**

I do not know personally that the dolerite rock being quarried at the site will cause ARD. However, given the amount of rock removal including crushing and processing and handling and storage, it would be prudent to evaluate the rock material at the site to potentially cause ARD. There may be intrusions in the rock that bear minerals that can cause ARD.

The potential to create ARD is exacerbated by the crushing of the rock and increasing the surface area and exposing the freshly blasted rock to the elements. The rock should be tested for pyrite and iron sulfide-bearing minerals. ARD can mobilize naturally occurring manganese and other minerals in the rock that can render water wells not potable. It can also lead to very low (acid) levels including adversely impacting surface water quality and aquatic and fish life of receiving water bodies.

A geologist familiar with ARD will need to collect rock samples at the site and conduct petrologic testing called acid base accounting. If there is an ARD problem, there needs to be a plan to combat the problem.

I'm not positive, but I think there is a state statute requiring the regional planning agency to review the development application if the site is located within 500' of an adjoining town line, which may be the case with Simsbury.

Sincerely,

William Warzecha  
retired DEEP geologist  
Norwich, CT



# **EXHIBIT C**

**Archived:** Sunday, January 17, 2021 1:12:49 PM  
**From:** Pade, Neil  
**Sent:** Fri, 15 Jan 2021 11:50:25  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: 9-15 Albany Tpke.-Canton, CT  
**Importance:** Normal

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Neil

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**From:** WILLIAM WARZECHA [mailto:wwarzecha@snet.net]  
**Sent:** Friday, January 15, 2021 11:37 AM  
**To:** Pade, Neil; Michael Pendell; Theresa Barger  
**Subject:** 9-15 Albany Tpke.-Canton, CT

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Good morning Neil: As a follow up to my November 18, 2020 email to the town regarding the above captioned site, I want to share with you and the Planning Commission the following comments/recommendations in light of my review of the WSP, GZA, and CT Water Company documents as well as other documents/letters/emails included in the Planning Department's exhibit list. I have also shared this email with Theresa Barger and Attorney Michael Pendell:

1. Given the proposed site work including the removal of 188,000 cy of rock and overburden material, it appears that the proposed gasoline storage tanks would require the tank installations in either fill material (processed dolerite rock) or an excavation blasted out in the underlying bedrock. Both scenarios would pose a significant risk to ground water quality should a release of petroleum product occur from the tanks or distribution piping.
2. The ground water classification for the site is GA which means it is "suitable for drinking without treatment." The installation of a stormwater detention basin that does not include a fail safe impermeable bottom also poses the same significant risk to ground water quality as the gas storage tanks, if constructed in rock fill over the bedrock surface. There is significant risk that concentrated levels of de-icing agents and/or petroleum products will directly recharge the fractured bedrock aquifer. While there is public water in the vicinity, extending the water line to impacted properties is expensive especially in view of the shallow to bedrock soils characterizing the area, which will undoubtedly require blasting. It is very difficult to remediate pollution that is impacting the bedrock aquifer. If the remaining land on the ridgeline is developed residentially and those properties need to rely on ground water for domestic

purposes, the proposed gas station development and the accompanying stormwater detention basin will certainly pose a significant future risk to ground water quality.

3. Overall, I agree with the findings and recommendations provided by WSP. If the application is approved, it would be prudent to require the following:

- Have a geologist who is knowledgeable enough to visually recognize in the field potential zones in the bedrock that may contain mafic/iron sulfide bearing minerals potentially causing acid rock drainage (ARD). If any such bedrock zones or rock materials are uncovered or identified during the site work, rock samples should be collected and tested for the potential to cause (ARD). As reported by GZA, that work should be halted until measures can be implemented to stop ARD.
- Any adjacent drinking water wells to the Swift site should be included in pre- and post-blasting testing. All constituents of concern associated with the Swift site should be included in the testing. The concern here is that if the blasting is not controlled sufficiently at the site to prevent the release or mobilization of chemical constituents occupying bedrock fractures or overburden ground water. At greatest risk would be drinking water wells located on the topographically downgradient side of the Swift site. A well receptor survey for that area should be conducted to determine if there are wells that need to be tested.
- All wells identified by WSP in its well receptor survey should be included as part of the pre- and post blasting testing. The test parameters should include bacteria, physical quality, chemical constituents as identified by WSP including volatile organic compounds given the proposed dispensing of gasoline/diesel fuel at the site and, depending on the blasting agent/formulation used at the site, any chemical constituent contained in the blasting agent that may pose a risk to drinking water quality, i.e., perchlorate, ammonium nitrate/fuel oil mixture (ANFO), etc.
- CWC has requested that its well #5 located 4700 feet from the site will be included in the pre-blast survey and, among other things, tested for all constituents of concern. Why not then test any drinking water well within the same distance as part of a pre-blast survey. That testing would probably allay most fears of well owners of the potential impact from preparing the site for the proposed development and eliminate the question of "burden of proof" should there be any adverse impacts.
- As recommended by the Farmington Valley Health District, use the services of the state Department of Public Health's epidemiologist/toxicologist (Meg Harvey) to review and analyze the pre- and post-blasting well water results for domestic potability.
- Require the developer acquire the services of an independent, third party pre-blast contractor to ensure the finally approved blasting plan is properly adhered to and that there is thorough review of all seismic monitoring and vibration records and that the blasting is compliant with the blasting permit and all state and local blasting regulations.



- The smaller diameter/surface area of rock that is crushed and stockpiled at the site will have a greater potential to leach minerals that may be present in the rock. A detailed plan for blasting, processing, storing, and handling of the rock material is prudent in order to avoid any degrading of surface or ground water on or off site.

As reported by the GZA report and given MDC's overall concern of blasting near its water/sewer lines, it is prudent to include inspection of nearby buildings in the pre-blast survey.

I share these comments/recommendations along with those in my November 18, 2020 email, based on my technical expertise gained over a long career at the Department of Energy & Environmental Protection's Remediation Division and Natural Resources Center to oversee the clean-up of polluted sites and to enforce the ground water laws (CT's potable water law) of the state including the assurance of the provision of potable water to all those well owners whose drinking water is polluted by, among other things, man-made pollutants, bedrock blasting, and the handling, storage, disposal of rock material and to provide technical review and assistance to municipalities across the state with land development proposals. I hope it is helpful.

Best regards, Bill Warzecha, Department of Energy & Environmental Protection-Supervising Environmental Analyst & Geologist (retired October 1, 2019)



**Archived:** Wednesday, February 3, 2021 3:30:15 PM  
**From:** [Pade, Neil](#)  
**Sent:** Fri, 29 Jan 2021 08:00:15  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Trap-Rock-Ridge development; Simsbury/Canton line  
**Importance:** Normal

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Neil

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**From:** Jon England [mailto:[velvetpiano@hotmail.com](mailto:velvetpiano@hotmail.com)]  
**Sent:** Thursday, January 28, 2021 9:16 PM  
**To:** Pade, Neil  
**Subject:** Trap-Rock-Ridge development; Simsbury/Canton line

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

**To be entered into the record of protest against the development and read to the meeting/planning forums considering same.**

+++++

Sir;

We shall have been 10-year residents of this beautiful area by the conclusion of 2021 and are utterly horrified to hear of the size, scope and depth of the plan to develop the Trap-Rock-Ridge area under consideration for an electric-vehicle (oh, the irony) showroom, a 20-pump gasoline station and (perhaps the worst of all) a ridgeline road facilitating the onward/upward development of property atop the mountain range/region.

It cannot be too strongly stated how utterly unnecessary, damaging and ugly such a degradation of the current topography this development will be. Further, how everlastingly destructive and beyond any redemption the natural and essential wildlife corridor, (including its historic and geographical resilience of structure/purpose) this would be. The complex and essential natural environment which occupies the area is truly unique and invaluable to the area and no one, entity, company, landowner, interest can possibly have - in any moral, contractual, commercial or entrepreneurial consideration - ANY right, hope, obligation or entitlement to a grant to disturb one single element of this footprint of local land.

Please use every resource in your arsenal to reject, resist, deny and ultimately prevent this development on behalf of those who will beseech you to - including me and my family here in West Simsbury.

Thank you, most sincerely,

Jon/Margaret (and daughter Lilia) Gooch  
10 Glen Hollow Lane,  
West Simsbury, CT 06092

9 Ridge Drive  
Canton, CT 06019  
January 21, 2021

CANTON TOWN HALL  
LAND USE OFFICE

JAN 25 2021

DATE OF RECEIPT IN OFFICE

Neil Pade  
Town Planner  
Canton Town Hall  
P.O. Box 168  
Collinsville, CT 06022

Dear Mr. Pade:

I had planned to log into the Canton Planning & Zoning meeting Tuesday night but was not able to due to a very sick dog. Is there anywhere I can read what transpired at the meeting?

I had planned to voice my strong opposition to Mark Greenberg's proposal for the land at 9 - 15 Albany Turnpike, site of the former La Trattoria Restaurant.

Over a year of blasting of the site's trap rock ridge over the aquifer that feeds the wells on my street and Trailsend Drive could release toxic chemicals into that aquifer. How can this proposal even be considered when it could affect our wells? This is a serious issue. I'm sure the town doesn't want to be another Flint, Michigan!

The blasting would also cause massive noise and air pollution which I do not want.

Route 44 does not need another gas station and definitely one of the size proposed with almost 2 dozen pumps.

I sincerely plead with the town to take this all into effect and does not grant this proposal!

Sincerely,



Christine S. Delano

**Archived:** Thursday, January 28, 2021 10:09:51 AM  
**From:** [Pade, Neil](#)  
**Sent:** Thu, 28 Jan 2021 08:17:08  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Please vote against the proposed development at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** [mjt77@sbcglobal.net](mailto:mjt77@sbcglobal.net) [mailto:[mjt77@sbcglobal.net](mailto:mjt77@sbcglobal.net)]  
**Sent:** Wednesday, January 27, 2021 9:08 PM  
**To:** Pade, Neil  
**Subject:** Please vote against the proposed development at 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil Pade and members of the Town of Canton Planning and Zoning Commission,

I would like to add my voice to the many voices who have spoken in opposition to the proposed development at 9-15 Albany Turnpike. This project has the potential for devastating impacts on the quality of life and property values of many people in our community in the event that this project leads to the contamination of our water resources. I think that it would be extremely irresponsible and a serious failing of the town's planning board if the board were to allow our community to be put at such a risk.

Also, this project would place a horrible eyesore at the entrance to the town and greatly diminish the character of the community. I believe that if there was ever a project for which rejection by the Planning and Zoning Committee was warranted, this is it. With so many of the citizens of the town so opposed to this project for so many very valid reasons, I cannot see how it would be appropriate to make an irrevocable decision to allow this project to go forward. To protect our community from a potentially devastating impact, and to preserve the character of the Town of Canton that we all love, I am asking you to listen to the wishes of the people of this community and to please vote against this project.

Thank you very much for all of your dedicated service.

Michael Tanguay



**Archived:** Thursday, January 28, 2021 10:09:36 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 27 Jan 2021 18:06:15  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: Albany Turnpike development  
**Importance:** Normal

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Please add Karel's additional comments to the record. Thanks

Neil

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**From:** Karel Rubinstein [mailto:krubin50@gmail.com]  
**Sent:** Wednesday, January 27, 2021 5:36 PM  
**To:** Pade, Neil  
**Subject:** Re: Albany Turnpike development

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Thanks for passing on my brief comments. Not to obsess over the gas pumps, but, just for comparison purposes, the Vauxhall service area on the Garden State Parkway has just 6 pumps with nozzles on either side!

Best,

Karel Rubinstein

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**From:** "Pade, Neil" <NPade@TownofCantonCT.org>  
**Date:** Monday, January 25, 2021 at 9:36 AM  
**To:** Karel Rubinstein <krubin50@gmail.com>  
**Subject:** RE: Albany Turnpike development

Hi Karel,

Thank you for taking the time to send us your comments.

I just wanted to send a message confirming that they have been received and added into the hearing record for this proposal.

Feel free to reach out to me anytime.

Best,

Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street

PO Box 168  
Collinsville, CT 06022-0168  
860-693-7891 Phone  
860-693-7884 Fax  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)  
[www.townofcantonct.org](http://www.townofcantonct.org)

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**From:** Karel Rubinstein [mailto:krubin50@gmail.com]  
**Sent:** Monday, January 18, 2021 9:29 PM  
**To:** Pade, Neil  
**Subject:** Albany Turnpike development

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Mr. Pade,

Apart from the blasting, water issues, supersized scale of the project in general... a 20-pump gas station?  
How is this even being considered?

Thanks very much,

Karel Rubinstein  
6 The Green  
Collinsville



PLANNING & ZONING COMMISSION  
**Canton, Connecticut Inc. 1806**  
4 Market Street, Collinsville, Connecticut 06022

TO: Planning and Zoning Commission

FROM: Neil S. Pade, AICP, Director, Planning & Community Development

CC: Attorney David Markowitz, Applicant Representative  
File #475; Apln #2000

SUBJECT: Statutory Time Review

DATE: January 27, 2021

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Please see the September 29, 2020, November 2, 2020, and December 11, 2020 memorandums from staff ('staff reports'). The following is an evaluation of the 'statutory clock' associated with this application.

Background

Applications are processed by the Commission in accordance with time lines prescribed by Connecticut General Statutes (CGS). These timelines are broken out as follows:

Site Plan Applications – 65 days to render a decision or the application is automatically approved (regardless if a public hearing is held or not).

Special Permit Applications - 65 days from receipt to open a public hearing; 35 days to close the hearing; and 65 days to deliberate and render a decision.

When a public hearing is held the process goes as follows:

- \_\_\_ Summary of Submitted File Exhibits
- \_\_\_ Presentation by the Applicant
- \_\_\_ Questions by Commission
- \_\_\_ Staff Input
- \_\_\_ Open the Floor for Public Comment
- \_\_\_ Additional Questions by Commission
- \_\_\_ Additional Material Presented if Necessary
- \_\_\_ Additional Public Comment Specific to New Material
- \_\_\_ Summation/ Rebuttal by Applicant
- \_\_\_ Close Public Hearing\

It is important to understand that the applicant will typically have the ‘last word’ before the hearing closes. It is the applicant’s proposal and they have the burden of demonstrating compliance with the regulations. Much like a plaintiff in a court proceeding, they will have the ‘last word’ provided no new material is introduced. Once the hearing is closed, the Commission enters deliberations to evaluate the information from the hearing record against the regulations. No new information can be included or considered in deliberations. The Commission’s considerations are limited to the information contained within the hearing record. The Commission has the last word of the process by rendering its decision.

### Statutory Calculations

The application was submitted on August 12, 2020.

The application was received under CGS 8-7d on August 19, 2020, the next regular meeting of the Commission. In accordance with Zoning Regulations (ZR) 9.1.A.7 and 9.1.A.8 the application was not placed on the August 19, 2020 agenda.

The public hearing was scheduled for the September 16, 2020 regular meeting. Under CGS 8-7d, a public hearing must be opened within 65 days of receipt. At the September 16, 2020 meeting the hearing was postponed to the October 21, 2020 regular meeting and opened on that date (63 days).

Once opened, CGS 8-7d requires the public hearing to be closed within 35 days (by November 25, 2020). CGS 8-7d allows an applicant to grant up to 65 days of extension time. Extension time was granted by the applicant allowing the hearing to stay open until January 29, 2021. This allowed for a total of 100 days. This is the maximum amount of time for which a public hearing may be opened under Connecticut law.

The hearing was continued through the November, December, and January meetings, to the February 17, 2020, 119 days.

The extension past 100 days is allowed due to the current declared state of emergency, which was established on March 10, 2020, set to expire on September 9, 2020, and extended to February 9, 2021. On January 26, 2021, the state of emergency was again extended to April 20, 2021.

Under current executive orders (EO) issued during the state of emergency, specifically EO 7i:

“Any time deadlines contained in the Covered Laws that may pass or expire during the public health and civil preparedness emergency declared by me on March 10, 2020 ("state of emergency") are extended by an additional 90 days for any and all of the following circumstances: the commencement or completion of any public hearing; the rendering of any decision required to be made within a particular period; and the submission or reporting by any municipality to any agency or quasi-public agency of the State; provided, however, that such



preceding 90-day extension shall not apply to any time extensions that are already expressly allowed by the Covered Laws, meaning that, for example, a decision for which the statute already allows up to a total of 65 days of extension (such as site plan decisions) may be further extended by no more than an additional 90 days, for a total of 155 extension days (in this example); and further provided that each individual petition, application, or other proposal, or adoption or amendment of any municipal plan, regulations, or ordinance shall only obtain one 90-day extension period in total, which may be allocated, in part, by an applicant or municipality or agency, for each deadline period, and not multiple 90-day extensions for each time deadline related thereto.”

The processing of this specific application does not appear to have been hindered or delayed by the COVID 19 pandemic. However the additional time allotted under EO 7i remains in place. By allowing the public hearing to remain open past January 29<sup>th</sup>, the Commission has utilized 19 additional days under EO 7i. 71 days of time remain.

If the public hearing stays open to the March 17, 2021 regular meeting, the Commission will have utilized a total of 47 days, with 43 remaining. Continuation to the April 21, 2021 meeting will leave 8 days remaining.

Given the volume and breadth of information provided in the public hearing to date, the Commission may also benefit by retaining a useful portion of the remaining 71 days to allow for careful and considerate deliberation to occur. The Commission may wish to reserve time to be available, if needed, to continue deliberations for one additional month if not more.



PLANNING & ZONING COMMISSION  
**Canton, Connecticut Inc. 1806**  
4 Market Street, Collinsville, Connecticut 06022

**MEMORANDUM OF TELECOMMUNICATION**

**TO:**

Planning and Zoning Commission

**FROM:**

Neil S. Pade, AICP, Director, Planning & Community Development

**CC:**

Attorney David Markowitz, Applicant Representative  
File #475; Apln #2000

**TELECOMMUNICATION:**

January 21, 2021, 3:00 PM; Land Use Staff with CTDEEP Remediation Division, regarding proposal at 9-15 Albany Turnpike

**DATE:**

January 25, 2021

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Through the assistance of State Representative Eleni Kavros DeGraw, a phone conversation was scheduled between the Land Use Office staff and Ray Frigon, Assistant Director of Remediation, at CT DEEP, at January 21, 2021 at 3:00 PM.

During the phone call Mr. Frigon was advised that staff was taking detailed notes to be able to relay the information obtained from the discussion later on. On January 21, 2021 at 5:08 PM, staff transmitted those notes to Mr. Frigon, asking for any corrections or modifications to ensure the discussion was accurately represented. Mr. Frigon responded on January 22, 2021 at 6:34 PM with minor corrections. Final notes are copied below:

“Questions from Neil Pade, Canton Town Planner:

1. Department of health says if the blasting activity causes something to happen at the superfund site that affects area wells that the DEEP will step in. Is that correct and, if so, what is the process?

Summarized response:

*When pollution occurs to soil, groundwater etc, from anything other than a natural source, DEEP Remediation has authority. Refers to the DEEP Guidance Document for*

*Blasting as a useful source document for this type of situation. (That is a part of the record.)*

Tangent - Staff points out that the guidance document is being well used and agreed to, but it does not necessarily address this unique situation of blasting in proximity to a superfund site:

*Indicates that Remediation staff has talked with Canton residents about this situation and are aware of their concerns that the groundwater plume at the J Swift Superfund site may shift through blasting activities. Indicates that residences concerns of how water may move does not appear to be based on sound science. Indicates that an impact is highly unlikely but no one person could ever say for sure. There are unknown variables that may occur, but the potential for them to occur is highly unlikely (additional thoughts and recommendations on this occur later in the conversation).*

*In the event that there should be some movement in the plume, the obligation is possibly two fold on the responsible property owner of the contamination (Swift), and on the entity responsible for the blasting.*

*If a blast opens up a seam that causes an issue, then the DEEP would require corrective actions to be taken by the owner of the Swift property and the owner of the activity of the property causing pollution. The following corrective actions were explained:*

- a. Mechanism to work cooperatively with the responsible party and/or compel voluntary corrective action (can also compel voluntary action by threat of issuing orders if necessary).*
- b. Issue orders if needed. Progressive enforcement – Notice of Violation, Pollution Abatement Order (CGS 22a-432). Also CGS 22a-471 – Potable Water Provision gives authority to enforce corrective action if a drinking water well is affected. Can require the party to correct and clean the problem and provide a clean source of water if necessary.*

2. The local Planning and Zoning Commission is reviewing a site plan that requires blasting within 1500 ft of the superfund site. PZC has no direct authority over blasting. The Commissioner of Emergency Services does. This delegated through Fire Marshals seems to have no criteria relative to this situation. How concerned is the DEEP of this situation?

Summarized response:

*Activities of this nature are occurring throughout the state on a daily basis. Primarily this can be an issue when a bore hole is over charged and results in an unexpected fracture. These situations normally result in the release of natural minerals, manganese etc.... Is there a concern, sure, however, provided the applicant is following BMP's and the Guidance document for blasting, they would not anticipate a change in the groundwater dynamics at the Swift site.*

This is further clarified:

*There is not enough information provided to determine that there is a reason to prohibit blasting. However, the party proposing to blast should provide a reasonable evaluation of the geology, and proposed charges, and should be able to demonstrate through*

*science that there is no likely direct conduit connection to the Swift site through a potential fracture at the area of blasting.*

*The Fire Marshal can be used to ensure proper blasting charges are used.*

*Further clarification - Even if they over blasted the site and caused a fracture to occur there needs to be a connection of that fracture to a pumping source to draw the pollution through the fracture. That is not easy to do.*

3. Is there additional guidance from the CTDEEP Remediation Division that is available to the local Planning and Zoning Commission, recommendations? Conditions? BMP's? – *Will have Rob Robinson connect with Town Staff.*
4. Could the existing monitoring wells at the J. Swift site be used to detect plume movements? *Probably unlikely those could be used to detect movement from the site to determine potential for movement through a newly created bedrock fracture. Would need lay of the land and location of other drinking water wells in the vicinity.*
5. It was indicated that a request was made from the Town for Rob Robinson to appear at the PZC meeting? Town Staff is not aware of this request. *DEEP staff typically do not get involved in a local decision. However they can be asked to appear to provide comments that are rooted in facts and science.*
6. What if the worst case scenario occurs?

Summarized response:

*Based on what we know, it is not highly likely that an impact will occur to the superfund site, but follow the BMPS, follow the Guidance Document, and have the applicant conduct the evaluation recommended above and provide the results to the Commission prior to taking action.*

*If the worst case scenario occurs the CGS referenced above will be used by the DEEP to correct the issue. Also,*

- *Immediate provision of bottled water can be required if confirmed contamination is documented as a result of the proposed activity.*
- *If it can be predicted through installation of monitoring wells that there is more contamination coming, then they can take a pro-active action.*
- *Typically if there is fractured bedrock it creates a bee-line for instant movement, can be in very focused movement, but in very unique situations could be more sparse depending on the strike and dip of the unique bedrock.*
- *Myriad of geologic pieces of information that the Applicant should look at relative to demonstrate how the bedrock should react to blasting.*
- *High degree of confidence in Commission's consultant from GZA.*
- *We should ask the Applicant to review underlying geology, boring logs from monitoring wells installed at Swift site, mapped bedrock, and any exploration that already occurred at Swift site to understand the unique characteristics of this particular rock formation to understand where materials may flow if a fracture were to occur. A test pit on the site is also recommended. If they are proposing blasting it is likely they may have already gathered this information."*



**Archived:** Thursday, January 28, 2021 10:06:14 AM  
**From:** [Pade, Neil](#)  
**Sent:** Mon, 25 Jan 2021 10:31:36  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Proposed Development Opposition  
**Importance:** Normal

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Neil

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**From:** Banks, Rayna [mailto:Rayna.Banks@espn.com]  
**Sent:** Monday, January 25, 2021 9:38 AM  
**To:** Pade, Neil  
**Subject:** Proposed Development Opposition

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil,

I'm aware of the proposed construction of a commercial development off the Albany Turnpike along the tape rock ridge. I'm an Avon Resident off of Secret Lake Rd, and this project has raised many concerns. Aside from adding to the traffic congestion that already exists through Avon and Canton, I'm concerned with the health hazards that could come from the proposed blasting – especially pertaining to our well water and air quality. I know many residents feel this way and am aware of this project being opposed by the Canton Conservation Commission and the Farmington River Watershed Association. In addition, I've read of the concern raised by the MDC and CWC.

So I'd like to be on record opposing this plan. I ask the Town of Canton to act in accord with the Town Plan that will require the proper permits and protect the health and property values of residents. Blasting the ridge can threaten thousands of people' health and quality of life, including mine and my family. We moved here to get away from the high congestion and noise and live peacefully and safe.

Please share this with whomever would be appropriate. Thank you.

Best,  
Rayna Banks

**Archived:** Thursday, January 28, 2021 10:05:30 AM  
**From:** [Pade, Neil](#)  
**Sent:** Fri, 22 Jan 2021 11:16:27  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Tpke.  
**Importance:** Normal

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Neil

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**From:** Teresa McCue [mailto:[tareeve60@gmail.com](mailto:tareeve60@gmail.com)]  
**Sent:** Friday, January 22, 2021 9:05 AM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Tpke.

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

1/22/2021

I urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for (9) special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8-ft. height limit; a gasoline filling station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining.

The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development. We remind the Commission the town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: a. Public

health, safety or welfare; **b.** The environment; **c.** Improved land use, site planning and land development, and sound planning and zoning principles; **d.** Property values; or **e.** Better overall neighborhood compatibility." - **This project violates all five provisions.**

Sincerely,

Teresa McCue

159 Gracey Road

Canton, CT

**Archived:** Thursday, January 28, 2021 10:05:22 AM  
**From:** Pade, Neil  
**Sent:** Wed, 20 Jan 2021 15:56:57  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: [External]: RE: SPECIAL PERMIT - 91 and 95 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** Tatoglu, Akin [mailto:TATOGLU@hartford.edu]  
**Sent:** Wednesday, January 20, 2021 3:41 PM  
**To:** Pade, Neil  
**Subject:** RE: [External]: RE: SPECIAL PERMIT - 91 and 95 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

Thanks for the email. You are right, it is about the wrong topic. It would be the one about the EV and 20 pumps gas station:

File 475; Apln 2000; 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.3.a., drive-thru uses; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by **special permit**; Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Section 7.7.C.3., retaining **wall by special permit**; Section 7.10.B.2, outdoor storage and display; and Site Plan Application: Section 4.1.B.3., restaurant classes I & II; Section 9.1.A., request to construct a 8,384 sq. ft. gas station/convenience store with restaurants and drive-thru, and 23,500 sq. ft. electronic vehicle showroom with 117 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner

Thanks again!

Regards,

Akin Tatoglu, Ph.D.  
Assistant Professor  
Department of Mechanical Engineering  
Office: UT 243 | P: 860-768.4591  
University of Hartford  
200 Bloomfield Ave, West Hartford, CT 06117



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**From:** Pade, Neil <NPade@TownofCantonCT.org>  
**Sent:** Wednesday, January 20, 2021 3:09 PM  
**To:** Tatoglu, Akin <TATOGLU@hartford.edu>  
**Subject:** [External]: RE: SPECIAL PERMIT - 91 and 95 Albany Turnpike

**\*\*External Email\*\***

Hi Dr. Tatoglu,

Thank you for reaching out to me.

Before I take any action on your comments below, I want to make sure we are putting them into the proper record.

The application at 91 and 95 Albany Turnpike referenced in your subject line and message was approved at last night's meeting. That was for a proposed Subaru dealership to go directly across the street from the Shoppes at Farmington Valley.

Is that the application you are intending to comment on?

Please confirm, and thank you.

Neil S. Pade AICP  
Director of Planning and Community Development  
Town of Canton, Connecticut  
4 Market Street  
PO Box 168  
Collinsville, CT 06022-0168  
860-693-7891 Phone  
860-693-7884 Fax  
[npade@townofcantonct.org](mailto:npade@townofcantonct.org)  
[www.townofcantonct.org](http://www.townofcantonct.org)

---

**From:** Tatoglu, Akin [<mailto:TATOGLU@hartford.edu>]  
**Sent:** Wednesday, January 20, 2021 2:24 PM  
**To:** Pade, Neil  
**Subject:** SPECIAL PERMIT - 91 and 95 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Zoning Committee,

I am a resident at Secret Lake area:

Dr. Akin Tatoglu  
5 Cliff Dr., Avon CT 06001

### SPECIAL PERMIT AND JURISDICTION OF THE ZONING COMMITTEE

Yesterday's [1/19/2021] zoning commission meeting, public hearing section proved that the chairman is looking for a way to pass the SPECIAL permit while keeping the public calm. It felt like he already made his decision and he dominated the committee discussion in favor of the applicant. His responsibility is to follow the BYLAWS!!!! Not to make an applicant with a SPECIAL PERMIT request happy! Bylaws are clear about keeping the environment as natural as possible. IF NOT, please send me the sections of the bylaws/regulations where the committee believes that it helps the applicant's case. The other committee members didn't even focus on the discussions which could affect our lives. This is simply RUDE and disrespect to the public!

### OPINIONS ON POSITIVE IMPACT ON SOCIETY

I would like to ask the committee to share their opinions about the positive impact on the society other than obvious tax dollars.

### DOMINATING THE PUBLIC HEARING IN FAVOR OF THE APPLICANT

The chairman, himself, doesn't believe that earthing will cause any problem with the well water. As a scientist, let me tell you: There is a good chance that an explosion will cause a crack or increase the size of the current cracks! Rolling the dice and assuming there won't be a crack that will contaminate the water is an irreversible mistake. I would like to highlight this for future legal matters:

The chairman suggested that the committee could ask the applicant to add a frequent test which will uncover if the water is contaminated or not. This delusional request is the proof that the committee is in favor of the applicant's SPECIAL PERMIT. How come knowing that well water is contaminated at an earlier stage will help the situation? We will be warned earlier before kids are poisoned? This irresponsible request doesn't change the fact that well will be useless!!!!

### MY RIGHTS: LIMITING MY FINANCIAL AND PERSONAL FREEDOM IN FAVOR OF A SPECIAL PERMIT FOR A COMMERCIAL PROJECT

I strongly object the "special permit" request at 91-95 Albany Turnpike. I will be using every single legal right to object it and if your committee decides to approve it without the residents' permission, there will be a second layer of law suits against you and all other elected people who assigned your committee. On top of that, I will personally investigate the previous SPECIAL PERMITS applications and approvals to avoid future HAZARDS!!!! Your behavior is not OK!!

1. I am not allowing anybody or any institution to approve a high risk construction SPECIAL permit that might contaminate my well water. YOU CAN'T RISK MY and MY FAMILY'S HEALTH!!!
2. I am not allowing anybody or any company to continuously explode rocks and create a noise pollution for a year or for a DAY while I am working from home. There is no public benefit other than destruction of lives!
3. I am not allowing to have a fleet of trucks to use our roads continuously and limit my freedom of travel. I am paying the taxes and it is my road to go to work and shopping!!! It doesn't belong to a company who is asking for a SPECIAL PERMIT!!!
4. IF IT IS APPROVED AGAINST THE OBJECTIONS OF THE RESIDENTS: I am asking the zoning committee to take full written LEGAL responsibility of their decision including the applicant. If people of Canton/Avon/Simsbury start having cancer or have to pay thousands to have new wells, I want to know who I can sue.
5. A special permit requires an executive decision to avoid current bylaws and create an exception. Since this is a matter of health and risking lives of thousands of people, I question the authority of the committee to make such a decision. Since you are not elected, you won't be responsible of this IRREVERSIBLE decision. However, we, the residents, will be living here with a good possibility of a

contaminated well water. I take this one as a dangerous attempt based on the EXPERT OPINIONS mentioned last night[1/19/2021] and will be contacting my lawyer to see what I can do legally.

CONCLUSION: REFERENDUM

Based on the expert opinions shared with your committee, you do not have a right to avoid BYLAWS for a SPECIAL PERMIT and RISK thousands of residents' lives including kids and pregnant women. If you still want to move forward in favor of the applicant, I request a referendum to pass or no pass the SPECIAL PERMIT which will cause a highly possible health hazard.

PLEASE STOP THIS MADNESS!!!!!! YOU CAN'T ROLL A DICE AND RISK OUR LIVES!!!!

I will be waiting for your response. I wish the committee best of luck. Thank you for your service.

Regards,  
Akin Tatoglu, Ph.D.  
Assistant Professor  
Department of Mechanical Engineering  
Office: UT 243 | P: 860-768.4591  
University of Hartford  
200 Bloomfield Ave, West Hartford, CT 06117

**Archived:** Thursday, January 28, 2021 10:05:19 AM  
**From:** Pade, Neil  
**Sent:** Thu, 21 Jan 2021 09:15:48  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: Proposed development 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

-----Original Message-----

From: lesley stephen [<mailto:lesellen33@gmail.com>]  
Sent: Wednesday, January 20, 2021 8:21 PM  
To: Pade, Neil  
Subject: Re: Proposed development 9-15 Albany Turnpike

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Mr made

Please see below - I "sent" this on Monday to the wrong address.

> On Jan 18, 2021, at 10:11 PM, lesley stephen <[lesellen33@gmail.com](mailto:lesellen33@gmail.com)> wrote:

>

> Dear Mr Pade

> I am writing to express my concern as a property owning resident of Collinsville for the last 30 years, drawn to the town for its charm and beauty and yes driving home every day past the unofficial rock "gateway" into Canton.

> As many others have expressed I am concerned about the environmental impact of the proposed development, the potential impact on the property of my neighbors and friends and of course the impact to quality of life as the project progresses with blasting and traffic and dust for something that does not fit with what we have identified as what we - the residents and home owners want for our town's future.

> Many have noted the many vacant lots and empty buildings that may be more appropriate - and would not require the removal of a natural rock formation - an environmentally devastating proposal to accomplish a showroom for environmentally friendly vehicles!

> Please listen to our concerns and those of the experts and reject this proposal for this site.

> Sincerely

> Lesley E Stephen.



**Archived:** Thursday, January 28, 2021 10:05:15 AM  
**From:** Pade, Neil  
**Sent:** Thu, 21 Jan 2021 09:16:39  
**To:** Deltenre, Renee  
**Subject:** FW: Against Trap Rock Ridge proposal  
**Importance:** Normal

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Neil

-----Original Message-----

From: David Morgan [<mailto:davidcmorgan@comcast.net>]  
Sent: Wednesday, January 20, 2021 1:08 PM  
To: Pade, Neil  
Subject: Re: Against Trap Rock Ridge proposal

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

For clarification, this is in reference to File 475, Application 2000.

> On Jan 19, 2021, at 5:55 PM, David Morgan <davidcmorgan@comcast.net> wrote:  
>  
> Hi Neil,  
>  
> Sending a quick note to voice our opposition to the proposed Trap Rock Ridge development. It's not worth the risk to the local groundwater and seems to invite future superfund lawsuit against the town when their water is adversely impacted. The proposal also appears to be in direct opposition to the Canton plan of conservation and development to preserve the eastern entrance to the town.  
>  
> Thanks,  
> Dave Morgan  
> Canton resident

**Archived:** Thursday, January 28, 2021 10:02:29 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 15:38:43  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Concerns From 1/19/21 Town Hearing  
**Importance:** Normal

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Neil

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**From:** John Palmer [mailto:[John@palmerinsurance.com](mailto:John@palmerinsurance.com)]  
**Sent:** Wednesday, January 20, 2021 2:06 PM  
**To:** Bessel, Robert  
**Cc:** Pade, Neil; Waters, Jerry  
**Subject:** Concerns From 1/19/21 Town Hearing

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hello All,

Firstly, I hope you are all doing well today – and I would like to request that this entire email and the 4 attachments be included as public record on this matter.

My name is John Palmer and I am new to town. My wife and I invested in Canton on 07.28.2020 and purchased a home here at 100 Washburn Road. I figured at some point I would get involved in the community but to be honest with you I did not anticipate it would happen in this fashion. None the less, we have been thrilled living here so far. We love our location and the town we picked.

We moved here for all the right reasons. Beautiful setting, small town feel, great school system, clean water, wonderful community feel.. the list goes on and on!

It is with great concern that I reach out to you over what I witnessed last night in this town hall meeting. A meeting where most of the public had come together in a near unanimous opposition of the project at 9-15 Albany Turnpike.

Attached are photos of Lansford Perry asleep during the meeting. The time stamps on my photos are for over a 15-minute period. The sleeping occurred longer but I had stopped taking pictures.

I understand it was late in the night but there is absolutely no excuse for sleeping while being responsible to gather information, think of conclusion, and make a decision on this application. Lansford Perry should recuse himself from this matter ASAP. He should resign completely if we are all being honest.

This is the kind of thing that goes viral on the internet. “Local commissioner sound asleep during hearing overseeing the possible contamination of private drinking water in his own community” looks exactly like a headline that would generate a ton of clicks. It is an extremely bad look for Lansford Perry and the entire commission. No one spoke up to get his attention until a resident caller pointed out he had been sleeping.

This is a joke and completely unacceptable.

Somehow, astonishingly enough, he was able to make the sleeping even worse. Lansford Perry woke up and by the end actually said these things – “we need to stop the public ‘filibuster’, they can keep going on and on about this, every eco-geologist and environmentalist has another question, and finds another thing, and at some point we have to move on”

Lansford Perry does not even know what a filibuster is. Here is the definition - “Filibuster is a tactic used in the United States Senate to prevent a measure from being brought to a vote by means of obstruction. The most common form occurs when one or more senators attempt to delay or block a vote on a bill by extending debate on the measure.”

The massive public outcry and opposition facing this application could not be any further from a filibuster. His sentiments are overwhelmingly the exact opposite of how this should be proceeding.

The fact that he is accusing the public of obstruction is absurd and false.

Lansford Perry went on to say, “I know all about environmental studies I’ve spent over a million dollars on this stuff and these people keep asking questions” Well, I have some news for Lansford Perry.. it must be nice, but I don’t have a million dollars to fix my well. My neighbors don’t. Most of the people who will be impacted do not.

To dismiss the questions being raised because they won’t stop is an egregious display of ineptitude. The questions are valid. The questions are concerning the wellbeing of our current and future generations. These questions and concerns must be heard. Don’t we deserve to ask these questions and get real answers?

As a new resident and new community member I am extremely disappointed in the representation we received yesterday in the meeting. The expectations of contributing to the discussion and voicing my concerns to a fair and competent commission were destroyed the moment Lansford Perry fell asleep - and no one around him stepped up.

How can I, or anyone in the community, have the confidence that Lansford Perry (or anyone else in the commission for that matter) is actually going to read all of the letters and emails in the public testimony – if he is asleep on camera – when everyone is watching?

How can I, or anyone in the community, have faith in a fair hearing on the application when Lansford Perry wakes up from his mid-meeting nap and concludes that he no longer needs to hear what the public thinks?

I will be following up with another message regarding the actual application and my questions and issues with that. However, I felt that this matter called for a separate message due to the severity of what I witnessed.

This is extremely disappointing. I was expecting a whole lot more from the town, the commission, and their duty to hear the public.

Instead we were presented with a sleeping commissioner.

How would someone like me, new to this type of meeting, feel watching the decision maker asleep at the wheel?

I must ask each one of you these two questions below, and I ask to think long and hard about them before you respond.

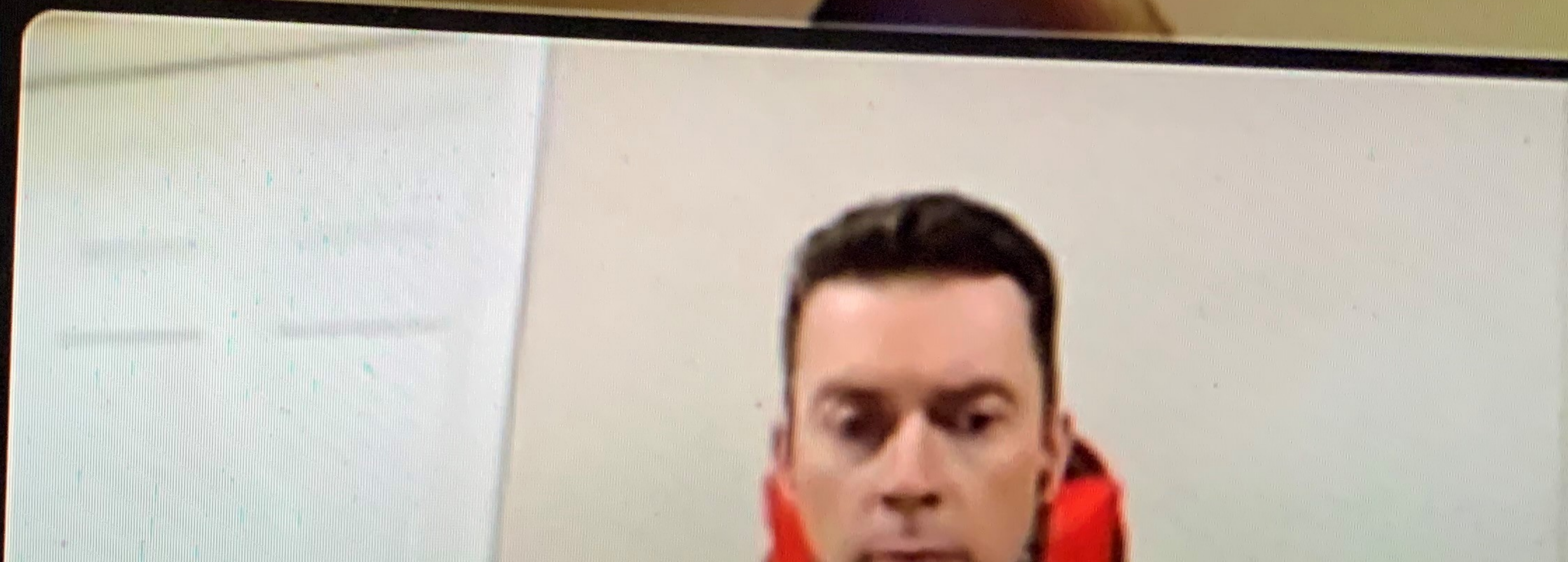
Is how you would like your town optics to look like? Is this the type of representation you feel we, as a community, deserve?

I, for one, do not.

Sincerely,

**John Palmer**  
100 Washburn Road  
Canton, CT 06019  
860.480.8776









Lansford Perry

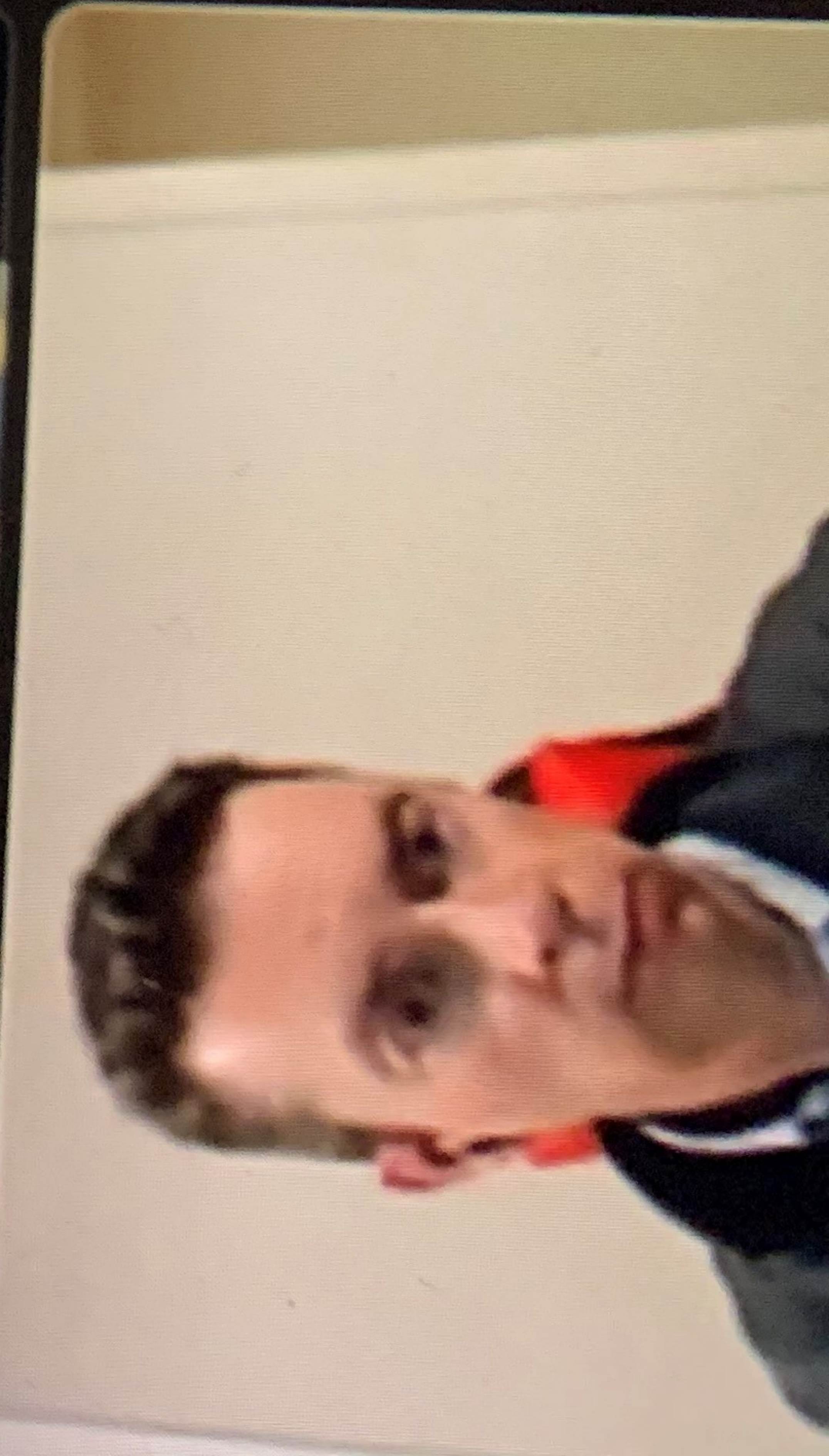
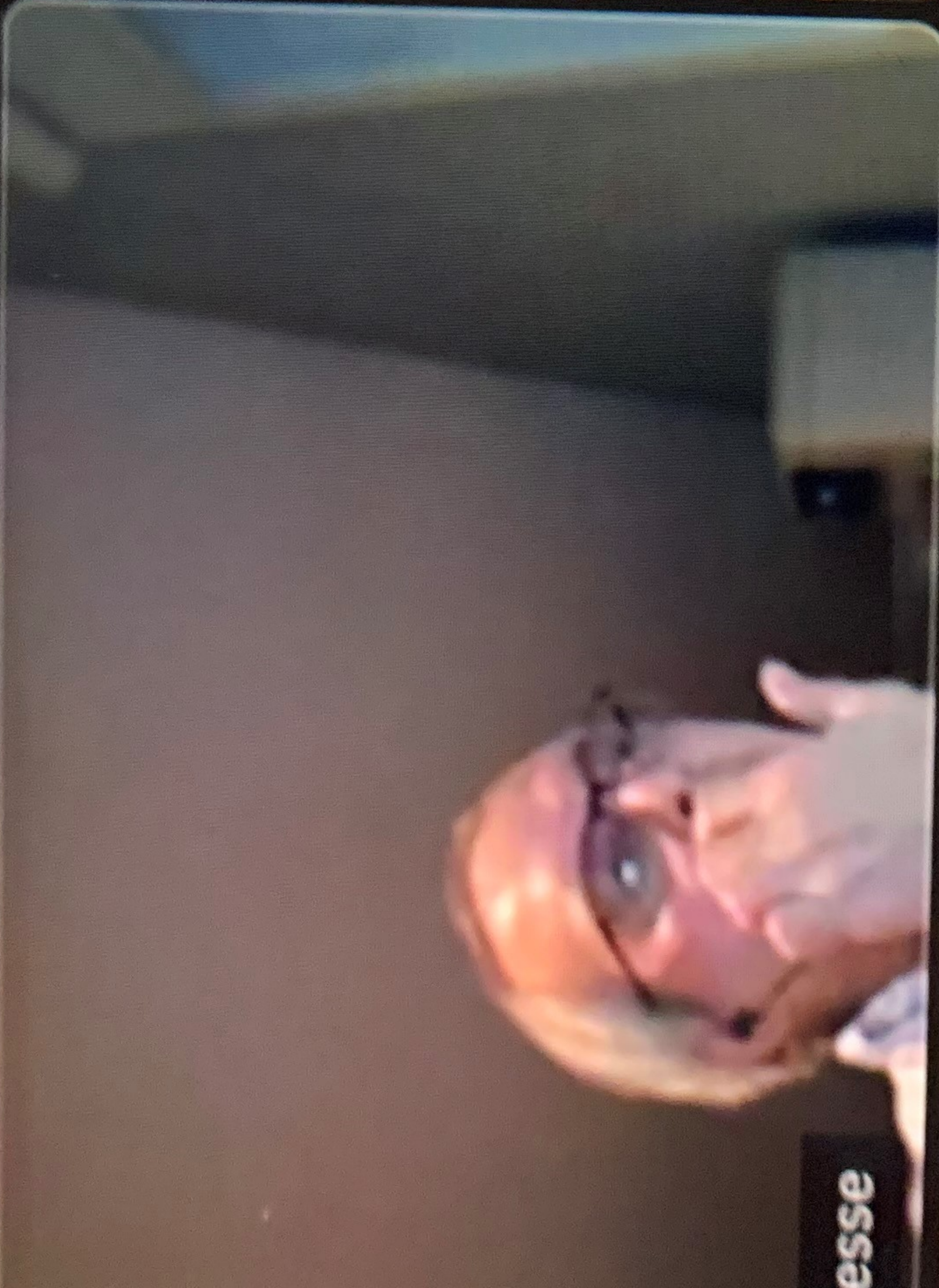
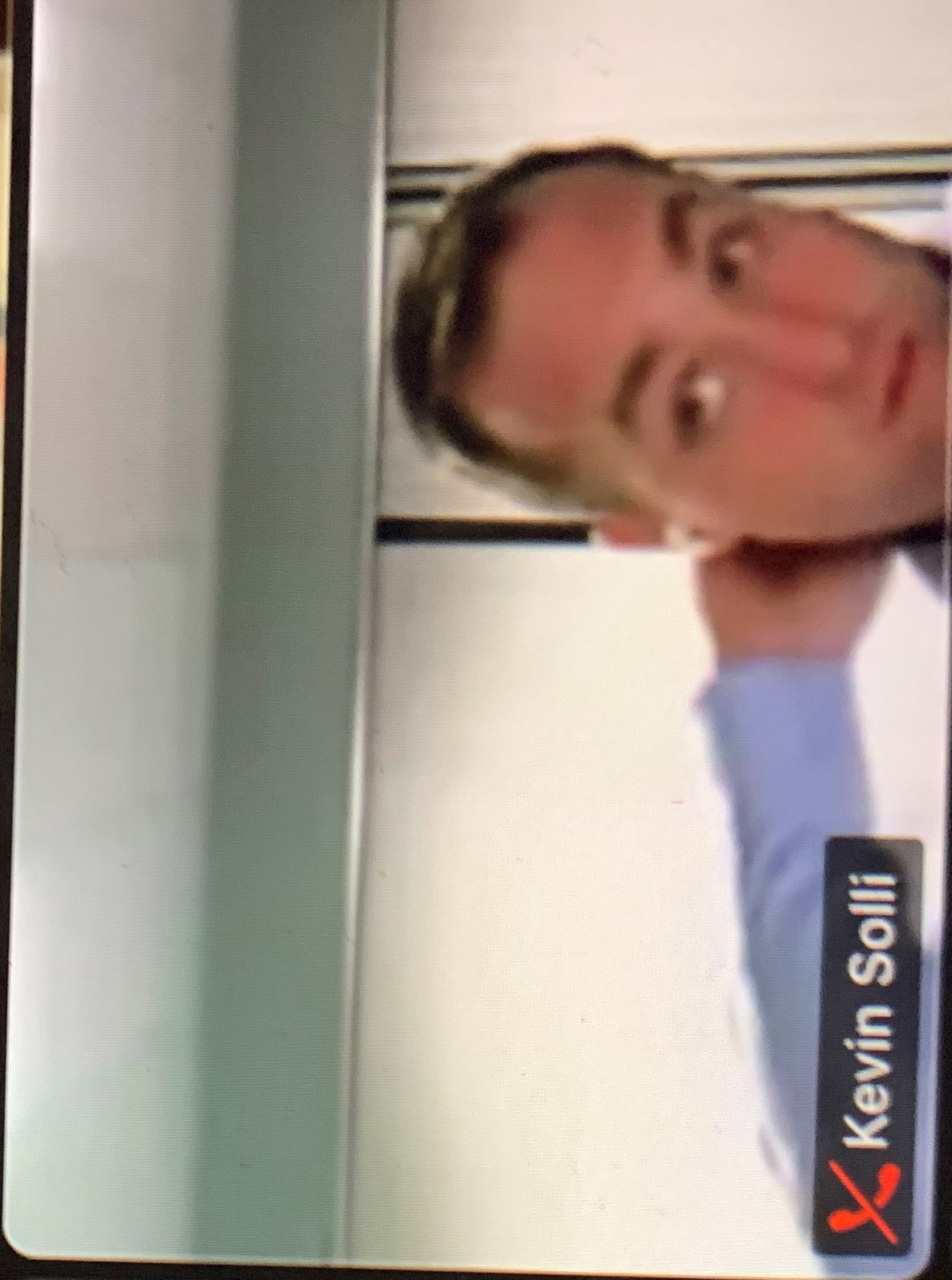
Portrait of Lansford Perry





Lansford Perry







**Archived:** Thursday, January 28, 2021 9:59:56 AM

**From:** [Pade, Neil](#)

**Sent:** Wed, 20 Jan 2021 10:51:52

**To:** [Deltenre, Renee](#)

**Cc:** [Kyle, Emily](#)

**Subject:** FW: Rude attorney at meeting

**Importance:** Normal

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Neil

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**From:** Marc [<mailto:comesatimepowerwashing@comcast.net>]

**Sent:** Wednesday, January 20, 2021 7:51 AM

**To:** Pade, Neil

**Subject:** Rude attorney at meeting

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Pleas note that the RUDE attorney representing CARE tonight at the town meeting (MR Pendell from motleyrice )was a disgrace to the cause . He announced that he is representing ALL residents apposed to this project,.for the record he does NOT represent me . Thank you . Marc Cournoyer 35 Secret Lake RD Canton

Sent from [Mail](#) for Windows 10

**Archived:** Thursday, January 28, 2021 9:59:49 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:46:43  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: More stories about damage from blasting  
**Importance:** Normal

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Neil

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**From:** Theresa Barger [mailto:[tsullivanbarger@gmail.com](mailto:tsullivanbarger@gmail.com)]  
**Sent:** Tuesday, January 19, 2021 10:03 PM  
**To:** Pade, Neil  
**Subject:** More stories about damage from blasting

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil,

Even when blasting laws are followed, blasting causes damage and homeowners are left with the financial burden. Here are some stories to support this point.

New Haven Register

<https://www.nhregister.com/news/article/Neighbors-claim-blasts-damaged-homes-11626106.php>

Letter to CT State Rep. Theresa Conroy from Lee Heller, 34 George St., Seymour, whose home was damaged after 15 months of blasting to put in a Walgreens.

Stories in the **Journal Inquirer**

[https://www.journalinquirer.com/towns/somers/somers-board-upholds-cease-and-desist-order-barring-couple-from-blasting-rock/article\\_1da88dd8-ab23-11ea-8411-93988597a787.html](https://www.journalinquirer.com/towns/somers/somers-board-upholds-cease-and-desist-order-barring-couple-from-blasting-rock/article_1da88dd8-ab23-11ea-8411-93988597a787.html)

[https://www.journalinquirer.com/towns/somers/neighbors-oppose-family-s-bid-to-blast-rock-in-somers/article\\_ea167a7c-86d7-11e9-898c-f35c07ef21ec.html](https://www.journalinquirer.com/towns/somers/neighbors-oppose-family-s-bid-to-blast-rock-in-somers/article_ea167a7c-86d7-11e9-898c-f35c07ef21ec.html)

NBC CT story: <https://www.nbcconnecticut.com/news/local/blasting-causes-headaches-for-homeowners/1863788/>

Massachusetts residents' wells damaged:

[https://www.eagletribune.com/news/local\\_news/windham-neighbors-say-blasting-work-is-damaging-homes-and-wells/article\\_d99a8196-aa5f-59c7-8a83-2d902cc57212.html](https://www.eagletribune.com/news/local_news/windham-neighbors-say-blasting-work-is-damaging-homes-and-wells/article_d99a8196-aa5f-59c7-8a83-2d902cc57212.html)



--

**Theresa Sullivan Barger**

8 Pond Road

Canton, CT

860-805-4404

**Archived:** Thursday, January 28, 2021 9:59:46 AM

**From:** Pade, Neil

**Sent:** Wed, 20 Jan 2021 10:44:44

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: Articles for P&Z Commissioners RE: Proposed Blasting / 9-15 Albany Turnpike

**Importance:** Normal

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Neil

-----Original Message-----

From: jennifer abel [[mailto:jennifer\\_abel@yahoo.com](mailto:jennifer_abel@yahoo.com)]

Sent: Tuesday, January 19, 2021 10:00 PM

To: Pade, Neil

Subject: Articles for P&Z Commissioners RE: Proposed Blasting / 9-15 Albany Turnpike

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil,

As the Public Hearing is still in progress at 10pm, please enter the following (2) articles from the Monroe Sun for P&Z Commissioners to review regarding blasting impact on the community (in particular by the proposed company mentioned, Blastech, Inc., a Plantsville firm owned by Andy Nagy).

Rock crushing pros assure neighbors blasting noise is only 'a horn and a bump'

By Bill Bittar | November 14, 2019

<https://themonroesun.com/rock-crushing-pros-assure-neighbors-blasting-noise-is-only-a-horn-and-a-bump/>

Pond View neighbors hear a steady jackhammering sound with an occasional boom

By Bill Bittar | September 15, 2020

<https://themonroesun.com/pond-view-neighbors-hear-a-steady-jackhammering-sound-with-an-occasional-boom/>

Thank you,  
Jenny Abel



**Archived:** Thursday, January 28, 2021 9:59:39 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:45:25  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: File 475; Apln 2000; 9 and 15 Albany Turnpike -- Attorney Michael Pendell  
**Importance:** Normal

---

Neil

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**From:** Kathleen Munroe [mailto:[kdmunroe@comcast.net](mailto:kdmunroe@comcast.net)]  
**Sent:** Tuesday, January 19, 2021 10:03 PM  
**To:** Pade, Neil  
**Subject:** File 475; Apln 2000; 9 and 15 Albany Turnpike -- Attorney Michael Pendell

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil & the Members of the Canton Planning and Zoning Commission,

As I write this, I am attending virtually by phone the public hearing on the captioned matter. For the record, despite Attorney Michael Pendell's claim that he represents every objector attending tonight's meeting, I wish to make it clear that I am NOT a client of Attorney Pendell. He invited those who do not wish to be included as one of his clients to "opt out," and if that's what he thinks it takes to reject what I'll call "phantom representation," I hereby opt out.

I have never contacted Attorney Pendell, and he has never contacted me. As an attorney myself, I am well aware of the legal requirements for client representation, including a written retention agreement that sets forth the scope of the representation and the fee agreement. I have not been presented with such a retention agreement and wouldn't execute one if it were.

I strongly object to the captioned Application, but I am capable of speaking for myself and have submitted my own comments in that regard. Thank you.

Kathy Munroe  
17 Town Bridge Road  
Collinsville, CT 06022

**Archived:** Thursday, January 28, 2021 9:59:36 AM

**From:** Pade, Neil

**Sent:** Wed, 20 Jan 2021 10:46:54

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: Planning and Zoning Commission, Canton, CT File 475 Application 2000; 9 and 15 Albany Turnpike

**Importance:** Normal

---

Neil

-----Original Message-----

From: Derek Humphrey [<mailto:dhumpdenali@me.com>]

Sent: Tuesday, January 19, 2021 10:50 PM

To: Pade, Neil

Subject: Planning and Zoning Commission, Canton, CT File 475 Application 2000; 9 and 15 Albany Turnpike

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

To Whom it May Concern,

I am writing to express my concerns regarding the planned development of 9 and 15 Albany Turnpike. Aside from my personal feelings on this proposed development, it would seem the threat of aquifer contamination due to blasting in this area is quite high. My family and I live on Trailsend Dr. and rely on well water. We are fortunate to not have had any problems with our water in the 7 years that we've lived here, but I am aware that many of my neighbors have significantly deeper wells to get adequate pressure for their homes. Additionally, I am aware that part of the Trailsend community is supplied town water, which was a decision made because of potentially affected water.

Blasting so close to the John Swift Superfund site poses a danger to the aquifer and access to clean water for many families in this area. My wife and I moved to Canton 7 years ago to raise a family in an area that was not over run with development, had access to nature, and had a community that stood behind those values. I agree that there could be a great use for that site with less intensive development, but this particular proposal seems to fly in the face of Canton's Town Plan of Conservation and Development and with a high potential for disrupting the quality of water and life that the area's inhabitants currently enjoy.

I, and my family, oppose this development wholeheartedly.

Thank you for your time and consideration,

Derek Humphrey



**Archived:** Thursday, January 28, 2021 9:59:33 AM

**From:** [Pade, Neil](#)

**Sent:** Wed, 20 Jan 2021 10:51:34

**To:** [Deltenre, Renee](#)

**Cc:** [Kyle, Emily](#)

**Subject:** FW: Canton Development

**Importance:** Normal

---

Neil

-----Original Message-----

From: David Griffith [<mailto:wvuoek86@gmail.com>]

Sent: Wednesday, January 20, 2021 7:33 AM

To: Pade, Neil

Subject: Canton Development

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

I am not in favor of this development. Based on the description (20 pumps) of the project and the destruction of natural habit & potential impact on water, I do not support. The tax increase and number of jobs do not make sense. Seems like there are better locations for this than blasting the top off a mountain

Dave Griffith  
Avon, CT

**Archived:** Thursday, January 28, 2021 9:59:26 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 11:36:51  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW:  
**Importance:** Normal

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Neil

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**From:** chloe rogala [mailto:[chloerogala99@gmail.com](mailto:chloerogala99@gmail.com)]  
**Sent:** Wednesday, January 20, 2021 11:36 AM  
**To:** Pade, Neil  
**Subject:**

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

PLEASE DO NOT BLOW IT UP JUST FOR ANOTHER DAMN CAR DELARSHIP. I have relatives that live over there and they don't want to deal with this for another year. How about we do something good for the community and put in a homeless shelter or something other than another car delarship



**Archived:** Thursday, January 28, 2021 9:58:35 AM  
**From:** Pade, Neil  
**Sent:** Wed, 20 Jan 2021 10:45:25  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: File 475; Apln 2000; 9 and 15 Albany Turnpike -- Attorney Michael Pendell  
**Importance:** Normal

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Neil

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**From:** Kathleen Munroe [mailto:kdmunroe@comcast.net]  
**Sent:** Tuesday, January 19, 2021 10:03 PM  
**To:** Pade, Neil  
**Subject:** File 475; Apln 2000; 9 and 15 Albany Turnpike -- Attorney Michael Pendell

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil & the Members of the Canton Planning and Zoning Commission,

As I write this, I am attending virtually by phone the public hearing on the captioned matter. For the record, despite Attorney Michael Pendell's claim that he represents every objector attending tonight's meeting, I wish to make it clear that I am NOT a client of Attorney Pendell. He invited those who do not wish to be included as one of his clients to "opt out," and if that's what he thinks it takes to reject what I'll call "phantom representation," I hereby opt out.

I have never contacted Attorney Pendell, and he has never contacted me. As an attorney myself, I am well aware of the legal requirements for client representation, including a written retention agreement that sets forth the scope of the representation and the fee agreement. I have not been presented with such a retention agreement and wouldn't execute one if it were.

I strongly object to the captioned Application, but I am capable of speaking for myself and have submitted my own comments in that regard. Thank you.

Kathy Munroe  
17 Town Bridge Road  
Collinsville, CT 06022

**Archived:** Thursday, January 28, 2021 9:58:28 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:44:23  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Turnpike proposal  
**Importance:** Normal

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Neil

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**From:** Ming Yong [<mailto:mhyong@gmail.com>]  
**Sent:** Tuesday, January 19, 2021 8:48 PM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Turnpike proposal

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Sir,

After listening to the Zoom meeting this evening and reading about the proposal for 9-15 Albany Turnpike, I would like to officially voice my disapproval to the current proposed plan given the potential negative environmental impact to the drinking water as well as the air quality of the area. The proposed plan does not aesthetically tie in with the rest of the existing development along this part of route 44.

We live in west Avon off Lovely street which borders Canton. Please feel free to contact me at 860 597-2442 should you have any questions.

Regards,  
Robert Starr.



**Archived:** Thursday, January 28, 2021 9:58:21 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:43:37  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: zoom link for hearing next Tuesday  
**Importance:** Normal

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Neil

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**From:** D Morisano [mailto:[morisano@gmail.com](mailto:morisano@gmail.com)]  
**Sent:** Tuesday, January 19, 2021 7:37 PM  
**To:** Pade, Neil  
**Subject:** Re: zoom link for hearing next Tuesday

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil and respected members of the P&Z Commission,

I wanted to rewrite correspondence to go on record strongly opposing the proposed development at 9 and 15 Albany Turnpike, Canton, CT, File 475 Application 2000, Assessor Map 32 and 36, Parcel 1010009 and 1010015. I was shocked, upset and frankly disgusted after reading the proposed plans to spend two years blasting one of the most iconic entryways of Canton in order to build a huge, 20-pump gas station two min down the road from at least two other large gas stations...as well as an EV showroom two min from multiple other car dealerships and showrooms that won't even be selling vehicles. The irony of destroying land and compromising local water/well systems, disturbing the peace of the town, disrupting traffic (with another traffic light), and removing a major character feature of Canton, in order to build a showroom of "environmentally responsible vehicles" that will not actually be sold...but instead be some kind of a beacon to destroy the environment and land in order to sell large quantities of gas/oil, and mine the ridgeface, is unbelievable.

I strongly hope that the Commission will vote against approving this project. This COVID19 pandemic alone has rattled our world, our country, our state, and our town, and disrupted and closed many small businesses and characteristic features of Canton that make our town so special...we will be recovering for years to come. The proposed project stands to put us further down the sinkhole. The ends do not justify the means. I do not want the things that I love about Canton, the town I want to grow old in, to all disappear into a wastescape of flattened landscapes and large businesses and for the character of this place that is so special to be lost in a sea of destroyed topography, gas stations, drive-throughs and chain restaurants, and long slow lines of traffic.

I learned of this word recently--"topocide"--"the deliberate culling of a place through industrial expansion and change, so that its earlier landscape and character are destroyed." Please do not let Canton, once one of the "top 10 coolest small towns in the US," fall prey to this kind of descriptor.

I am at the meeting tonight, but in case I do not find the opportunity to speak, I am offering this letter instead.

Yours sincerely, and thank you for your time.

Nika Morisano  
37 Mohawk Drive



**Archived:** Thursday, January 28, 2021 9:58:14 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:43:47  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Protest for plan for E/v car show room & gas station  
**Importance:** Normal

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Neil

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**From:** Laura McLellan [mailto:[laura\\_mclellan@yahoo.com](mailto:laura_mclellan@yahoo.com)]  
**Sent:** Tuesday, January 19, 2021 7:40 PM  
**To:** Pade, Neil  
**Subject:** Protest for plan for E/v car show room & gas station

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hello Mr. Page, I'm writing to strongly protest the plans for the E/V car showroom and gas station being proposed this evening that will potentially affect the aquifer. I do have well water and I do live the affected area on Ridge Drive.

Thank you  
Laura McLellan

[Sent from Yahoo Mail on Android](#)

**Archived:** Thursday, January 28, 2021 9:58:10 AM

**From:** Pade, Neil

**Sent:** Wed, 20 Jan 2021 10:44:44

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: Articles for P&Z Commissioners RE: Proposed Blasting / 9-15 Albany Turnpike

**Importance:** Normal

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Neil

-----Original Message-----

From: jennifer abel [[mailto:jennifer\\_abel@yahoo.com](mailto:jennifer_abel@yahoo.com)]

Sent: Tuesday, January 19, 2021 10:00 PM

To: Pade, Neil

Subject: Articles for P&Z Commissioners RE: Proposed Blasting / 9-15 Albany Turnpike

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Neil,

As the Public Hearing is still in progress at 10pm, please enter the following (2) articles from the Monroe Sun for P&Z Commissioners to review regarding blasting impact on the community (in particular by the proposed company mentioned, Blastech, Inc., a Plantsville firm owned by Andy Nagy).

Rock crushing pros assure neighbors blasting noise is only 'a horn and a bump'

By Bill Bittar | November 14, 2019

<https://themonroesun.com/rock-crushing-pros-assure-neighbors-blasting-noise-is-only-a-horn-and-a-bump/>

Pond View neighbors hear a steady jackhammering sound with an occasional boom

By Bill Bittar | September 15, 2020

<https://themonroesun.com/pond-view-neighbors-hear-a-steady-jackhammering-sound-with-an-occasional-boom/>

Thank you,  
Jenny Abel



Town of Canton Planning and Zoning Board  
4 Market Street  
Collinsville, CT 06019

Michael S. Jastremski  
34 Forest Lane  
Canton, CT 06019

RE: File 475; 9&15 Albany Turnpike

Members of the Canton Planning and Zoning Board,

Thank you for the opportunity to comment on this matter. I live at 34 Forest Lane, in the Canton section of the Secret Lake neighborhood. My home is approximately 2000' from the proposed project. I've lived in Canton since 2014, and my son has been in Canton schools since kindergarten (he's now in 5<sup>th</sup> grade). I'm a Den Leader for Canton Cub Scout Pack 177, and I volunteer for Canton Little League. I'm also a member of the Secret Lake Association Board. While I do not speak for the Board in this letter, serving in this way given me the opportunity to think carefully about our neighborhood and get to know many of my neighbors. I'm very grateful to be a Secret Lake neighbor and a Canton resident.

In my professional capacity as the Watershed Conservation Director for the Housatonic Valley Association, I'm regularly asked to evaluate development proposals to understand potential impacts to natural character and environmental health, and work with local decision-makers and developers to achieve project goals while protecting natural resources. Occasionally, I encounter a project that's simply not appropriate for a given site- no amount of planning or design will prevent unacceptable impacts to the land and the community. This is absolutely one of those projects.

After reviewing the details of the proposal, I have grave concerns about the changes it would bring to my neighborhood and the Town of Canton. I agree with points raised by Canton Advocates for Responsible Expansion and many others related to aesthetic, environmental and quality-of-life impacts, but I want to emphasize that the threat of mobilizing contaminants associated with the Swift Chemical superfund site is frightening and real. There's simply not been enough evidence provided by the Applicant to show that this risk can be mitigated appropriately. Many of my Secret Lake neighbors are on wells, and mobilization of these contaminants into the aquifer could contaminate their drinking water. We can't let a commercial development put the health of these families at risk- that's not the kind of community Canton is.

I also want to ask the Planning Board to think carefully about the precedent approving this project will set for our community going forward. This proposal requires a jaw-dropping nine Special Permits to proceed. The Applicant is requesting an extraordinary amount of flexibility with our community-approved Plan of Conservation and Development (POCD) and land-use regulations to build a project in an area that is clearly inappropriate. If the Planning Board grants these requests, what will we be able to say to the next Applicant that asks for the same flexibility? What will we say to the community when we want them to come together to update the POCD? Will they have the same faith in that process? I've seen other communities go down this road, and come to regret it. Please preserve the integrity of our community-supported planning and land-use regulations.

To be very clear, I'm not against developing this property- I understand it's in a commercial zone and is much better suited for development than other areas of town. But this project represents an unacceptable departure from what the community agreed is appropriate for this area. Please stay true

to our POCD and the land use regulations that are based on that community-supported document, and reject this proposal.

Thank you again for the opportunity to comment.

Sincerely,

Michael S. Jastremski

<submitted electronically>



**Archived:** Thursday, January 28, 2021 9:56:04 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:42:49  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

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**From:** daryl vallez [mailto:d1bvt@yahoo.com]  
**Sent:** Tuesday, January 19, 2021 6:58 PM  
**To:** Pade, Neil  
**Subject:** 9-15 Albany Turnpike

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi,  
I am writing this in opposition to the plan to develop 9-15 Albany Turnpike. I am greatly concerned that blasting will harm my water supply. Expert geologists predict that the proposed blasting may release toxic chemicals in the ground into the aquifer from the [John Swift Chemical Company Superfund Site](#).

Also, the proposal *conflicts* with Canton's (2014) Town [Plan of Conservation and Development](#) for retaining the historic and natural character of town, planning for traffic, protecting the town's natural resources and landscape, and [protecting clean water and air for residents](#).

Thank you,  
Daryl Vallez  
37 Beverly Drive  
Avon, CT

[Sent from Yahoo Mail for iPhone](#)

**Archived:** Thursday, January 28, 2021 9:55:57 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:42:33  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: zoning cmte  
**Importance:** Normal

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Neil

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**From:** Bill Knebel [mailto:billk@metrumrg.com]  
**Sent:** Tuesday, January 19, 2021 6:58 PM  
**To:** Pade, Neil  
**Subject:** zoning cmte

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

I do not support the gas station/electric car station on Albany pike in Canton. This will cause lots of grief for 2 years and damage the water table.

Bill

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~~~~~  
*Bill Knebel, PharmD, PhD*  
*President*

*Metrum Research Group*  
*2 Tunxis Road, Suite 112*  
*Tariffville, CT 06081*

*O: 860.735.7043*  
*C: 860.930.1370*  
*F: 860.760.6014*



**Archived:** Thursday, January 28, 2021 9:55:53 AM

**From:** Pade, Neil

**Sent:** Wed, 20 Jan 2021 10:40:51

**To:** Deltenre, Renee

**Cc:** Kyle, Emily

**Subject:** FW: Residents request permits be denied for Proposed Development at Trap Rock

**Importance:** Normal

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Neil

-----Original Message-----

From: Tarah Monday [<mailto:tr.monday@yahoo.com>]

Sent: Tuesday, January 19, 2021 5:50 PM

To: Pade, Neil

Subject: Residents request permits be denied for Proposed Development at Trap Rock

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

To whom it may concern-

I am a homeowner whose well water may be impacted by the approval of a development which would potentially cause ecological and economic harm to multiple neighborhoods in Avon and Canton. Respectfully, we request that alternative development sites are explored, and these special permits for Mark Greenberg's car showroom be denied.

Surely the health and well being of our residents trumps capitalistic greed, and yet another car dealership in an already saturated market.

Please consider the long term impact to residents when voting tonight, especially in light of. The adjacent superfund site and the history of polluted well water from similar projects in the area.

Again we implore you to do the ethical and responsible thing and deny these permits.

With thanks,

Tarah R Monday

16 Pine Trail

Avon CT 06001

203 676 1647

Sent from my iPhone

**Archived:** Thursday, January 28, 2021 9:55:47 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:40:59  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Trap Rock Ridge Project Opposition  
**Importance:** Normal

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Neil

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**From:** Kristin Comeforo [mailto:kristincomeforo@gmail.com]  
**Sent:** Tuesday, January 19, 2021 5:53 PM  
**To:** Pade, Neil  
**Subject:** Trap Rock Ridge Project Opposition

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Dear Mr. Pade,

I cannot stress strongly enough my opposition to the project proposed by Mark Greenberg.

This project will be devastating to homeowners in Canton and Avon, and do unnecessary damage to our environment.

As the homeowner at 16 Pine Trail in Avon, I fear that our well will be damaged, leaving myself and my neighbors without a source of clean drinking water.

As a taxpayer and voter I ask you to rescind all exceptions that have been made and do not allow the project to move forward.

Thank you,  
Kristin Comeforo  
16 Pine Trail, Avon



**Archived:** Thursday, January 28, 2021 9:55:43 AM  
**From:** Pade, Neil  
**Sent:** Wed, 20 Jan 2021 10:41:07  
**To:** Deltenre, Renee  
**Cc:** Kyle, Emily  
**Subject:** FW: Against Trap Rock Ridge proposal  
**Importance:** Normal

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Neil

-----Original Message-----

From: David Morgan [<mailto:davidcmorgan@comcast.net>]  
Sent: Tuesday, January 19, 2021 5:55 PM  
To: Pade, Neil  
Subject: Against Trap Rock Ridge proposal

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hi Neil,

Sending a quick note to voice our opposition to the proposed Trap Rock Ridge development. It's not worth the risk to the local groundwater and seems to invite future superfund lawsuit against the town when their water is adversely impacted. The proposal also appears to be in direct opposition to the Canton plan of conservation and development to preserve the eastern entrance to the town.

Thanks,  
Dave Morgan  
Canton resident

**Archived:** Thursday, January 28, 2021 9:55:36 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:42:18  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Opposing another car dealership  
**Importance:** Normal

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Neil

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**From:** DANEEN HUDDART [mailto:[daneenh@comcast.net](mailto:daneenh@comcast.net)]  
**Sent:** Tuesday, January 19, 2021 6:44 PM  
**To:** Pade, Neil  
**Subject:** Opposing another car dealership

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Hello,

I live on Secret Lake in Avon CT. I have lived here for 15 years with my daughter and I am strongly opposed to another car dealership. Traffic plus development has overtaken a very peaceful and idyllic area that we call home. I am also very concerned with what effect this will have on our well water too. Having just had breast cancer and treatment I don't want something else to worry about going into our water system.

Please reconsider adding yet another building. There are many empty buildings already in Avon, Canton and Simsbury. Why can't someone re-use these?

Thank you for your time and attention to this matter,

Sincerely,

Daneen M. Huddart  
149 Secret Lake Road, Avon



To: Board of Zoning

Re: Meeting Jan 19, 2021.

From: Heather Spear, 10 Buttonwood Hill Canton.

C: 860-916-4530

As a Canton resident, I want to express my sincere and adamant disagreement with the proposed building project on the Canton-Simsbury border. First, I do not believe that we need more gas pumps, show room, marketplace etc. Second, I am really unhappy that the Town of Canton is even considering destruction of the unique Ridge on Rte 44 adjacent to the former La Trattoria. We are meant to be stewards of our earth; Canton residents - myself included, already fought off the Borghesi Building plans on the Canton New Hartford line. Further destruction of the beautiful environment of Canton is demoralizing to us and especially with ill-thought out proposals.

I would like to suggest more meaningful ways to generate funds for Canton. Please think of environmental businesses, Senior and Healthcare services, IT businesses, even WeWorks offices and other ways to promote values consistent with Canton.

I will make continued efforts to contribute to this proposal <sup>discussion</sup> and develop alternate plans. Sincerely, Heather Spear





**Archived:** Thursday, January 28, 2021 9:55:07 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:39:03  
**To:** [Deltenre, Renee](#)  
**Cc:** [Kyle, Emily](#)  
**Subject:** FW: Development at 9-15 Albany Turnpike  
**Importance:** Normal

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Neil

-----Original Message-----

From: Frances Porter [<mailto:fspbiz@gmail.com>]  
Sent: Tuesday, January 19, 2021 4:40 PM  
To: Pade, Neil  
Subject: Development at 9-15 Albany Turnpike

CAUTION: This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

As a resident of Canton, I am vehemently opposed to the Plan for the 9-15 development which is not in accordance with the town's protection of its natural resources and landscape. It will adversely affect the aquifer of wells of many residents, release toxic chemicals into the ground, and create a traffic nightmare on Route 44 which is already congested.

Canton has many vacant buildings and lots available which can be developed without desecrating the topography. The Town should be promoting these areas, rather than approve a poorly advised plan.

Our bucolic Canton is increasingly turning into a chaotic strip of myriad buildings focused on industrial/commercial sites. The welcoming village-type environment of Simsbury and well planned retail/restaurants of Avon is disregarded by our Town Leaders. Hence, our residents support these adjacent towns which adds to their tax base, while we pay higher taxes. This is as people race down route 44 since there are few areas of interest in Canton establishments. Just look at the potholes and poor conditions of parking lots which reflect little foot traffic and is not inviting.

There is an absence of good planning in Canton, when we have good role models next to us. Canton should learn from these towns and partner with them to benefit from their knowledge base.

Canton Resident,  
Frances Porter

RESUME OF  
**WILLIAM G. WARZECHA**  
47 High Meadow Lane  
Norwich, CT 06360  
Telephone: (860) 889-2739

**Professional Objective** To effectively manage an environmental/public health compliance program.

**EMPLOYMENT**

September 2000

to

Present

**CT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION**

79 Elm Street, Hartford, CT 06106-5127 (860) 424-3776

*Supervising Environmental Analyst*

Responsible for supervising the staff of the DEEP's Bureau of Water Protection and Land-Reuse's Remediation Section-Eastern District. Oversee remedial activities relating to property transfers of commercial/industrial sites, state and federal Superfund sites, polluted drinking water wells, Brownfields/urban redevelopment projects, site discovery and assessment projects and the hydrogeologic review of diversion applications. Review staff's work for technical content and consistency with State statutes, regulations, and laws including DEP policy guidelines. Prepare administrative orders, consent orders, and referrals to the State Attorney General for the commissioner's action and signature. Recommend and negotiate enforcement and corrective actions. Expert and fact witness on technical environmental and hydrogeologic issues at adjudicatory and court proceedings. Analyze, review and approve/disapprove complex environmental investigation reports and remedial plans for consistency with technical standards and conformance with applicable laws. Oversee the implementation of environmental investigations and remedial actions and the reporting of significant environmental hazard conditions.

December 1997

to

September 2000

*Supervising Environmental Analyst*

Responsible for supervising the staff of the DEEP's Permitting, Enforcement and Remediation Division's Potable Water Program, which was created to ensure that safe drinking water is available to residents whose well water is polluted as a result of human activities. Oversaw and enforced environmental investigations relating to well pollution problems arising from leaking underground fuel oil or gasoline tanks, improper handling or disposal of industrial and commercial chemicals, over/mis-application of fertilizers and pesticides and road salting activities. Arranges for the provision of bottled water to affected residents, evaluates short- and long-term water supply alternatives, and oversees the clean-up of the pollution that has affected drinking water supplies.

January 1991

to

November 1997

*Environmental Analyst 3*

Responsible for protecting and managing groundwater resources in the state and implementing the enforcement of state laws and regulations pertaining to groundwater resource protection. Responsible for conducting and overseeing groundwater investigations of remedial activities, including water and soil sampling, making site assessments and issuing administrative orders. Responsible for meeting with stakeholders in regard to resolutions for drinking water pollution problems and remedial measures, negotiate consent orders/environmental disputes and coordinate permit applications.



continued RESUME of WILLIAM G. WARZECHA

January 1983  
to  
January 1991

*Senior Environmental Analyst*

Responsible for making detailed hydrogeologic assessments for the Eastern Connecticut and King's Mark Environmental Review Teams regarding major development proposals statewide. Prepared technical and interpretive reports regarding geologic and hydrogeologic conditions and site suitability for development. Assessed suitability for on-site water supply and sewage disposal, drainage conditions, the potential for flooding and wetland impacts due to development. Reviewed detailed engineering plans for completeness, accuracy and regulatory compliance and participated in local regulatory hearings to report findings and address environmental concerns raised by town officials and other stakeholders. Conducted similar reviews for special state, local and regional projects including low-level radioactive waste disposal facility siting, correctional facilities, schools and controversial residential subdivisions.

August 1981  
to  
January 1983

**DEPARTMENT OF HEALTH**

*Chief of Environmental Health-Northeast District Department of Health*

Administered and supervised (four professional staff and one clerical) the environmental health program for a ten town health district in northeast Connecticut. Also, developed, evaluated and coordinated programs in the area of water supplies, swimming pools, restaurants, housing, bathing areas, sewage disposal and surface/groundwater contamination; conferred with and advised area officials concerning environmental and public health matters. Performed additional assignments from the Director of Health that involved a team effort in the resolution of environmental health problems.

**EDUCATION**

M.S. (Spring 1997) *Rensselaer Polytechnic Institute*  
Major: Environmental Management and Policy

B.A. (Spring 1976) *Eastern Connecticut State College*  
Major: Environmental Earth Science

Post-Graduate Courses

Public Health Engineering; Hydrogeology; Soil Taxonomy and Classification;  
Land-use and Soils; Administration for Local Health Officials;  
Personnel Management and Environmental Response Training.

**Awards**

DEP Employee GreenCircle Award, 2002  
DEP Distinguished Service Award, 1993  
King's Mark Environmental Review Team Meritorious Award, 1987  
Eastern Connecticut Review Team Meritorious Award, 1986  
Connecticut Environmental Health Association Award for Meritorious Service, 1979

**Activities**

Chairman, Uncas Health District Board of Directors, Norwich, CT; Board member, since 1988  
Board of Trustee & Corporator, Norwich Free Academy-November 2015

**Certifications**

OSHA 29 CFR 1910.120 40-Hour Safety Training Registered  
Registered Sanitarian - State of Connecticut No. 302

**Archived:** Thursday, January 28, 2021 9:54:21 AM  
**From:** [Pade, Neil](#)  
**Sent:** Wed, 20 Jan 2021 10:38:22  
**To:** [Deltenre, Renee](#)  
**Subject:** FW: 9-15 Albany Tpke.-Canton, CT  
**Importance:** Normal

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Neil

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**From:** Jessica Demar [mailto:[Jessica.Demar@ctwater.com](mailto:Jessica.Demar@ctwater.com)]  
**Sent:** Tuesday, January 19, 2021 4:09 PM  
**To:** Pade, Neil  
**Subject:** RE: 9-15 Albany Tpke.-Canton, CT

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil,  
Well #5 is part of our Avon system which serves an estimated population of 16,094 as of the 2019 PURA report. It is one of 7 active wells in the system.

*Jessica Demar  
Environmental & Regulatory Compliance Coordinator  
Connecticut Water Company  
860-664-6190*



My name is Sandra Trionfini and I live at 14 Case Street, Canton. My husband and I have lived here for 34 years. We raised our family here.

I'd like to thank the Zoning Commission and Mr. Pade for the work you do as stewards for our town. I served on the Canton Zoning Commission for 14 years. It is a difficult, voluntary endeavor and it is often thankless. I appreciate the time you take to make our Canton a better community for all residents and visitors.

I am writing this to state my objection to the granting of the Special Permits requested in File 68; Apln 2040. I believe the permits requested are contrary to our Zoning Regulations and the POCD and, if built as described, would have a serious negative impact to what has become known as the gateway of our town.

I specifically wish to highlight two violations of regulations which are substantial with this application. First, the proposed development is described as an oversized electric vehicle showroom and gas station. There is a special permit requested for a 20 pump capacity gas station. If built, this would be the largest gas station for many miles. This is to be built over rock ledge, causing environmental concern for the surrounding area, which includes both residential neighborhoods and commercial developments.

Second, this oversized development is to be shoehorned into an inadequate site, necessitating at least 18 months of blasting through the rock ledge. Our zoning regulations allow for 2,000 cubic yards of earthwork and grading, before a special permit is required. The special permit requested is for 147,000 cubic yards of removal and this is to be done in a highly traveled area with both residential and commercial properties and many daily commuters passing by the site each



weekday. The proposed blasting to remove the rock ledge is to continue for months, during a time when many individuals are now working from home and many are driving by. To say the impact will be substantial is truly an understatement.

Before approving any special permit, our regulations require that the commission find that the proposal protects and promotes public health, safety or welfare, the environment, improved land use, property values or better overall neighborhood compatibility. It is difficult to understand how this commission could make such a finding for this proposed development. The business model of electric vehicles is untested, the proposed development is oversized and in no way fits with the small, rural character of Canton, the proposed gas station is not needed in Canton and the impact during construction is substantial and carries much potential harm to both the surrounding environment and the residents who live in the area and travel through the area.

The proposal seeks to substantially alter what has been come to be known as an iconic area of our town. I defy anyone who has lived here for any amount of time not to feel that you are home when you drive down Route 44 and see that ledge rock. It really is not an exaggeration to state that disturbing this area is a harm to our community. Canton is a very special place. People come to Collinsville and Canton, not to access large commercial developments, but to enjoy the ambience of small town New England. While we are charged with the care of this wonderful community, let's ensure that we protect it for our future and the future of those yet to live here.



**Archived:** Thursday, January 28, 2021 9:51:36 AM

**From:** [Pade, Neil](#)

**Sent:** Wed, 20 Jan 2021 10:37:14

**To:** [Deltenre, Renee](#)

**Cc:** [Kyle, Emily](#)

**Subject:** FW: Public hearing re: E/V car showroom and adjacent 20-pump gas station proposed by developer Mark Greenberg

**Importance:** Normal

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Neil

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**From:** Thomas Sutkowski [mailto:[thomastrout@live.com](mailto:thomastrout@live.com)]

**Sent:** Tuesday, January 19, 2021 3:29 PM

**To:** Pade, Neil

**Subject:** Public hearing re: E/V car showroom and adjacent 20-pump gas station proposed by developer Mark Greenberg

**CAUTION:** This email came from outside the organization. Do not click links or open attachments if you are unsure the message is safe.

Neil Pade  
Town Planner  
Canton, CT

Mr Pade,

Think back to the days when the open green space and the scenic old barn of the golf course greeted travelers heading into canton from the east. What's there now? I think the shopping center permanently altered the character of the town and not for the better, but apparently the town has made peace with the mall and moved on. I did too and no longer live there. However, if the town goes ahead with this most recent attempt at a developer ripoff, there will be no making peace and recovering. Town residents and commuters will curse you and the other town officials for letting it happen every day they drive by the missing ridge and ugly truck stop of a filling station.

Thomas Sutkowski  
Hartford, CT



## Help C.A.R.E. Save The Rock and Our Water (Canton, CT)

<https://www.thepetitionsite.com/786/816/351/help-c.a.r.e.-save-the-rock-and-our-water-canton-ct/>

Author: Canton, CT C.A.R.E. - It's Your Town, Too

Recipient: Canton, Avon, Simsbury Residents who oppose the proposed development @ 9-15 Albany Turnpike

Petition:

We, the undersigned, urge Canton's Planning & Zoning Commission to deny the developer of 9-15 Albany Turnpike's request for (9) special permits to: excavate and remove more than 2,000 cubic yards of rock; build retaining walls exceeding the 8-ft. height limit; a gasoline filling station for 20 gas pumps; exceed the number of permitted signs; have retail exceeding 2,500 square feet; a drive-thru restaurant; a car dealership; outdoor storage and display; and outdoor dining.

The project is too large for the site and violates the letter and spirit of the Plan of Conservation & Development. We remind the Commission the town's zoning regulations state, "In approving a special permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote: **a.** Public health, safety or welfare; **b.** The environment; **c.** Improved land use, site planning and land development, and sound planning and zoning principles; **d.** Property values; or **e.** Better overall neighborhood compatibility."

**This project violates all five provisions.**

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Please help C.A.R.E. (Canton Advocates for Responsible Expansion) Save The Rock and Our Water (Canton, CT).

For further information regarding the project and C.A.R.E. concerns regarding environmental impact of proposed development, please visit:

<https://sites.google.com/view/canton-cares>



|     | <b>Name</b>                | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                          |
|-----|----------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Jenny Abel                 | Collinsville, CT  | Applicant(s) displaying a complete disregard for our residents\' public health, the environment, our water supply and our town.                                                                                                                                                          |
| 2.  | Jane Latus                 | Canton, CT        |                                                                                                                                                                                                                                                                                          |
| 3.  | Elisha Jezek               | Avon, CT          | Save our water, neighborhood and scenic rock welcome                                                                                                                                                                                                                                     |
| 4.  | Barbara D                  | Canton, CT        |                                                                                                                                                                                                                                                                                          |
| 5.  | Jennifer Cartland          | West Simsbury, CT |                                                                                                                                                                                                                                                                                          |
| 6.  | Daryl Vallez               | Avon, CT          | I\'m worried that the blasting will disturb the superfund site and chemicals will pollute our drinking water.                                                                                                                                                                            |
| 7.  | Nora Mills                 | Collinsville, CT  | Environmental impact                                                                                                                                                                                                                                                                     |
| 8.  | Elena Pendell              | Canton, CT        |                                                                                                                                                                                                                                                                                          |
| 9.  | Karen Berger               | Canton, CT        | The traprock ledge anchors our town and blasting adjacent to the Super Fund Site recklessly endangers the aquifer.                                                                                                                                                                       |
| 10. | Sara Paoluzzi              | Sacile, it        |                                                                                                                                                                                                                                                                                          |
| 11. | Jenny Maher                | Canton, CT        | This is irresponsible planning and will ruin the landscape of our town.<br>If the proposed blasting occurs it could potentially destroy my family\'s well water. They have been living in the same house sinve 1982. Their investment will be ruined FOREVER.<br>Please, don\'t do this. |
| 12. | Gretchen Washington        | Canton, CT        | Preserve the natural landscape of Canton and keep our water supply safe                                                                                                                                                                                                                  |
| 13. | Amelia Miner               | Collinsville, CT  | We don\'t need the destruction of beautiful landmarks in our town. And building yet another gas station/convenience store on the 44 corridor seems ridiculous to me. We need things to add to the charm of our town and not turn it into a small version of the Berlin Turnpike.         |
| 14. | Emily Barger               | Canton, CT        |                                                                                                                                                                                                                                                                                          |
| 15. | Jennifer Avenia            | Collinsville, CT  | Aquifer contamination is the highly likely result of this project to build an entirely unnecessary business.                                                                                                                                                                             |
| 16. | Megan Witcoskie            | Avon, CT          | I live in the proposed affected area                                                                                                                                                                                                                                                     |
| 17. | Kama Cawley                | Avon, CT          | I am very concerned about the safety of our drinking water.                                                                                                                                                                                                                              |
| 18. | Hasan, Aneez               | Avon, CT          | Preserve our landscape and residence.                                                                                                                                                                                                                                                    |
| 19. | Felicia Jordan             | Canton, CT        | Conservation of the earth and elimination of toxins is hugely important to me and the environment as a whole.                                                                                                                                                                            |
| 20. | Gretchen Diefenbach Slater | West Simsbury, CT |                                                                                                                                                                                                                                                                                          |
| 21. | Mary Fletcher              | Collinsville, CT  |                                                                                                                                                                                                                                                                                          |

|     | <b>Name</b>      | <b>From</b>        | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. | Marianne Burbank | Canton, CT         | We absolutely must protect the character of the Town of Canton and follow the plan of the Planning Commission! This is OUR CITIZENS' Town, NOT THE DEVELOPER's!                                                                                                                                                                                                                                                                                                                                                                           |
| 23. | Mary Ann M       | Collinsville, CT   | The design and plan is not appropriate to the site. The danger of contamination of the aquifer under the current plan is serious.                                                                                                                                                                                                                                                                                                                                                                                                         |
| 24. | Amanda F         | Canton, CT         | My grandparents both lived in Secret Lake and died of cancer -along with many of their neighbors due to the Swift Chemical Company spill in the 50s to 70s. This contaminated their water supply and caused them serious illnesses that ultimately lead to years of suffering. I never had the chance to meet them because they died young. I oppose the disruption of our water supply, this will only cause more harm to future generations. I do not want our town to repeat the past again. We deserve better and so do our children. |
| 25. | ELIZABETH LADUKE | CANTON, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 26. | Alison Hager     | Collinsville, CT   | Water supply.<br>Why do this much damage if you can reconfigure an existing vacant property?<br>We don't need 20 more gas pumps.<br>I care about our natural landscape.                                                                                                                                                                                                                                                                                                                                                                   |
| 27. | Josiah Coons     | Collinsville, CT   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 28. | Sarah Thompson   | Avon, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 29. | Janice Appell    | Canton, CT         | Both my parents died from cancer. They lived on forest lane in canton. My dad was 59 and died from colon cancer. My mom died from breast cancer that had spread. Both died from the the chemical spill from swift right near the site that they want to blast and unearth the ground. This will have major environmental consequences. This is a very bad idea. I now live on Dowd Ave in canton.                                                                                                                                         |
| 30. | Sarah Gaines     | Simsbury, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 31. | Jennifer Casey   | Acon, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 32. | Ben Eberly       | Avon, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 33. | Maryann Staron   | Evergreen Park, IL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 34. | Paige Stenrud    | Simsbury, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 35. | Sarah Watson     | Avon, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 36. | Robert Young     | Collinsville, CT   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 37. | Patrick Slater   | West Simsbury, CT  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 38. | Judy Lockwood    | Collinsville, CT   | Is this REALLY the first impression of our beautiful town we want people to see as they cross our town line? Have never had to wait in line to gas my car which is proof, I believe, we don't need more gas pumps. If we do, then let's fix up the<br><i>(continues on next page)</i>                                                                                                                                                                                                                                                     |



|     | <b>Name</b>       | <b>From</b>      | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----|-------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 38. | Judy Lockwood     | Collinsville, CT | <i>(continued from previous page)</i><br>"eyesore" next to Canton Village. This is a crime, Dan Carcio always had that station looking top notch. Before we build a new one, let's fix that one up as a thank you to Dan!                                                                                                                                                                                                                                  |
| 39. | Jessica Fisher    | Canton, CT       | I do not believe we should allow the special permits for this project and that any development on this parcel should confirm to the current town regulations. As a close resident to the proposed project, I am concerned about the potential environmental effects.                                                                                                                                                                                       |
| 40. | Carol Corry       | Avon, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 41. | Justin Stromberg  | Shelton, WA      |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 42. | corey tucker      | canton, CT       | We don't need any more urban sprawl on Rt. 44. There are tons of empty buildings up and down Rt. 44 that could be converted into an EV showroom. Keep our places wild. We don't need to pave paradise and put up a parking lot. Our water and land and wild creatures are at stake. Enough with expansion.                                                                                                                                                 |
| 43. | Sarah Faulkner    | Collinsville, CT | Protecting our natural resources and appearance of our town is critical, and is well documented in the Town Plan of Conservation and Development. This proposal does not at all fit what Canton has envisioned for itself.                                                                                                                                                                                                                                 |
| 44. | Pamela Vitale     | New Hartford, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 45. | Leesa Lawson      | Collinsville, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 46. | Lisa Oquisanti    | Collinsville, CT | We don't need more development infringing on the beauty of our town. Use the empty buildings and places already available. We don't need more failed businesses and empty buildings creating an eyesore in our already very developed town. There are dangers to our water supply that cannot be rectified if something goes wrong, and the land will be another useless site if contamination happens. Please do not build this insane complex in canton. |
| 47. | Lacey Goldsher    | Avon, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 48. | Theresa Taylor    | CANTON, CT       | This is beyond out of character for our area. The potential environmental impacts are huge. There are too many "what if's".                                                                                                                                                                                                                                                                                                                                |
| 49. | Arlene DeMaris    | Avon, CT         | 1. My well is among those that will be affected by the blasting.<br>2. I live close enough to be within earshot of the blasting.<br>3. I am in favor of responsible development along Route 44. This project will create an eyesore where there is now a natural feature and affect quality of life for nearby residents. How is this responsible?                                                                                                         |
| 50. | Charlene Speyerer | Collinsville, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 51. | Jaquelyn Taylor   | Prospect, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 52. | Susan Gentile     | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|     | <b>Name</b>           | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                                 |
|-----|-----------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 53. | Richard Oeser         | Collinsville, CT  | This plan is shortsided. It will not lower our taxes. It will employ few and enrich even fewer. Of what benefit does it provide to residents? Zero! Traffic on Maple Ave is already out of hand w speeding traffic and zero police presence on Covid Speedway! Do No Harm!                                                      |
| 54. | Alisa Phillips-Griggs | Collinsville, CT  | Potential harm to ground and surface water quality, destruction of Canton's unique natural resources and beauty, not in keeping with town character.                                                                                                                                                                            |
| 55. | Teresa kucia          | canton, CT        |                                                                                                                                                                                                                                                                                                                                 |
| 56. | M Kincer              | Shelby two., MI   |                                                                                                                                                                                                                                                                                                                                 |
| 57. | Anne Hall             | New Hartford, CT  |                                                                                                                                                                                                                                                                                                                                 |
| 58. | Diana Lawler          | Canton, CT        |                                                                                                                                                                                                                                                                                                                                 |
| 59. | Kellie Sperry         | Canton, CT        | This is not in character with Canton, there are many other places the developers can go, not in Canton. If Simsbury likes it, they can put it where the old Wagner Dealership was. Concerned with noise, water problems and animals.                                                                                            |
| 60. | Lucy Lonning          | Suffield, CT      | Having majored in geology, I love driving around CT seeing the wonderful outcroppings of distinctive rock. Do we need another gas station with 20 pumps? No. Especially in Canton. I would think you would want to preserve the natural landscape as much as possible, as that is what we all think of when we think of Canton. |
| 61. | Jessica Livingston    | Canton, CT        |                                                                                                                                                                                                                                                                                                                                 |
| 62. | Marjorie Clarke       | Collinsville, CT  | I oppose granting variances for a development that makes no contribution to our town.,                                                                                                                                                                                                                                          |
| 63. | Katherine Griswold    | norfolk, CT       |                                                                                                                                                                                                                                                                                                                                 |
| 64. | Michael Ignatowicz    | Canton, CT        |                                                                                                                                                                                                                                                                                                                                 |
| 65. | Kristen Chang         | Canton, CT        | This development will negatively impact the environment in my area and negatives outweigh positives overall.                                                                                                                                                                                                                    |
| 66. | Cynthia Zdzankas      | Canton, CT        | Do not want this "development " to be Canton's gateway!!                                                                                                                                                                                                                                                                        |
| 67. | Lucinda Boudreau      | Shelton, WA       |                                                                                                                                                                                                                                                                                                                                 |
| 68. | Monique Koller        | San Francisco, CA |                                                                                                                                                                                                                                                                                                                                 |
| 69. | Kim Ahlgren           | Canton, CT        | It's going to ruin the landscape and effect drinking water for a lot of the surrounding area!!                                                                                                                                                                                                                                  |
| 70. | Carolyn Duffy         | Canton, CT        | The plans for the site will disrupt the environment                                                                                                                                                                                                                                                                             |
| 71. | Phoebe M.             | Torrington, CT    |                                                                                                                                                                                                                                                                                                                                 |
| 72. | Allie Southworth-Eck  | Canton, CT        |                                                                                                                                                                                                                                                                                                                                 |

|     | <b>Name</b>          | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|----------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 73. | Gregory Judd         | Canton, CT        | As a resident who lives close to this development area, I am highly concerned about the impact to the superfund site not 1500 ft away                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 74. | Nora Baumgart        | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 75. | Chris Lawler         | Canton, CT        | As a commercial vehicle driver in town, nothing is worse than another traffic light and even more traffic on rt 44! By the time you get going with a load from a stoplight, you have to slow down and stop again for the next light. That increases fuel consumption by astronomical amounts! Which, isnt that the opposite of what the electric vehicle dealership wants?????<br>Also, how come we need ANOTHER gas station in the area?? There are two not even half a mile down the road! And 2 more a little more than a mile away the other direction! We all know fuel prices will be higher than surrounding towns, which means that i will continue purchasing fuel out of town! |
| 76. | Carolyn O'Connor     | Canton, CT        | I am worried about the environmental impact this will have on my family, neighborhood and town!!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 77. | Ruth Small           | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 78. | Courtney Vincent     | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 79. | Candis Harper        | Canton, CT        | Possible well water contamination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 80. | George Mastrogiannis | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 81. | lesley stephen       | collinsville, CT  | Concerned about the safety implications as well as the environmental issues removing this "gateway" into Canton -particularly as we have so many vacant businesses already along 44.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 82. | Jennifer Johnson     | Canton, CT        | Keep this out of our town. We are small and quaint. This a loud, long and dangerous project for our town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 83. | MARY ADAMS           | West Suffield, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 84. | Emily Bevelaqua      | Collinsville, CT  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 85. | Judith Abraham RPT   | Canton, CT        | The health of my community!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 86. | Catherine Powe       | Canton, CT        | I live in Canton and this project is a concern to the residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 87. | Carlene Rhea         | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 88. | Julianne McCahill    | Canton, CT        | I live close to the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 89. | Kathy Munroe         | Collinsville, CT  | This proposed development is antithetical to the POCD and an insult to all of us who thoughtfully devoted time and energy to define the direction in which our town should grow. In fact, the conceptual drawings within this Application should be inserted into the POCD as examples of poor development practices and exactly what Canton residents do not want. The obliteration of the trap rock ridge carries<br><i>(continues on next page)</i>                                                                                                                                                                                                                                   |



|      | <b>Name</b>      | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 89.  | Kathy Munroe     | Collinsville, CT  | <i>(continued from previous page)</i><br>significant risk to the health and safety of the community, and it destroys forever the natural landmark that is the eastern boundary of Canton. The central business proposed is a speculative whim of the developer with no proven precedent and no committed tenant. The ancillary business are fast-food operations and gas pumps that are duplicated elsewhere and/or can easily be established on other vacant parcels in town. We must stop erasing Canton's character. |
| 90.  | Michael Giannini | West Simsbury, CT | I'm very concerned about my well being contaminated and my foundation cracking. We went through this once with Hoffman Toyota several years ago and our well was contaminated and we spent \$10,000 to have another one drilled. Not to mention the continuous noise we'll have to endure...                                                                                                                                                                                                                            |
| 91.  | William Knebel   | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 92.  | Joseph Burcaw    | Collinsville, CT  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 93.  | Alan Weissman    | Canton, CT        | It's pure poison                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 94.  | Cynthia Weissman | Canton, CT        | It's unnecessary & an eyesore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 95.  | Jennifer Pirro   | Canton, CT        | My well will be effected and I was to keep canton a quaint town not turn in Manchester!                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 96.  | Jordan Toussaint | Canton, CT        | This will impact me directly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 97.  | Stacy Kurtz      | Simsbury, CT      | My well will be impacted by the blasting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 98.  | Kari Mullins     | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 99.  | Marjorie Kurtz   | Canton, CT        | Do not want wells to be contaminated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 100. | William Kurtz    | Canton, CT        | Do not want well water contaminated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 101. | Lee Carvalho     | Collinsville, CT  | Noisy, unsightly, dangerous to water supply, proximity to superfund site, inappropriate for Canton, destructive to important geologic feature: bad idea.                                                                                                                                                                                                                                                                                                                                                                |
| 102. | Pamela Clarke    | Avon, CT          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 103. | Hannah Ardenski  | Simsbury, CT      | It may effect our well water & lead to contamination. We don't need more development in this area.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 104. | Jennifer Scott   | Burlington, CT    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 105. | Andrew Ardenski  | Simsbury, CT      | We should not compromise our quality of life (and access to clean well water) in the name of profit and growth. We can build sustainably it is our responsibility to push for greener building practices..... how about heating the complex with geo thermal, how about powering the complex with solar, how about exploring grey water systems to be used to flush toilets.... the point is there are better ways for them to spend money on thank you.                                                                |

|      | <b>Name</b>          | <b>From</b>      | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------|----------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 106. | Kelly Hughes         | Avon, CT         | The environmental impacts for the towns and the residents health and well- being are in jeopardy. We moved to CT just shy of 2 years ago because of the pride and respect that was given to the land and its people. That is what makes this area unique. That is why we moved here. The health of the residents and the environment should be put before any corporation or money. Do we need a gas station? Do we need a car dealer? No. We need a safe environment to call home where our children are safe. This shouldn't even be a debate. |
| 107. | Susan Lapio          | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 108. | Elizabeth Chickos    | Canton, CT       | Ruin my wayer supply and harm my family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 109. | Rie Poirier-Campbell | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 110. | Paul Lapio           | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 111. | Ryan Fisher          | Canton, CT       | I live less than a half of a mile away from the planned site and strongly oppose this plan! I am concerned about the magnitude of this project because of all the special permits requested and feel they shouldn't approve of them. I am not opposed to building at this site, but this is not the right project for this location!                                                                                                                                                                                                             |
| 112. | Gregory Vincent      | Canton, CT       | I'm concerned about the water pollution, noise, and traffic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 113. | Meghan Sheehan       | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 114. | Laura Brees          | Canton, CT       | Open spaces and ethical building and businesses are important to me. Not to mention the ramifications this project could have our water supply and other environmental impacts. It's a strong no for me.                                                                                                                                                                                                                                                                                                                                         |
| 115. | Emily Wilde          | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 116. | Michele Forbes       | New Britain, CT  | There are already too many developments ravaging the Farmington Valley's natural resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 117. | Kevin Salvatore      | Simsbury, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 118. | Dawn Ryzak           | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 119. | Jeff Hockett         | Collinsville, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 120. | Robert Ryzak         | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 121. | Hailey Ryzak         | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 122. | Robert Greger        | Canton, CT       | I live nearby and think this project will take away from the beautiful rock ridge at the beginning of town.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 123. | Samantha Cappiello   | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 124. | Aubrey Ryzak         | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 125. | Deborah Tennen       | Collinsville, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 126. | Colin Johnson        | Collinsville, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|      | <b>Name</b>       | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                             |
|------|-------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 127. | SUSAN OLSON       | WEATOGUE, CT      | preserve water resources.<br>preserve natural character of town.<br>Inappropriate site - deny special permits                                                                                                                                                                                                                                                                                               |
| 128. | Meredith Pickett  | Collinsville, CT  | I don't want to see chemicals affected peoples' wells from blasting. No opposed to the project just the location. Or make it small to eliminate the need to blast a superfund site.                                                                                                                                                                                                                         |
| 129. | Kim Burke         | West Simsbury, CT | Major concerns about clean water.<br>Do we even trust the report, paid for by the developer?                                                                                                                                                                                                                                                                                                                |
| 130. | Amy Peltier       | Collinsville, CT  | This is not the development Canton needs. The proposed vision is not well suited for this smaller, limited space - it creates a possible threat to clean drinking water as well as other serious environmental hazards for our community - not worth it!!                                                                                                                                                   |
| 131. | Deborah Gillespie | Canton, CT        | I believe this project will have a toxic impact on the aquifer and surrounding community based on the history and past deep reports of the site in question.<br>I think it is an environmentally irresponsible proposal.                                                                                                                                                                                    |
| 132. | Karel Rubinstein  | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 133. | Mary Pakulski     | Canton, CT        | This is an urgent matter to oppose petition to preserve our clean water and natural habitat.<br>We need to be safe with clean, potable water                                                                                                                                                                                                                                                                |
| 134. | Carol Latter      | Simsbury, CT      | We live on the corner of Bushy Hill Lane and Bushy Hill Road, within close proximity of the proposed project site. We are extremely concerned about potential well contamination (we do not have town water), possible damage to our foundation, and the ongoing noise of blasting, which will greatly and negatively impact my ability to perform my job and run my business (i work from home full time). |
| 135. | Dan Hurley        | Canton, CT        | I am concerned about the effects this may have on my family's drinking water - a well fed by an aquifer near the site - and feel more research should be done before permitting this development.                                                                                                                                                                                                           |
| 136. | M T               | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 137. | Laura Levandowski | Granby, CT        | I grew up in canton and this goes against everything we stand for.                                                                                                                                                                                                                                                                                                                                          |
| 138. | Douglas Albreski  | Simsbury, CT      | Live close to the site and depend on well water.                                                                                                                                                                                                                                                                                                                                                            |
| 139. | Maria Ali         | Avon, CT          |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 140. | Ken Jones         | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 141. | Stephani Shivers  | Avon, CT          | I have significant concerns about the impact of this project on our water supply. I'm open to other projects but not this one.                                                                                                                                                                                                                                                                              |
| 142. | Ken Freidenberg   | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 143. | Carol Martinchek  | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 144. | Michelle Bulin    | Simsbury, CT      |                                                                                                                                                                                                                                                                                                                                                                                                             |



|      | <b>Name</b>       | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                            |
|------|-------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 145. | Elisa Villa       | Canton, CT        | Our environment and quality of life should not be compromised for commercial development.                                                                                                                                                                                                                                  |
| 146. | Amber Petrizzo    | Canton, CT        |                                                                                                                                                                                                                                                                                                                            |
| 147. | Kristina Oswald   | collinsville, CT  |                                                                                                                                                                                                                                                                                                                            |
| 148. | John Pech         | Canton, CT        | The rock ridge is a natural and beautiful gateway to Canton and she be preserved to maintain the character of Canton. Man can destroy natural beauty in a few days but we can never restore it. We need to preserve this ridge and habit and work with natural treasures not blow them up for man made temporary eyesores. |
| 149. | Flynn Boonstra    | Collinsville, CT  |                                                                                                                                                                                                                                                                                                                            |
| 150. | Shannon Eckley    | Collinsville, CT  |                                                                                                                                                                                                                                                                                                                            |
| 151. | Susan Rybczyk     | West Simsbury, CT | We are tired of all the commercial buildings threatening our neighborhood/street. First we had to deal with the Hoffman car lot basically across the street and now more car lots are being proposed. Enough is enough. Not to mention that our drinking water will be at a high risk of being contaminated.               |
| 152. | Lise Bosman       | Canton, CT        | I sent a letter—I believe in balanced, rational development —was an active advocate for that when I lived in Middletown and support the same idea here in Canton. I did email a letter to the Town Planner.                                                                                                                |
| 153. | jean ladetto      | w simsbury, CT    | my house is too close to the blasting area, i don't want the nose and damage my house \s foundation and contaminating my well.                                                                                                                                                                                             |
| 154. | Katherine Blake   | Canton, CT        |                                                                                                                                                                                                                                                                                                                            |
| 155. | Jonathan Behuniak | Canton, CT        | Water table damage, environmental impacts of a fuel station, traffic, environmental impacts of blasting                                                                                                                                                                                                                    |
| 156. | Hannah Cover      | Canton, CT        |                                                                                                                                                                                                                                                                                                                            |
| 157. | Laura Meheran     | COLLINSVILLE, CT  |                                                                                                                                                                                                                                                                                                                            |
| 158. | Alex Kawa         | Avon, CT          | As a young person, I am deeply concerned about climate change, and the impacts it will have on my generation, as well as future ones. A proposal such as this one would impact people living in my hometown of Avon directly. We cannot afford to move backwards at a time like this. Please reject this proposal!         |
| 159. | Lissa Pimentel    | Canton, CT        | This is important because it will impact me and my community. It will impact quality of life. Hazards in our water supply and air pollution.                                                                                                                                                                               |
| 160. | Christine Delano  | Canton, CT        | I do not want the blasting which could damage the aquifer that my well runs into and could be affected. I don't want to hear hear blasting And it what it will do to the existing area. I do not want the added traffic. Do the right thing and do not have another Flint Michigan. Vote no on this proposal.              |
| 161. | Andrea Petrizzo   | Plainville, CT    |                                                                                                                                                                                                                                                                                                                            |

|      | <b>Name</b>        | <b>From</b>          | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------|--------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 162. | Lenore Black       | Markham, ca          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 163. | Jessica Giblin     | Canton, CT           | I believe this is bad for the environment-potential to release contaminants into well water. Unnecessarily remove trap rock and deface the landscape.<br>2 years of blasting and removal of the rocks, tying up traffic and disrupting traffic on an already congested main road. Creating a monstrous, ugly gateway to our quaint and quiet town.<br>Adding yet another traffic light for daily commuters on an already long ride into West Hartford and Hartford. |
| 164. | Kim Bishop         | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 165. | Brianne Angello    | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 166. | Jonathan Angello   | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 167. | francoise rousset  | marseille, fr        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 168. | Judy Howland       | Collinsville, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 169. | Marina Ris         | Sesvete, hr          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 170. | Anna Brewer        | PHOENIX, AZ          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 171. | Alden Paye         | Collinsville, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 172. | Dovile Dacyte      | Farmington, CT       | Neighborhood needs to stay the way it is. We need to protect nature!                                                                                                                                                                                                                                                                                                                                                                                                |
| 173. | Caroline Sévilla   | Champs-sur-marne, fr |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 174. | Joanna Szymanski   | Burlington, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 175. | Wendy Forster      | Gateshead, gb        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 176. | Scott McGee        | Collinsville, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 177. | Liza Ruiz          | Kimball, MI          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 178. | Maureen Wondoloski | Collinsville, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 179. | Jennifer Giannini  | West Simsbury, CT    | Contamination possibility, foundation crack possibility, decreased property value, noise, quality of life                                                                                                                                                                                                                                                                                                                                                           |
| 180. | Angela Brown       | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 181. | Jennifer Mason     | Canton, CT           | This development is not in keeping with the nature of our town. Short term- Environmental impact and longer term change to character of town coupled with years of disruption due initial development combine to make this development extremely difficult to support                                                                                                                                                                                               |
| 182. | Anne Duncan        | Canton, CT           | trap rock ridge should be preserved                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 183. | Robin Baran        | Avon, CT             | I support responsible development; this proposal poses many long-lasting, irreversible threats to the surrounding environment. Please act in good conscience. Please deny these applications.                                                                                                                                                                                                                                                                       |
| 184. | Hedy Barton        | North Canton, CT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|      | <b>Name</b>     | <b>From</b>          | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------|-----------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 185. | eymun chouhan   | karachi, pk          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 186. | Margaret Berry  | Canton, CT           | Ground water!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 187. | Anne Corbosiero | Simsbury, CT         | For many reasons - to protect our well water and health not to mention the loud noise blasting will make and the affects on air quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 188. | Debbie Kendall  | Simsbury, CT         | We need to stop building and preserve our land. We don't need another gas station along this road. The size of this plan is ridiculous.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 189. | Joe Corbett     | Simsbury, CT         | We're supposed to be the place you go to get away from over, development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 190. | Sara Varney     | SIMSBURY, CT         | As someone who lives near the Canton line and has well water, this is very concerning!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 191. | Nick Cinea      | Simsbury, CT         | <p>Canton, Simsbury and Avon are guilty of overdevelopment. We must preserve what little of untouched nature is left, not only so that these towns may "keep their charm" as some have said, but more importantly: so the wildlife have a place to live as well. Nature is an ecosystem. What impacts one thing will affect another.</p> <p>Lastly, I encourage all three towns mentioned above to engage in re-development of vacant commercial properties. Anytime a new business wishes to establish itself in town, it should be forced to repurpose a vacant commercial property. There are many of those.</p> <p>Similarly, housing developers should be forced to repurpose abandoned and foreclosed homes before trying to build these new, \$800,000 homes around town that are out-of-place.</p> <p>If Canton, Simsbury and Avon don't want to become the next West Hartford or even Manchester (overdeveloped with little land left), I highly encourage these three towns to stop the new development and start finding more eco-friendly ways to repurpose existing properties that aren't currently serving a purpose other than collecting dust.</p> |
| 192. | Steven Bessette | Simsbury, CT         | Water is a limited resource and protecting our open space is all we have left now!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 193. | Marissa Pratt   | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 194. | Curt Edgar      | Danville, VT         | As a former resident of Canton I was sad to learn of this application. To allow the environmental impact makes no sense. Development should seek to enhance and protect the character and environment of a town not destroy it. It would be a shame to allow such an inappropriate everlasting destruction of the natural gateway to Canton.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 195. | Evernia Fay     | SimsburySimsbury, CT | The trap rock ridge is an important ecosystem which will be destroyed. Blasting of any sort, let alone the length of this project will affect wildlife well outside of the blasting area not to mention it will affect water quality, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



|      | <b>Name</b>         | <b>From</b>          | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|---------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 196. | Susan Johnson       | Avon, CT             | Want to preserve the beauty of our farmington valley. Also worried about the noise, air and water pollution                                                                                                                                                                                                                                                                                                                                        |
| 197. | Margaret Lynch      | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 198. | Michael Corbosiero  | Simsbury, CT         | My family and I rely on our well for all our water needs. It is our sole source of water and we can not afford it to be put in jeopardy.<br>From the information provided the proposed project(s) have a number of undesirable impacts:<br>- Water quality impacts possible<br>- Noise pollution for over a year<br>- Increased traffic and congestion on Route 44 ( no more lights, i don't want to see our area become like the Berlin turnpike) |
| 199. | Cindy Webb          | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 200. | Nancy Slauenwhite   | Simsbury, CT         | To save the integrity, health, safety and well being of our town and neighborhood.                                                                                                                                                                                                                                                                                                                                                                 |
| 201. | Kate Kenner         | Guilford, VT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 202. | Frank Barton        | North Canton, CT     | Environment and wild life need to be preserved. Little animals living in and among the rock ledge will be killed.                                                                                                                                                                                                                                                                                                                                  |
| 203. | Kerry stovall       | canton, CT           | WATER QUALITY                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 204. | Holly Gerner        | Canton, CT           | My water comes from a well,!                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 205. | Janet Neihart       | COTTAGE GROVE,<br>MN |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 206. | Christina Warnock   | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 207. | Pamela Bali Hoppi   | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 208. | Aliya Vandal        | Simsbury, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 209. | Jan Gillis          | Simsbury, CT         | Awful idea to build there.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 210. | Deirdre Lloyd       | Canton, CT           | I strongly object to the environmental damage that this development would cause our town if it were allowed to be built.                                                                                                                                                                                                                                                                                                                           |
| 211. | Robin Verrone       | Simsbury, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 212. | Anne Hunter         | CANTON, CT           | The earthwork with elevated retaining wall is excessive and it should be reapplied for under the form based code since the developer has not been able to meet documentation deadlines.                                                                                                                                                                                                                                                            |
| 213. | Theresa Dehm        | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 214. | Matthew Pickett     | Canton, CT           |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 215. | Christopher Stovall | Canton, CT           | We rely on clean and uncontaminated water from our well.                                                                                                                                                                                                                                                                                                                                                                                           |
| 216. | Angela Saul         | West Simsbury, CT    | The environmental impact                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 217. | Michelle Gladden    | Tariffville, CT      |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 218. | Sarah Blanchard     | AVON, CT             | Water, town character                                                                                                                                                                                                                                                                                                                                                                                                                              |

|      | <b>Name</b>               | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------|---------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 219. | Donna Roseman<br>David    | Simsbury, CT      | We only have well water and rely on it to be clean and drinkable!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 220. | David Lloyd               | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 221. | Aladeen Shawa             | Canton, CT        | I work in the field of local economic development and local government support internationally and feel saddened to witness a flawed decision to approve this project while there is ample evidence that a basic cost benefit analysis would show that more environmental harm will be caused by than the anticipated economic returns to both the town and its local government. Even in underdeveloped countries, a project like this one would face broad opposition and would more likely be rejected and I be very surprised if it gains approval in Canton. Since this is basically a gas station project with claimed intentions for its distant conversion to a charging station for EVs, the carbon footprint it will generate during construction, will certainly cancel out the unconfirmed environmental gains the investor claims to will deliver in the distant future. |
| 222. | Joe Hoke                  | Colinsville, CT   | Given what I understand about protecting Canton\'s character, this is a bad idea.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 223. | Carl Van Doren            | Simsbury, CT      | proximity to superfund site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 224. | Dawn Cohen                | West Simsbury, CT | Because I live right by the site of proposed development/blasting and I don't want my water/home/financial situation impacted from the blasting of this trap rock. I'm extremely concerned. I don't care if they build buildings there. I am against the blasting of the trap rock.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 225. | Christine Bonchick        | West Simsbury, CT | My home is adjacent to the area where the primary blasting will take place and I am very concerned about the impact to my well water source.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 226. | Jeremy Pilver             | Canton, CT        | This development will mar our landscape and damage the character of our town for years to come.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 227. | Andrew Barger             | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 228. | Kimberly<br>Deep-McNamara | West Simsbury, CT | I want to preserve the land. I am a conservationist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 229. | Kathryn Irby              | GULFPORT, MS      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 230. | Lori Grabinsky            | West Simsbury, CT | The noise distrust union, we are all working from home and school remotely from home. our wells, the water. Overall health concern, traffic, etc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 231. | Tariq<br>Kenney-Shawa     | Canton, CT        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 232. | Kenneth Bangs             | Collinsville, CT  | This proposed development is not in keeping with the Town of Canton community development guidelines and poses too many risks and encumbrances to residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 233. | Cole Purcell              | Weatogue, CT      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|      | <b>Name</b>       | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                             |
|------|-------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 234. | Melissa Russell   | Canton, CT        |                                                                                                                                                                                                                                                                                                             |
| 235. | Martha Drapeau    | Simsbury, CT      |                                                                                                                                                                                                                                                                                                             |
| 236. | Allison Smith     | West Simsbury, CT | I have young children at home and I am concerned about what this will do to the quality of our water, noise concerns, and overall interested in conservation.                                                                                                                                               |
| 237. | Jan Trumbull      | Canton, CT        |                                                                                                                                                                                                                                                                                                             |
| 238. | Heather James     | Canton, CT        |                                                                                                                                                                                                                                                                                                             |
| 239. | David Spatcher    | Weatogue, CT      |                                                                                                                                                                                                                                                                                                             |
| 240. | Kirstin Matarrese | Simsbury, CT      |                                                                                                                                                                                                                                                                                                             |
| 241. | katherine hart    | simsbury, CT      |                                                                                                                                                                                                                                                                                                             |
| 242. | Howard Tennen     | Collinsville, CT  |                                                                                                                                                                                                                                                                                                             |
| 243. | KELLY DEVIVO      | West Simsbury, CT |                                                                                                                                                                                                                                                                                                             |
| 244. | Megan Taggard     | West Simsbury, CT | I have a well & live close to this site                                                                                                                                                                                                                                                                     |
| 245. | Edward Wojtowicz  | Canton, CT        |                                                                                                                                                                                                                                                                                                             |
| 246. | Peter Fortier     | COLLINSVILLE, CT  | This project does not appear to be in line with the Town of Canton\'s Plan of Conservation and Development. There are other options on Rt 44 to put in such a development without blasting and changing the rural appearance of Canton. This would also be the welcoming establishment as you enter Canton. |
| 247. | Dianne H          | Canton, CT        | Water quality and traffic.                                                                                                                                                                                                                                                                                  |
| 248. | Erin Stanton      | West Simsbury, CT |                                                                                                                                                                                                                                                                                                             |
| 249. | Suzanne R         | Canton, CT        | Water Quality                                                                                                                                                                                                                                                                                               |
| 250. | Hilda Sullivan    | Simsbury, CT      | Well water impact                                                                                                                                                                                                                                                                                           |
| 251. | Betty Stanley     | Canton, CT        | The destruction of the the gateway to Canton and the potential damage to the water supply for many residents. Subaru present location does not need to be expanded and the gateway to Canton will be destroyed.                                                                                             |
| 252. | Colleen Brown     | Canton, CT        |                                                                                                                                                                                                                                                                                                             |
| 253. | Michael Toti      | Avon, CT          | My concern is the possible damage to the aquifer as we have a well that is currently uncontaminated. Not to mention we live close enough to hear the constant blasting of rock.                                                                                                                             |
| 254. | Kathleen Gillane  | Barkhamsted, CT   | Environment, wildlife, over development of this property area and Canton in general, ugly entryway to town of Canton, there are many properties available for same intents.                                                                                                                                 |
| 255. | Leslie Skor       | Avon, CT          | Our well water and disruption to environment                                                                                                                                                                                                                                                                |
| 256. | Jody Swan         | Simsbury, CT      |                                                                                                                                                                                                                                                                                                             |
| 257. | Janice F          | Canton, CT        | Impact on environment, water and traffic                                                                                                                                                                                                                                                                    |
| 258. | Madeline D        | Avon, CT          | I am concerned about the contamination of the wells of our community (possible release of toxic chemicals from the old Swift Chemical company), potential damage to foundations<br><i>(continues on next page)</i>                                                                                          |



|      | <b>Name</b>       | <b>From</b>       | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------|-------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 258. | Madeline D        | Avon, CT          | <i>(continued from previous page)</i><br>and windows from blasting, further traffic impact before, during, and after construction (no traffic studies done) and think it would be inappropriate businesses for the area. Does anyone really think we need 20 gas pumps, another car dealership, a drive-thru and an excessively high retaining wall enough to destroy the irreplaceable beauty of the natural trap rock ridge? We need to stop building and preserve our land. |
| 259. | Laurel Bosnyak    | West Hartford, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 260. | Katie Wochomurka  | Westerly, RI      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 261. | Jessica Giannos   | Canton, CT        | I am not in support of the potential ramifications to our town, well water, or any other environmental impacts just to add another car showroom with adjacent 20 pump gas station- as I find this extremely unnecessary in the current radius. It will significantly deface the gateway into canton. There are other lots that would require much less for the same desired outcome.                                                                                           |
| 262. | Francena D        | avon, CT          | In what universe would it seem reasonable to allow this proposal that involves blasting close to a superfund site to go forward? The solvents buried at this site can cause serious harm. The potential risk to our wells and Town water is too great. Find a location for this project that does not involve blasting.                                                                                                                                                        |
| 263. | Jessica Duncan    | Collinsville, CT  | Route 44 is turning into the Silas Deane highway and i can't stand it. I grew up here and have watched the continued construction on our beautiful land. Can we build more? Yes. Do we NEED to build more? NO.                                                                                                                                                                                                                                                                 |
| 264. | colleen langlais  | weat simsbury, CT | water safety                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 265. | Sharon Stepina    | Avon, CT          | Have friends & relatives that use this aquafir                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 266. | Amanda Reffie     | West Simsbury, CT | I'm a resident and home owner in this community.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 267. | Frances Porter    | Canton, CT        | Desecration of Canton\'s natural resources and landscaping is in violation of the Town\'s decision to preserve it\'s character!                                                                                                                                                                                                                                                                                                                                                |
| 268. | Sondra McMurray   | lancaster, CA     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 269. | Jennifer Kirkland | West simsbury, CT | I live nearby. I don't want my quality of life destroyed for years so we can have another strip mall. There are many vacant stores- you do t need to destroy a large hill to build something,                                                                                                                                                                                                                                                                                  |
| 270. | Emily Cayton      | Simsbury, CT      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 271. | Lynn Aldrich      | West Simsbury, CT | I live nearby and have well water. Also, there are so many abandoned buildings on rt 44 that could be restored and used instead of consistently using more land to build more buildings.                                                                                                                                                                                                                                                                                       |

|      | <b>Name</b>          | <b>From</b>        | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------|----------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 272. | Chris O'Connor       | West Simsbury, CT  | This is a terrible idea. It is unnecessary and harmful in so very many ways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 273. | Susanne Bussolari    | Jurbise, be        | We care about this area deeply. My husband grew up nearby and we love visiting every year. I'm concerned for our family and friends living in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 274. | Edward OConnor       | West simsbury, CT  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 275. | Sheralyn Flanders    | Weatogue, CT       | The environmental devastation this could cause far outweighs any positives this build could have. Why do we need another huge gas station in the area? And an electric car dealership? They should go build in an area when there is empty space from business moving out.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 276. | Glenn Barger         | Canton, CT         | The project has too many risks, especially residents\' well contamination.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 277. | Shannon McLean       | Tariffville, CT    | Destroying natural ecosystems in the name of progress or money is disgusting!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 278. | Savannah Beard       | Simsbury, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 279. | Todd Samter          | West Simsbury, CT  | I am concerned about drinking water and local aquifers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 280. | Jack Powell          | COLLINSVILLE, CT   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 281. | Bellinda Rolf-Jansen | Gelderland, nl     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 282. | Gretchen Swibold     | Canton, CT         | Its goal is counter to Canton\'s Plan of Conservation & Development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 283. | Patricia Van Doren   | Simsbury, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 284. | Diana Hiza           | Canton, CT         | The Canton Rock face is the Welcome Sign to Canton. Leave it alone!!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 285. | Thomas Sutkowski     | Hartford, CT       | Canton residents, think back to the days when the open green space and the scenic old barn of the golf course greeted travelers heading into canton from the east. What\'s there now? I think the shopping center permanently altered the character of the town and not for the better, but apparently the town has made peace with the mall and moved on. I did too and no longer live there. However, if the town goes ahead with this most recent attempt at a developer ripoff, there will be no making peace and recovering. You will curse yourself and your town officials for letting it happen every day you drive by the missing ridge and ugly truck stop of a filling station. |
| 286. | Robert Ortiz         | NOVATO, CA         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 287. | Shari Krueger        | Downers Grove,, IL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 288. | patrick whelan       | canton, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 289. | Frédéric Jaubert     | Pont de Chéruy, fr |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|      | <b>Name</b>         | <b>From</b>      | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------|---------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 290. | Catherine Kimball   | Weatogue, CT     | Route 44 is already dangerous to drive. Gosh, another traffic light? Canton, Avon, Simsbury are becoming over built. We are losing beautiful, natural green areas at a fast pace. The charm of these towns is being lost with more strip malls, medical offices, apartments, condos, etc. There are so many building vacancies why destroy more beautiful landscape, disturb aquifers, and uproot more wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 291. | Allison Staudacher  | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 292. | Julie Morisano      | Canton, CT       | This project is NOT good for our town - awful environmental impacts and therefor the health of our community is at stake!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 293. | Carling Harper      | Collinsville, CT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 294. | Marisol Pantalone   | Simsbury, CT     | We don't want our water to be contaminated!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 295. | Christopher Jackson | Simsbury, CT     | Living approximately 1/2 mile from the proposed construction site, I'm concerned about damage and contamination to my well, construction noise for the next couple of years and likely increased traffic to my neighborhood and Rt44 in Canton, Simsbury and Avon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 296. | Titti Voprödsle     | Oslo, no         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 297. | Lauren Humphrey     | Canton, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 298. | Michelle Winkler    | Canton, CT       | While I support development in Canton, there must be better, less environmentally sensitive sites on which to build.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 299. | Randy Kirk          | CANTON, CT       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 300. | Mark Herrera        | Canton, CT       | I love the beautiful rock formation that leads into Canton. I do not want that disturbed. Build whatever you want but please keep the Rocks (cliff).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 301. | Robert Scott        | Simsbury, CT     | I LIVE here...I am a home owner whose home and property value will be significantly impacted by this proposed development, especially if the '\blasting\' affects the aquifers and my home well/water supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 302. | Hoffnagle Josh      | Canton, CT       | I like the idea but not the location, how about you replace "LAVA" motors lol                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 303. | Keith Coffin        | Canton, CT       | I have been told this can't be stopped. I reject that based on all of the points on this petition. I live in the Secret Lake area and find this proposal to be unsuited for myself and many of my neighbors who are greatly concerned. If the meeting goes too late tonight I would like several points made. 1. Should this proposal go through that the developer be required to have a bond held in escrow for any damage to home owners property that may be unforeseen. Water contamination for residents has happened here before. It is not unreasonable for us to be concerned. 2. Consider how to make sure the noise is not at levels to cause problems for the many people who now work from home given the pandemic. 3. Consider a plan without rock blasting altogether. 4. If we are stuck with a gas station some have<br>(continues on next page) |



|      | <b>Name</b>          | <b>From</b>      | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------|----------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 303. | Keith Coffin         | Canton, CT       | <i>(continued from previous page)</i><br>suggested that it be required to have a generator to make sure we can still get gas during a terrible power outage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 304. | Lois Charlow         | Simsbury, CT     | I have a well and that blasting worries me.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 305. | Harald Bender        | Simsbury, CT     | Save the environment and water quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 306. | Kristin Comeforo     | Avon, CT         | I live in the secret lake neighborhood and have a well. I want to keep my drinking water safe and save the environment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 307. | Rosa Cabrerizo       | L'Hospitalet, es |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 308. | Tarah Monday         | Avon, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 309. | Eileen Schnyder      | Simsbury, CT     | Water table, unnecessary as already have car and filling stations in area, so many other sites that don't require this type of destruction available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 310. | Albeniz Pérez        | Montevideo, uy   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 311. | Christine Blomstrand | Avon, CT         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 312. | Stephen Coyne        | Canton, CT       | The construction which includes a large scale blasting of rock could cause serious environmental problems with our Aquifer for a large number of residents in Canton, Simsbury and Avon, CT who all have Well Water. Plus the proposed area is currently too busy with traffic and this project will just make it worse. There is no benefit to the residents of this area to have this project go forward.                                                                                                                                                                                                                                                                                                 |
| 313. | Hayley Kolding       | Canton, CT       | As residents, we share a love of Canton and a wish for a healthy and thriving town in which to live. These wishes are manifested in Canton's zoning regulations and POCD, which serve to protect the character, image, and identity that derive from Canton's natural and rural beauty and its small-town feel. That the proposed development at 9-15 would require nine special permits is ample evidence that it does not match our town priorities. To uphold the values enshrined in our regulations, to act in a way that is ecologically and environmentally sound, and to preserve Canton's unique character and assets, I urge you to deny the application for development at 9-14 Albany Turnpike. |