

Subject: Atlantic Concrete Expansion Permit Application
Date: Friday, May 28, 2021 at 6:00:05 PM Eastern Daylight Time
From: Elizabeth Maskell
To: HearingComments, DNREC (MailBox Resources)
CC: manager@villagesoffivepoints.com

To Whom it May Concern,

Residents of the Villages of Five Points have reported numerous issues regarding Atlantic Concrete over the years and are concerned the expansion will make things worse. Our community has 584 property owners and we feel confident some of this feedback will be consistent among the other neighboring communities with 260 additional homes.

We purchased property here knowing Atlantic Concrete was next door and we understood they have been grandfathered in on some standards. However, we did not expect some of the issues we ran into over the years. We've reported many of these issues in the past, but the problems continue and have increased over time. We fear they will get even worse with the expansion. Some of these key issues are as follows, and we'd like to know what AC is doing to eliminate or reduce them.

- Noise

The application states noise from plant operations does not seem to be a nuisance to nearby residences. We believe this is false, misleading, and inaccurate. Atlantic Concrete clearly has had complaints given the sign they have out front of their business. We understand that sounds at or below 70 dBA are generally considered safe. But, any sound at or above 85 dBA is more likely to damage your hearing over time. A simple phone app has frequently captured noise levels well over 85 dBA. Trucks are frequently moving around midnight and we are often woken by back up alarms and loud noises as early as 6:15 am.

- Hours of operations

The application states hours are 10-12 hour days Monday to Friday and Saturday 6-12 hours. One chart indicates - based on Atlantic Concrete's calculations - they anticipate 12 hour days Monday to Saturday to achieve 3744 operation hours. This is between 56 to 72 hours a week, with some occasional night work. It also says the plant will produce more concrete per hour, but operate fewer hours a day which contradicts a request to operate 10-12 hours and Saturday 6-12 hours and to retain 3744 operational hours. Given the 200 tph replaced with a 350 tph the per hour production levels will be higher, there is no need to operate all the existing hours (3744 operational hours). Another chart shows the hours of operations are 3744 hours per year. This means that they are running at the max hours a day, not as outlined in other parts of the application (3744 hours divided by 313 days excluding Sunday = 11.96 hours a day).

The application also mentions the new plant will slightly decrease the frequency of deliveries received during normal business hours, but it does not say it will eliminate overnight deliveries. It states most are during normal business hours. In the next paragraph it says the opposite of most deliveries during business hours. It says the facilities expect most of those deliveries will be received during evening or early morning hours.

- Dust

The application states the new process will reduce emissions - we hope that is true!

- Stormwater management

The application states that Atlantic Concrete will continue to manage stormwater. However, there is no indication on how they will solve the existing problems, and/or future ones with higher tph volumes. The water overflows from their pond across our berm, walking path, and into our stormwater management pond that leads out to the bay. We have lost several of our trees along this fence line and strongly believe the dust is causing this.

These issues were not addressed in the application but are continuing concerns for our community:

- Trash along our walking path
- Speeding
- Spilling debris in the roads
- Using private roads our community maintains

We want to be a good neighbor, support local businesses, and work with them. However, we've been unable to get a meeting with their representatives to understand how the expansion will impact our community.

Please reach out if you would like an onsite visit or documentation showing existing issues.

Respectfully,

Beth Maskell, Director

The Villages of Five Points Property Owners' Association

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