

Luxor Junior Development Project - Statement of Concerned Citizens

Planning Board Meeting – September 9, 2021

Out of Date Data

Dear members of the Planning Board, my name is **Lyudmila Bondarenko** and I am here to speak on behalf of a group of concerned residents of Loch Sheldrake.

I wanted to be helpful by pointing out that the Planning Board should not rely on parts of the old applications for this project, some of which are now almost 14 years old.

In particular, the traffic study was conducted in 2008. The last EAF was submitted in 2013. The wetland delineation report was done in 2006. The 2008 EAF filed by the Applicant relied on determination made by FEMA in 1996 that the project site is located within a 100-year floodplain. As we all know, our areas has become wetter, and FEMA has updated its maps many times since.

Since the last submissions, the technology has changed, planning techniques have changed, and most importantly, the neighborhood and environment around this proposed project have changed. Yet the planned project remains nearly the same. For example, the cumulative impact of the new development in our area since 2013 has not been factored into the project assessment. It is imperative that town planning must not be based on out of date models and stale data.

The flooding in the region from the rain brought on by tropical depression Ida on September 1 highlights the harm that results from removing natural absorbent areas and creating more impervious surfaces. The flooding that Ida caused was preceded by the flooding caused by storm Henri less than two weeks prior to Ida.

The Applicant acknowledged in their 2013 EAF that soil drainage is poor on 100% of the site. There is a roaring brook that has naturally formed during storms on what would be the southern edge of development and on the front edge of Loch Sheldrake shores that goes right into the Loch Sheldrake Lake and swamps a number of houses on its way. I can't imagine what clear cutting 38 acres of forest would do to that flooding that is already happening.

We can't afford to base land use and storm water management determinations on 1996 data. The 46 people who drowned in Ida's floodwaters in their basements and their cars are the proof of that.