

[EXTERNAL MAIL]Fwd: ZAJ-20-5

Steve Murdock <squamr@aol.com>

Wed 9/23/2020 6:28 AM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Dear Leia LaPlace,

Thank you for your timely response.

I am forwarding to you a letter that I wrote to Senator Steven D. Payne Sr. Which expresses my feeling on this subject.

Sincerely,

Steven Murdock

Sent from my iPad

Begin forwarded message:

From: Steve Murdock <squamr@aol.com>

Date: September 23, 2020 at 6:09:11 AM AST

To: spayne@legvi.org

Subject: ZAJ-20-5

Steven P Murdock
9901 Emmaus
Coral Bay
St. John V.I.00830

The Honorable Steven D. Payne

I am writing to state my opposition to proposition ZAJ-20-5 by the Animal Care Center (ACC) to change the Zoning for parcel No.14 Remainder Estate Carolina, No 1 Coral Bay Quarter, St John. To be reasoned from R-2 to B-2 to allow for an animal care center. (dog kennel)

Although the ACC provides a necessary service for the Island, it is my opinion that they could not have chosen a worse place to relocate to.

The Coral Bay valley is a natural amphitheater, just one dog barking can be heard by everyone in The Valley, a kennel full of dogs barking will also be heard by everyone.

Coral Bay is quiet community where many people come to vacation and relax, I believe that an animal care center in the proposed location will greatly detract from the serenity of the area, and negatively impact the hospitality industry, which is already struggling.

Sincerely,

Steven Murdock

[EXTERNAL MAIL]Opposing Rezoning Request No. ZAJ-20-5

Ann Gracie <gracieae@gmail.com>

Fri 10/2/2020 8:43 AM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Good morning,

The ACC is probably the most loved charity on island, for great reason, who's heart couldn't be touched by their work? St John is blessed with many caring and creative people, hopefully a helpful dialogue can be found. I really don't like speaking up about noise concerns but it seems important to me. Hopefully that's what public hearings are for, I put trust in the good will also of the ACC.

The Daily News stated recently "ACC board...were open to any location...but the price was right" in Coral Bay. Anyone can understand looking for cost effectiveness! It wasn't a desire to be located here. Perhaps a land swap in another location is worth discussion? Sound mitigation is perhaps also worth discussing? There are also behavioral forms sound mitigation- there is talk the dogs will be inside at night? Will sound restriction measures be written into the CZM permit? There is wonderful live music (hopefully again soon) in Coral Bay. To paraphrase one note I received " dancing on our porch to the music from Pickles is much preferred to barking dogs". We can all seek to be good neighbors where ever we are.

Looking forward to more information,

Thank you,
Ann Gracie

6-3-146 Carolina

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[EXTERNAL MAIL] Application no ZAJ-20-5

Angela Warren <dancinang@earthlink.net>

Thu 10/1/2020 10:12 PM

To: Leia LaPlace <leia.laplace@dpnr.vi.gov>

To whom it May Concern,

Regarding Application no ZAJ-20-5

I am strongly against the rezoning of a residential area for commercial purposes. There is plenty of unused commercial land on St John. The fact that an entity purchased and planned a commercial use on a residentially zoned parcel is not reason to allow it. The allowance of a dog kennel now could evolve into any number of inappropriate uses (according to the zoning) of this land in the future. Rezoning should NOT be allowed for this parcel as it will directly affect a huge number of neighbors who purchased their land with the knowledge that it was in a residential area.

Specifically, the ACC's intended use will be extremely disruptive to the quiet residential area via barking dogs. No amount of sound proofing can stop dogs from barking when outside or when left un- attended ALL NIGHT LONG. There are hundreds of homes that will be directly affected by this due to the natural amphitheater that is Coral Bay and this being at the center of that.

Please do not destroy the peaceful residential life we have invested in and love.

Please do not ALLOW this residential land to be rezoned.

Thank you for caring about Coral Bay
Angie Warren

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[EXTERNAL MAIL]Zoning

Henry Stout <henry@fullmoonresort.com>

Thu 10/1/2020 10:08 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

To whom it May Concern,

Regarding Application no ZAJ-20-5

I am strongly against the rezoning of a residential area for commercial purposes. There is plenty of unused commercial land on St John. The fact that an entity purchased and planned a commercial use on a residentially zoned parcel is not reason to allow it. The allowance of a dog kennel now could evolve into any number of inappropriate uses (according to the zoning) of this land in the future. Rezoning should NOT be allowed for this parcel as it will directly affect a huge number of neighbors who purchased their land with the knowledge that it was in a residential area.

Specifically, the ACC's intended use will be extremely disruptive to the quiet residential area via barking dogs. No amount of sound proofing can stop dogs from barking when outside or when left un- attended ALL NIGHT LONG. There are hundreds of homes that will be directly affected by this due to the natural amphitheater that is Coral Bay and this being at the center of that.

Please do not destroy the peaceful residential life we have invested in and love.

Please do not ALLOW the rezoning of residential areas.

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[EXTERNAL MAIL]Rezoning for acc

Jamie Alyssa <hoochesjamie@gmail.com>

Thu 10/1/2020 9:18 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Application number Zaj-20-5

I am very worried about my vacation rental that supports my 2 year old daughter and myself which is located about a half mile from the proposed location.

Do you know if a sound survey study has been done? How far do the experts believe the sound will travel in the valley? The acoustics are incredible in this area, Open Mic's at Pickle's sound like they are on our porch. Luckily that doesn't happen every day or at all hours.

The steps that the architect designed for noise suppression are only for at night? Is it designed for the landscape or just a general buffer. Concrete is usually not considered good for suppressing noise, is there going to be another insulating factor involved?

Despite my general support of the ACC, I am opposed to the rezoning, too much is at risk for my small family. I believe they can find somewhere without as much negative impact on the surrounding area by paying attention to zoning and terrain.

Please let me know if there is something I can do to help stop this from happening.

Thank you,
Jamie

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[EXTERNAL MAIL] Opposing Rezoning Request No. ZAJ-20-5

btis4579@gmail.com <btis4579@gmail.com>

Wed 9/30/2020 9:08 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: gracieae@gmail.com <gracieae@gmail.com>

Good Day,

I am a resident of Coral Bay at #4-5 Estate Carolina (Parcel Number 3-06402-0139-00) and I respectfully oppose the rezoning of 14 Rem Carolina. I admire and support the Animal Care Center's work but placing a new facility at the base of Coral Bay would create noise pollution that would have a serious negative impact on the value of all residential properties in the vicinity. I urge you to work with the Center to locate a new home in a less populated area of the island which would be more conducive to this type of activity.

Thank You,
William Tis

Sent from [Mail](#) for Windows 10

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[EXTERNAL MAIL] Opposition to ACC Requested Rezoning request No. ZAJ-20-5

David Lach <davidlach123@gmail.com>

Wed 9/30/2020 4:26 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>; GracieAE@gmail.com <GracieAE@gmail.com>
Cc: 'David Lach' <davidlach123@gmail.com>; 'Pamela Lach' <pamelaplach@gmail.com>

Hello

My name is Dave Lach and my wife and I own property at 10-25CREM Estate Carolina in Coral Bay.

Although we value the work that ACC does to support the well-being of animals on the island, we do NOT support the rezoning of the parcel at 14 Rem. Carolina.

We oppose the rezoning request No. ZAJ-20-5 for several reasons:

- Coral Bay is currently a nice, quiet neighborhood and that is a big part of why we chose our home to be there.
- Once the rezoning is approved, we will have no way to stop/influence ACC from putting up whatever kind of kennel facility that they feel is appropriate. (We do not doubt that they will have intentions to be good citizens and do the right things, but the nature of a dog kennel is that there will be hustle/bustle/noise/etc).
- There is a high concentration of wildlife in the area (goats, donkeys, etc) which will likely get the dogs worked up and trigger frequent barking.
- We have lived near kennels in other areas. There are times when things are quiet, but when there is a trigger, all the dogs seem to follow along with the barking. And unfortunately, all noise from below filters upward and impacts many distant neighbors.
- I believe the kennel is planned for right behind Pickles Restaurant. There is a lot of activity there which may aggravate/trigger the dogs.
- I don't have first hand knowledge of whether smell can be controlled in a kennel, but the owners and guests at Pickles may be negatively impacted.
- There are a lot better places to put an outside dog kennel. Something near Shambles or less populated areas.
- This may sound controversial, and not everyone would agree, but we believe that St John is not the best place to raise a dog. There are very few places to properly walk a dog. The heat can be very detrimental to animals. Bugs can be bad (especially in and around kennels and in the lower lands where moisture is higher and winds are less). So we don't want to support larger ACC operations in the proposed location. We would gladly support awareness about how challenging it is for an animal to be kept as a "pet" on St John or to support a kennel in a less populated location.

So sorry for this news. But we thought it was appropriate and important to share our views and our opposition to the rezoning request.

All the Best,

Dave Lach

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[EXTERNAL MAIL] **Opposing rezoning request No. ZAJ-20-5.**

Robert Voigt <rvoigt@krellinst.org>

Tue 9/29/2020 1:09 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: gracieae@gmail.com <gracieae@gmail.com>; Rosanne Ramos Lloyd <rosanne@antaresvi.com>; Sue Voigt <svoigt1@cox.net>

Ms Laplace,

We are writing to vigorously oppose the rezoning that would permit a dog kennel in Coral Bay.

We own a villa (Lot 1-HA-2) off of Gerda Marsh Road which we use ourselves and rent to people who want to enjoy the "quiet" side of St. John. When we were looking to purchase a villa, one of the dominant factors was the quiet, peaceful nature of Coral Bay. We fear that would be greatly impacted by a dog kennel just below our property. A few years ago there were a couple of dogs living in a property behind the Coco Lobo shops. They frequently barked a large portion of the night making sleeping difficult. The disruption is really the only complaint we had from our renters who frequently cite the quiet, remote nature of our property as a reason for renting. We understand that the proposed kennel includes concrete walls to supposedly negate some of the noise, but concrete absorbs no sound and in fact is a great reflector and amplifier of sound.

In summary, a dog kennel in Coral Bay is unacceptable.

Susan and Robert Voigt

Robert Voigt

701 Colony Trail
Lanexa VA 23089

804-966-8487
rvoigt@krellinst.org

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[EXTERNAL MAIL]FW: REZONING IN CORAL BAY - for 14-rem - Carolina -Animal Care Center ZAJ-20-5

jkessler831@gmail.com <jkessler831@gmail.com>

Tue 9/29/2020 4:18 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Dear Ms. LaPlace,

I am writing in reference to The Animal Care Center's rezoning request for Parcel 14-Rem, Carolina. I live at Ajax Peak and write urging CZM to deny this rezoning request as the operation of the Animal Care Center in the Carolina Valley will have serious deleterious impacts on the residents of the entire valley.

The placement of the Animal Care Center on Parcel 14 Rem, Carolina will not only impact its immediate neighbors, but will impact residents of the entire valley. The acoustical dynamics of the Carolina Valley, due to the shape of the valley and predominant wind direction, are such that sound carries very well and noise from Coral Bay can be heard in the farthest reaches of the valley. This is an issue with music at the bars and restaurants, car racing on King Hill Road, and other excessive noise events. However, these noise events are of relatively short duration, and as annoying as they may be, you just suck it up and it will be over before too long. The constant noise from barking dogs all day and night is another story entirely. The barking will be pervasive and will negatively impact the peace and tranquility of the area, as well as the mental and physical health of the residents.

Again, I urge that the rezoning request for Parcel 14-Rem, Carolina be denied.

Thank you for your attention to this matter.

Sincerely,
Joe Kessler
Ajax Peak
7H-9 Carolina, St. John

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[EXTERNAL MAIL]Fwd: **Opposing rezoning request no. ZAJ-20-5**

Ann Gracie <gracieae@gmail.com>

Tue 9/29/2020 3:53 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: Ann Gracie <gracieae@gmail.com>

Begin forwarded message:

From: Paul Wenzig <onthewater44@yahoo.com>

Subject: **Opposing rezoning request no. ZAJ-20-5**

Date: September 29, 2020 at 1:26:52 PM AST

To: "Leila.laplace@dpr.vi.gov" <Leila.laplace@dpr.vi.gov>

Cc: "gracieae@gmail.com" <gracieae@gmail.com>

Good day , I am a landowner/resident on Gerda Marsh rd and I oppose the rezoning of 14 rem. Carolina. Noise from here would strongly disrupt my land/home.

Thank you, Paul Wenzig lot #1-32a Gerda Marsh

7932 Emmaus

St John, VI 00830

R ph 340-690-6005

A ph 340-244-0015

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[EXTERNAL MAIL]Fwd: **Opposing rezoning request # ZAJ-20-5**

Judi Scott <judiscott8783@gmail.com>

Tue 9/29/2020 4:57 PM

To: Leia LaPlace <leia.laplace@dpnr.vi.gov>

----- Forwarded message -----

From: **Judith Scott** <judiscott8783@gmail.com>

Date: Tue, Sep 29, 2020 at 4:42 PM

Subject: Opposing rezoning request # ZAJ-20-5

To: <GracieAE@gmail.com>, <rosanne@antaresvi.com>, Smith Melody <melodysmithvi@gmail.com>

Please add our names (Kenneth John & Judith L. Scott) to the petition opposing the rezoning so that the ACC can operate a kennel in the amphitheater-like terrain of that property in Coral Bay.

We have owned, improved, maintained, & paid all USVI taxes on our property (1-39 Estate Carolina) since 2000. All hotel taxes have been paid for 20 years. As vacation rental property owners, our livelihoods will be jeopardized by the zoning change request by the ACC. The zone change will also diminish the value of our property when it is to be sold.

We reside at 41 White Falls Trail, Wakefield, RI 02879.

We can be reached at (401)783-0184

or (491)284-6860.

Sincerely,

Judith & K. John Scott

Sent from my iPhone

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[EXTERNAL MAIL]Fwd: **Opposing rezoning request No. ZAJ-20-5**

Ann Gracie <gracieae@gmail.com>

Tue 9/29/2020 10:25 AM

To: Leia LaPlace <leia.laplace@dpnr.vi.gov>

Cc: Ann Gracie <gracieae@gmail.com>

Begin forwarded message:

From: Melody Smith <melodysmithvi@gmail.com>
Subject: **Opposing rezoning request No. ZAJ-20-5**
Date: September 27, 2020 at 4:14:27 PM AST
To: [Leia.laplace@dpnr.vi.gov](mailto:leia.laplace@dpnr.vi.gov)
Cc: Ann Gracie <gracieae@gmail.com>

Dear Ms. Laplace,

We are residents and landowners in Coral Bay and we am very concerned about the proposal to rezone and allow the Animal Care Center to build at 14 Rem. Carolina. The neighborhood in this area is residential and we would definitely be effected by the noise caused by barking dogs—especially since the valley amplifies the noise to the surrounding houses. Animal Care would be better suited in a commercial area. Thank you for voting down this request to rezone our home neighborhood!

Melody Smith and Thomas Sheets
1-41 Rem Carolina, Coral Bay
melodysmithvi@gmail.com
(340) 643-5393

7932 Emmaus
St John, VI 00830

R ph 340-690-6005
A ph 340-244-0015

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[EXTERNAL MAIL] **Opposing rezoning request No. ZAJ-20-5.**

Kathleen Lewand <kslewand@gmail.com>

Tue 9/29/2020 9:26 AM

To: Leia LaPlace <leia.laplace@dpnr.vi.gov>

Good morning,

My husband and I are owner/residents at 6-3-77 Estate Carolina in Upper Carolina. We strongly oppose the rezoning of 14 REM. Carolina. The noise allowed by this rezoning would be incredibly disruptive and disturbing to our home and to the lives of our neighbors,

Thank you,

Kathy and Tom Lewand
6-3-77 Estate Carolina

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[EXTERNAL MAIL]Opposing rezoning request No. ZAJ-20-5

Marcia Stewart <islandrootsvacationrentals@gmail.com>

Sat 9/26/2020 10:04 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

I am a landowner and I am opposed to the rezoning of 14 Rem. Carolina I'm using this opportunity to express my sincere concerns related to the establishment of a dog kennel on property 14 Rem. First and foremost Coral Bay has enjoyed the distinction as the 'Quiet Side of the Island.' I think it's safe to say that most residents living on this side of St. John have chosen Coral Bay as their preferred island location based on its simpler and quieter living opportunity. 'Quiet' would be an asset that would be lost. You would be 'hard pressed' to convince the inhabitants of this neighborhood that a kennel would not disrupt the historic serenity of the area. Where the commercial activity of Cruz Bay is able to absorb the sounds of excited dogs, Coral Bay has no such buffers. The proposed property is at the entrance of this sleepy, laid back collective. It would be an unfortunate introduction to our community; to all established businesses and homeowners to have the prominent sound of barking dogs set the tone.

Personally I am located within very close earshot of the proposed project. Over the last 13 years I have enjoyed offering several rental units to the public. Indeed this is my main income. Over the years, I have only received one disparaging review. And that was several years ago when a guest wrote: 'I really wanted to love it here. The location is perfect and the views are amazing. Unfortunately, sleep does not come easy at this location. Be forewarned: the neighborhood dogs bark ALL NIGHT LONG. Dogs barked all. night. long. every. single. night. I don't mind the roosters going off at all hours, they are just doing what roosters do. But the complete lack of consideration by the neighbors in this area left me regretting my lengthy reservation.'

That review is a reminder of how disruptive multiple barking dogs can be.

I have a history of being an advocate for protecting the dogs of Coral Bay. I have actually intervened for the welfare of several abused dogs in my neighborhood. I admire and support the Animal Care Center's role in championing the respectful care of dogs & cats on the island. But I have to admit; I am also protector of the wellbeing of my guests & myself, and my neighborhood. I would strongly suggest another location for the kennel is found.

Thank you.

Respectively submitted,

Marcia E. Stewart
Lot #: 6T-21 & 6T-22
Lower Carolina, Coral Bay

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[EXTERNAL MAIL]Fwd: **Opposing Rezoning request No. ZAJ-20-5**

Ann Gracie <gracieae@gmail.com>

Sun 9/27/2020 12:44 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: Ann Gracie <gracieae@gmail.com>; reironald@gmail.com <reironald@gmail.com>

Thank you

Ann Gracie

Begin forwarded message:

From: Ron Middleton <reironald@gmail.com>

Subject: Opposing Rezoning request No. ZAJ-20-5

Date: September 27, 2020 at 10:35:58 AM AST

To: leila.laplace@dpr.vi.gov

Cc: gracieae@gmail.com

Dear Ms Laplace,

I am writing today to express my strong opposition to the request for an animal shelter in Coral Bay. This is disturbing news as we already have to put up with other animal noises that echo through the valley of Coral Bay. So we know how this will go. No amount of walls will contain the barking of dogs. It will destroy our peace and solitude of ourselves and our guests.

I have stayed in Cruz Bay near the existing animal shelter. It is very noisy and disruptive. The need for another animal shelter brings into question as to where all these animals are coming from. Especially seeing the news of all the animals that are transported stateside. Who and what is producing them and how do we reduce this. We should be spending the money on the source of the problem and on spaying and neutering vs the production of more problems and more expense in buildings, land and labor.

I appreciate your time and consideration in this matter.

Sincerely,

--

Ron Middleton

1-32R Estate Carolina

Coral Bay, St John VI



Virus-free. www.avast.com

7932 Emmaus

St John, VI 00830

R ph 340-690-6005

A ph 340-244-0015

[EXTERNAL MAIL] **Opposing rezoning request No. ZAJ-20-5**

Meghan Benedict <megben5887@gmail.com>

Sun 9/27/2020 4:12 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: gracieae@gmail.com <gracieae@gmail.com>

Good Day,

I am a landowner/resident on Ajax Peak and I oppose the rezoning of 14 Rem. Carolina. Noise from that location would strongly disrupt the peaceful enjoyment of our home And the entirety of the Coral Bay community. Currently, one can already hear individual homeowners' dogs barking from the base of Gerda Marsh road due to the topographical nature of the area and that will only be amplified ten-fold with the addition of the ACC.

I admire and support the Animal Care Center's role in championing the respectful care of dogs & cats on the island, but I would strongly suggest another location for the kennel is found.

Thank you for your time.

Meghan Benedict

7Cb Estate Carolina

Cell: (631) 377-9100

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[EXTERNAL MAIL] Oppose Rezoning Request No. ZAJ-20-5.

Jared Warren, Unique Island Assets <jared@stjohnhomesandvillas.com>

Sun 9/27/2020 8:42 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Good Evening, Hope you are doing well.

My Family and I are 22 year full time residents, homeowners and business owners in Coral Bay. We oppose the rezoning request for the ACC in Coral Bay. The location is at the center of the perfect natural amphitheater that is Coral Bay. From the proposed location any noise made will be heard up to the top of Bordeaux. This fact can be proven at any notice with little effort. Every single note played by a band or musician at that location can be heard clear as day throughout the valley and all the way up the hill. I understand they intend on sound proofing, but they cannot sound proof entirely and cannot at all in the outdoor areas. Everyone thinks their dogs don't bark when they are not home, but most dogs do bark when they are left alone. We already are polluted by more noise and light then ever before. Our business will be severely affected by this, with our customers filing complaints, demanding refunds and writing bad reviews. This will be ubiquitous in the hundreds of Vacation Rentals that will be affected and the market will be stained with an un-fixable and apt reputation of having the permanent sound of barking dogs. The value of real estate will be permanently diminished with the entire Coral Bay watershed affected.

We would prefer not to have this extremely loud and disruptive sound be the new permanent sound of Coral Bay.

Please feel free to ask if you have any questions at all

Jared Warren
6-G-6 Carolina.

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[EXTERNAL MAIL]Fwd: **Opposing rezoning request No. ZAJ-20-5**

Ann Gracie <gracieae@gmail.com>

Fri 9/25/2020 3:05 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: Ann Gracie <gracieae@gmail.com>

Begin forwarded message:

From: Scott Hayes <shayes914@gmail.com>

Subject: **Opposing rezoning request No. ZAJ-20-5**

Date: September 24, 2020 at 3:47:57 PM AST

To: "leila.laplace@dpr.vi.gov" <leila.laplace@dpr.vi.gov>

Cc: "gracieae@gmail.com" <gracieae@gmail.com>, Loriwh <loriwh@gmail.com>

Good afternoon. I am a homeowner and part-time resident on Sea Grape Hill in Coral Bay and my wife Lori and I oppose the rezoning of 14 Rem. Carolina. A single barking dog from across the bay can be heard clearly from my house and allowing an animal shelter to be built on this parcel would strongly disrupt the quality of life and the value of my home here.

Thank you,
Scott and Lori Hayes
8-39 Emmaus
Coral Bay, St. John, 00830

Sent from [Mail](#) for Windows 10

7932 Emmaus
St John, VI 00830

R ph 340-690-6005
A ph 340-244-0015

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[EXTERNAL MAIL]Fwd: **Opposing rezoning request No. ZAJ-20-5**

Ann Gracie <gracieae@gmail.com>

Fri 9/25/2020 2:53 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: Ann Gracie <gracieae@gmail.com>

Begin forwarded message:

From: Rose Elswick Maunder <elswickmaunder@gmail.com>

Subject: Opposing rezoning request No. ZAJ-20-5

Date: September 22, 2020 at 6:33:32 PM AST

To: leila.laplace@dpr.vi.gov

Good day,

I am a landowner and resident of Coral Bay and I oppose the rezone of 14 Rem Carolina. Noise from here reaches my parcel and would strongly disrupt my home. Please contact me with any questions via responding email or phone (340)690-5417.

Thank you,

Rose & Mark Maunder

Parcel # 6-3-129 Upper Carolina, Coral Bay

7932 Emmaus

St John, VI 00830

R ph 340-690-6005

A ph 340-244-0015

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[EXTERNAL MAIL]Fwd: Opposing rezoning request No. ZAJ-20-5

Ann Gracie <gracieae@gmail.com>

Fri 9/25/2020 2:38 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc: Ann Gracie <gracieae@gmail.com>

Good afternoon Leia,

I am gathering names for a petition opposing this, and I have asked some of those writing letters to cc me- unfortunately there was a typo in your name so I may have a few forwards for you, if they remembered to cc me also.

Thank you,
Ann Gracie
340 244 0015

Begin forwarded message:

From: Sylvia Kudirka <augiesylvia@earthlink.net>

Subject: Opposing rezoning request No. ZAJ-20-5

Date: September 23, 2020 at 3:24:14 PM AST

To: Leila.laplace@dpr.vi.gov

Cc: Ann Gracie Rik <gracieae@gmail.com>

Good afternoon,

I was just informed about a serious matter regarding Coral Bay. The rezoning of 14 Rem. Carolina for a

dog shelter. We are in the process of getting our deed recorded to own a piece of Coral Bay which up till now was known as a quiet, sleepy town. It is a well known fact that sound travels up hill. So to have an animal shelter down at the bottom of the bowl of ALL Coral Bay will surely interfere with the quality of life for everyone surrounding Coral Bay. The noise from there would strongly disrupt my home. My deed states that I shall quietly enjoy the said premises. What will this do to property values. I sure am not happy since I have not even spent one night out there yet. I will soon be a landowner/full time resident on Mill Vista Lane and I

oppose the rezoning of 14 Rem. Carolina which is directly below my land. Please agree with me.

Thank-You

Timothy Dickman

6-3-142 Estate Carolina

St John, Virgin Islands

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[EXTERNAL MAIL] ACC building in Coral Bay

Lawton Weber <lawtonweber@gmail.com>

Wed 10/14/2020 12:42 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Hello

I live near the proposed ACC building and have no doubt that the sound of Dogs barking will have an adverse impact on the quality of life for residents and tourists. We can already hear a small group (less than 5) barking every morning in the neighborhood, if only for a few minutes.

I am further concerned with:

Noise abatement plans seem unrealistic, if not unattainable. The plans call for an employee on site living there who will magically have the ability to silence 20 plus dogs barking at any hour?

Who would enforce this stipulation?

Waste disposal. Coral Bay already has horrible trash dumps right near the shore of Coral Bay. The proposed development is being built in a flood plain $\frac{5}{8}$ draining any and all fecal runoff from said animals. And if they say they're picking it up....where are they disposing of the animal feces? The same dump on the mangrove shoreline. We have livelihoods and people who make a living using the waters of Coral Bay. They do not need an increased health risk from an impaired body of water.

Building in a flood plain in the age of sea level rise and climate change is a fools errand. What happens to the animals if a 25,50, or 100 year flood event were to happen impacting the facility?

In the interest of transparency, I have zero financial interest in the neighboring Pickles property, but as a member of the community, I am very concerned that while the good news of neighboring Pickles having new ownership, providing jobs to the community is great, their business will be severely compromised in terms of quality of experience (and therefore business survival) having barking dogs all day thru 5pm and despite what the ACC asserts, likely barking thru the evening hours when Pickles has community events, and dining.

We already have feral cats literally everywhere around the harbor as ACC already has atleast 2 "feeding stations" for enabling the overpopulation of feral cats within walking distance of the proposed building. They , nor anyone else using their methods, can spay and neuter every feral cat....so we just see more feral, unhealthy cats in the area.

How is this proposal going to improve that issue? Or more likely, will it make it worse?

The environmental impacts are more than minimal.

The mental well being impacts of affected residents listening to barking,etc is more than minimal.

The economic impacts of neighboring businesses including those using Coral Harbor is more than minimal.

I am therefore against this proposal. Thank you for your time and opportunity to make a submission.

Regards
Lawton Weber

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October 4, 2020

Leia LaPlace-Matthew
Territorial Planner
DPNR-CZM

RE: Zoning Application for Parcel #14 REM
Estate Carolina St. John VI

In response to the request for a zoning change by the ACC please see enclosed diagram from the Federal Highway Administration which describes in simple terms the way sound energy and sound waves operate. It states that barrier walls can only reduce noise level if they are tall enough to break the line of sight from the origin to the receiver. That is why precast walls of specially formulated concrete are twelve feet tall along the highways and are able to stop the sound energy and redirect the waves over the barrier walls to protect nearby houses on the same level as the road. They do not absorb the sound. Concrete is known for its poor acoustical performance. Its rigidity causes the impact of noise to increase. Sound waves cannot penetrate the surface so the sound wave is turned back onto itself. This sound bouncing effect causes it to echo thereby increasing its noise level. Sound absorption for concrete is about 0.02% indicating 98% of sound waves are reflected by the surface. My conclusions from this research indicate our adjoining properties, #14-2 and #14-1 might benefit by a very tall noise barrier which would help to redirect the noise of thirty barking dogs from the adjacent outdoor kennel of the ACC. However, the level of noise would increase as it continued to echo up and over the barrier into the surrounding amphitheater that is Coral Bay. My residence at #6-1-5 Estate Carolina, a few hundred yards up from #14 Rem, would be hard hit. It is a well-known fact that noise pollution causes stress and other adverse health-affects.

It is interesting to note that the majority of those in favor of this zoning change for the ACC do not live in the Coral Bay Valley and so have no concerns about the noise. The majority of those who do live in the area are extremely concerned about the noise factor. Our homes are built to take advantage of the views and the breeze. We live with our windows open and they all face directly towards this planned development and the prevailing winds. That is one of the reasons there is an out-pouring from so many villa owners against this proposal.

The plans, as they exist, do not address the issue of noise in any significant way. Even the developers do not seem to know how or what to do about noise mitigation. I can understand why since the FHA research shows that whatever mitigation, it must be tall enough to break the line of sight from the origin to the receiver which obviously would be impossible in the amphitheater that is Coral Bay. We all love the ACC and all they do for the island's animals. I have been a supporter since its inception. I have adopted all my animals through them over the years and have the utmost respect for all their workers and volunteers. Unfortunately, as the plans now stand, I am unable to support this zoning change due to the negative economic impact the noise from barking dogs will have on Coral Bay, the cost to my own health and well-being and the omission of any enforceable noise solutions submitted on the plans.

Sincerely,

Beverly Melius Adjacent landowner #14-2 Estate Carolina
 Neighboring landowner #6-1-5 Estate Carolina
Jose Maleno Adjacent landowner #14-1 Estate Carolina
Jack Royal. Neighboring landowner Estate Carolina
Rich Greengold Neighboring landowner 6-3-152 Estate Carolina

[EXTERNAL MAIL] Dog Shelter Re Zoning Issue Coral Bay USVI

Yahoo Mail <wernerar@yahoo.com>

Mon 10/12/2020 7:37 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

I understand the land is free. I understand the animals need cared for. I understand the architect will make it noise proof.

But I can hear the only dog bark in Coral bay because it is like an amphitheater and sound travels up the mountain - Bordeaux Mountain. The deli Pickles had a mic night with music- we enjoyed listening on the porch - 450' above Coral Bay hearing every word sang until 10pm

Will the architect guarantee the noise acoustics will not disturb villa renters? Should the architect and shelter provide a bond to cover relocation cost if the noise is not contained?

The CZM recently approved the controversial Marina, will this impact Summers End Group? Calichi Point on Bordeaux Mountain? Villa Rentals?

I prefer to keep the zoning as is and do not favor the change in zoning. This will set a precedent for "*spot zoning*" that ultimately defeats the concept of zoning districts based on the most common use for that area to provide neighborhood continuity, that is the point of having zoning.

Diana & Richard Werner, property owners Coral Bay USVI

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[EXTERNAL MAIL] Rezoning of Parcel 14 Rem Estate Carolina

Jamie Brown <jamiealysabrown@gmail.com>

Tue 10/6/2020 8:35 PM

To: jessicafpalmer@gmail.com <jessicafpalmer@gmail.com>

Cc: Leia LaPlace <leia.laplace@dpnr.vi.gov>

Good Afternoon,

First I would like to thank you for taking the time to read and consider what I have to say. I am a dog lover. I owned a rescue dog for 15 years who changed my life. I put myself through college working in Vet Clinics. I am opposed to the rezoning and building of a kennel on the site of 14-Rem Estate Carolina and I would like to explain why because I believe that anyone compassionate enough to care for needy and neglected dogs would not purposely try to force 25-50 small businesses to close their doors.

The Coral Bay community has one main draw for residents and vacationers, it's quiet. There is no other draw in Coral Bay. We, like most of the island, rely on tourism to support the community but we do not have a beach, we do not have high end restaurants (some days it's hard to find more than one open), we do not have night life, no gas station and no transportation to the beaches. All the restaurants in Coral Bay close by 8pm - seriously. But it is peaceful and the people who live here bought the land because of that and the people who vacation come here instead of Cruz Bay or other islands because you are as far away as possible from the noise and bustle of the city. We love the peace of our neighborhood.

It became abundantly clear to me during the public meeting that people who do not live in Estate Carolina do not realize how many people will be affected by this change. An image was shown with a small circle drawn on a map of businesses and properties directly adjoined to the property that they believe may be affected. The truth is that homes and businesses will be affected as far away as a mile or more due to the topographical nature of the area. The land in question is at the base of a theater shaped semi-circle which projects sounds upward and bounces them back and forth over the valley walls. The predominant wind direction will blow right over the new kennel and up the valley. This is not usually a problem because nobody minds the roosters, sheep, donkeys, live music or cheer when WAPA comes back on.

Unfortunately, daily dog barking is another thing entirely. Even if the kennel is completely enclosed and air conditioned so that night times will remain peaceful, vacationers and perspective buyers will not be happy with day time barking. Every single one of my guests comments on the serenity of the porch. They eat meals there, relax in the hammock and recline and have a drink after a long morning at the beach. One review stating that the sound of dog barking is often heard from the porch and my business will suffer. Several and I will have to shut my doors. Many others are in the same situation. From a quick internet search of Airbnb's I count more than 25 vacation rentals that will be affected. I fear that the number is actually far greater than this and we haven't even mentioned private residents who came to retire or live in the area for the peace.

Personally I have a very low end, small rental. As well as helping to support my family, It paid \$2970.11 in hospitality tax to the government last year and brought 141 tourists to the community who ate in the restaurants and spent money in the shops. I am requesting that someone who is an acoustical engineer or other expert in the field come and give an estimate of the area they believe will be affected with regard to the topography and prevailing wind.

I am asking **you** to come to the area and do the research before you go forward with a project that may seriously financially cripple a small community. Please come and stay at my Airbnb for a weekend free of charge. Sit on the porch, enjoy the sounds that bounce off the valley walls, marvel at the fact you can hear a truck downshift on Certerline more than a mile away, listen to the roosters that live at Love City Market and consider the human lives that you will be changing as well as the canine ones.

I appreciate your continued care for our fuzzy friends, I will continue to come out in support of the ACC and give donations when I am able. I believe that you will be able to find a good, permanent home for the shelter without destroying businesses and affecting the quality of so many people's lives.

Thank you for the work you do for the animals and thank you in advance for taking a small amount of time to find out how you will be affecting the people.

Jamie Brown

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[EXTERNAL MAIL]Re: **Opposing rezoning request # ZAJ-20-5**

Judith Scott <judiscott8783@gmail.com>

Tue 10/6/2020 1:29 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Dear Ms Laplace,

We would like to share our additional research on the health hazards of dog kennels which create an average noise exposure of 100 decibels.

The US Department of Housing & Urban Development (HUD) labels noise levels above 65 decibels as "unacceptable."

Elevated environmental noise can cause hearing impairment, hypertension, heart disease, & sleep disturbances.

For the health & safety of Coral Bay residents, please deny the St John Animal Care Center its request for a zone change (#ZAJ-20-5) to construct a dog & cat kennel in Coral Bay. Nearby property owners should neither be forced to sacrifice the value of their property nor risk their health by ACC's poorly planned zoning change request.

Sincerely,

Judith & K.John Scott

1-39 Estate Carolina

St John, VI

Sent from my iPhone

On Sep 29, 2020, at 4:56 PM, Judi Scott <judiscott8783@gmail.com> wrote:

----- Forwarded message -----

From: **Judith Scott** <judiscott8783@gmail.com>

Date: Tue, Sep 29, 2020 at 4:42 PM

Subject: Opposing rezoning request # ZAJ-20-5

To: <GracieAE@gmail.com>, <rosanne@antaresvi.com>, Smith Melody <melodysmithvi@gmail.com>

Please add our names (Kenneth John & Judith L. Scott) to the petition opposing the rezoning so that the ACC can operate a kennel in the amphitheater-like terrain of that property in Coral Bay.

We have owned, improved, maintained, & paid all USVI taxes on our property (1-39 Estate Carolina) since 2000. All hotel taxes have been paid for 20 years. As vacation rental property owners, our livelihoods will be jeopardized by the zoning change request by the ACC. The zone change will also diminish the value of our property when it is to be sold.

We reside at 41 White Falls Trail, Wakefield, RI 02879.

[EXTERNAL MAIL] Opposing rezoning request No. ZAJ-20-5**Sally <sally_0207@yahoo.com>**

Fri 10/2/2020 12:03 PM

To: leila.laplace@dpr.vi.gov <leila.laplace@dpr.vi.gov>; Leila LaPlace <leila.laplace@dpr.vi.gov>

Good day Ms. LaPlace,

I was recently made aware of Application No. ZAJ-20-5, which the Animal Care Center of St. John, Inc. requests that Parcel No. 14 Remainder Estate Carolina, No. 1 Coral Bay Quarter, be rezoned from R-2 to B-2 to allow for an animal care center.

I am a landowner and resident on Route 108 and oppose the rezoning of 14 Rem Carolina. Noise from the proposed location for the animal care center in Coral bay would strongly disrupt my land/home and quiet enjoyment.

Coral Bay is truly an amphitheater of sound. We hear music from restaurants, noises from neighbors and YES - WE DO HEAR DOGS on occasion from across the valley. We certainly do not need more noise echoing throughout the valley that an animal shelter would surely bring. Our neighbors had three dogs barking, and until those neighbors took control of the noise, it was the talk of the neighborhood and its infringement on quiet enjoyment for all. Several neighbors complained. Also, several tourists yelled and screamed asking for them to "shut up" unfortunately.

We definitely are animal lovers, but at the center of the echoing valley of Coral Bay just is not the place that would be the best place for all when planning for expansion of the ACC.

Thank you for reading my email. I hope you have a great day. Thank you for all that you do for the U.S. Virgin Islands.

Sally Taylor

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[EXTERNAL MAIL] St. John Animal Care Center

Bill Bacon <billbaconstt@gmail.com>

Sun 10/4/2020 11:13 AM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Good day,

Building a new kennel is a great idea, but please, not in a flood plain.

Think about the fecal mess on a day to day basis and how it would be even worse in a storm.

Who would evacuate all the dogs and cats when hurricanes approach?

Who would allow anything to be built in a flood plain?

Kind regards,

Bill Bacon

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