

DPNR - CC ZP
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MAR 19 2021
BY: *Leia LaPlace*

Amorel Freeman
9280 Estate Clifton Hill
Kingshill, VI 00850

March 12, 2021

Leia LaPlace-Matthew
Territorial Planner
Department of Planning and Natural Resources
45 Estate Mars Hill Frederiksted, VI 00840-4774

RE: DPNR Application No. ZAC-21-2

Dear Ms. LaPlace-Matthew,

Please allow me to convey my thoughts on the request for rezoning of Plot No. 152 & 153 Estate Clifton Hill, King Quarter, St. Croix be rezoned from R-2 (Residential-Low Density-One and Two Family) to R-3 (Residential-Medium Density) for the construction and establishment of a closed-door infusion pharmacy.

I am the property owner of 162 Clifton Hill. When I purchased this property over 30 years ago, I envisioned a place where I could relax and enjoy peace and quiet after completing my day's work; a place where I could watch my grandchildren play and grow. I understand that Ms. Forbes intends to operate a closed door pharmacy, not for public use, however, I am concerned about how she intends to construct and operate the establishment; of most concern is the fact that sterile and hazardous drugs will be compounded, dispensed, stored and handled right here in the neighborhood, in close proximity to our homes.

While infusion therapy appears to be a wonderful solution for individuals suffering from chronic and rare diseases, I believe an infusion pharmacy can operate successfully in a commercial area, where construction and operation will not affect or potentially harm nearby residents.

For these reasons, I express my disapproval with the request that Plot No. 152 & 153 Estate Clifton Hill, King Quarter, St. Croix be rezoned for the construction and establishment of a closed-door infusion pharmacy.

Respectfully,

Amorel Freeman
Amorel Freeman

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Leif LaPlace

Eugene Freeman, Sr.
9280 Estate Clifton Hill
Kingshill, VI 00850

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Department of Planning and Natural Resources
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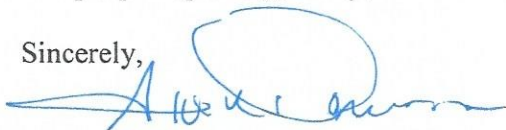
Dear Ms. LaPlace-Matthew,

In response to the request to rezone Plot No. 152 and 153 Estate Clifton Hill, as I reside at Plot No. 162 Estate Clifton Hill, just a few feet south of these plots, I participated in the public virtual hearing and conducted research on this matter. I agree that the infusion pharmacy would be of great benefit to St. Croix, however it shouldn't be located in a residential neighborhood. I have several concerns regarding safety, environmental and privacy impacts of conducting this business in the middle of our quiet and peaceful residential neighborhood:

- The massive demolition of the existing house on Plots 152-153, and new construction which would have to be done by heavy equipment possibly day and night, resulting in excessive dust, noise and exhaust pollution
- The presence of a large backup generator with large propane or diesel fuel system storage, again resulting in excessive noise and exhaust pollution, as we are all aware of the frequency of power outages on our island
- The presence of pharmaceutical and chemical products, and hazardous waste storage of up to three months on property with the potential for leaks or release into the atmosphere or underground, again in the middle of a residential neighborhood where rainwater is collected for drinking and household usage
- Although Ms. Forbes mentioned that the pharmaceutical and chemical products made would be securely stored, we are all aware that we experience hurricanes which destroy structures and disperse their contents

The people's privacy, safety, environment, or lives should not be put at risk for any endeavor.

Sincerely,



Eugene Freeman, Sr.

Amiquah J. Freeman
9280 Estate Clifton Hill
Kingshill, VI 00850

March 10, 2021

Leia LaPlace-Matthew
Territorial Planner
Department of Planning and Natural Resources
45 Estate Mars Hill Frederiksted, VI 00840-4774

RE: DPNR Application No. ZAC-21-2

Dear Ms. LaPlace-Matthew,

As a resident of one of the homes just south of Plot No. 152 & 153 Estate Clifton Hill, King Quarter, St. Croix, I participated in the public virtual hearing in response to Ms. Joycelyn Forbes' request that the mentioned plots be rezoned from R-2 (Residential-Low Density-One and Two Family) to R-3 (Residential-Medium Density) for the construction and establishment of a closed-door infusion pharmacy.

I appreciated the insightful questions asked by Assistant Commissioner Keith Richards and you about this request. Some of Ms. Forbes' responses and demeanor alluded that she isn't interested in connecting with and hearing from the members in our close-knit community: I recall that Assistant Commissioner Richards asked if she had spoken with the property owners, and was concerned about her having secured the applicable permits from DPNR for the land clearing she did in recent years. He was also concerned about how she envisioned having the design and layout of the facility assimilate with the surrounding homes, and if she intended to construct several stories. I am also concerned about how well maintained and compliant a facility where storage, preparation, dispensing, and quality control of infusion medications and equipment would be, especially in a residential neighborhood where long-lived homes are just steps away.

Ms. Forbes insisted that the infusion pharmacy would be heavily regulated by DPNR and other environmental protection agencies. In the Caribbean basin, as you know, we are susceptible to hurricanes, earthquakes and tsunamis. I recall the night of September 19, 2017, one of the longest nights of our lives, as Hurricane Maria completely removed the roofs of our neighbors' homes and scattered their contents all over the island. Should one of these natural disasters result in considerable damage to this facility, where infused and injectable medications will be stored and handled, the families in this neighborhood could be harmed. This is distressing, as there are young children and senior citizens residing on every corner of this neighborhood.

While additional healthcare industry establishments would be beneficial to our small island community, I am not in support of establishing any businesses in the middle of a residential area,

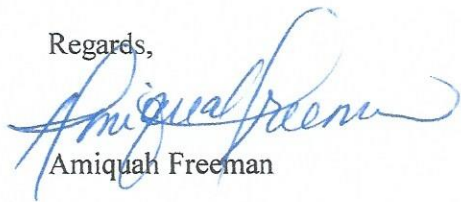


particularly a business where sterile compounding, drug interaction monitoring and distribution is taking place. St. Croix has no shortage of commercial spaces and commercially zoned property that aren't in people's backyard. I am aware that this area has several businesses operating, and they are all situated along or adjacent to Centerline Road.

I urge you and your territorial planning team to strongly contemplate the effects of having this facility established in this area of Estate Clifton Hill.

Thank you for your time and consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Amiquah Freeman", written in a cursive style.

Amiquah Freeman