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>> HELLO, MY NAME IS CITY  
COUNCILOR AT LARGE MICHAEL  
FLAHERTY.

WE ARE HERE TO DISCUSS AN  
ORDINANCE FOR THE CITY OF  
BOSTON, PROPOSED ORDINANCE SEEKS  
TO BE A TOOL TO PROTECT WELT  
LANDS FROM NET LOSS OF THEIR  
FUNCTION VALUE AND ACHE RAMMING  
BY CONTROLLING ACTIVITIES  
E-ACTIVITIES AND MITIGATING  
EFFECTS, THIS MATTER WAS  
SPONSORED BY MY WITH COLLEAGUE,  
CITY COUNCILOR MICHELLE WU.  
BEING REPORTED AND WILL BE  
BROADCASTED AT A LATER DATE ON  
COMCAST CHANNEL 8 RCN CHANNEL 82  
AND VERIZON 1964.

OUR COLLEAGUE ONE OF OUR LEAD  
SPONSORS SENT ME A LETTER, DEAR  
CHAIRMAN FLAHERTY, I REGRET THAT  
I -- TO INFORM YOU THAT I WILL  
BE ATTENDING A FUNERAL FOR MY  
AUNT.

THIS IS A BIG PRIORITY OF MINE,  
I LOOK FORWARD TO REVIEWING THE  
TESTIMONY AND PARTNERING WITH  
MICHELLE WU, ADDRESSING CLIMATE  
CHANGE AND RESILIENCY IN THE  
CITY OF BOSTON, SINCERELY, MATT  
O'MALLEY.

WE ARE JOINED BY MICHELLE WU,  
ANNISSA SAIB.

LESS ESSAIBI-GEORGE.

ESSAIBI-GEORGE, ABOUT SO  
WITH THAT CHAIR RECOGNIZES CITY  
COUNCILOR MICHELLE WU.

>> THANK YOU VERY MUCH,  
MR. CHAIRMAN, AND THANK YOU FOR  
EVERYONE FOR TAKING THE TIME TO  
BE HERE TODAY.

I KNOW I'M SPEAKING FOR  
CO-SPONSOR COUNCILOR O'MALLEY,  
THIS WAS VERY IMPORTANT TO HIM  
AS WELL AND WE ARE EAGER TO  
CONTINUE THE CONVERSATION.  
IT HAS BEEN A LONG ONE FROM MY  
OFFICE'S PERSPECTIVE AND AN EVEN

LONGER ONE BECAUSE I KNOW IT  
STARTED BEFORE I EVEN STARTED  
BEFORE I CAME INTO OFFICE IN  
SOME WAYS.

AND OUR GOAL, OUR MOTIVATION, IS  
JUST I THINK WE ARE ALL IN  
AGREEMENT THAT BOSTON IS VERY  
VULNERABLE FROM A CLIMATE  
PERSPECTIVE AND WE AS THE HUMAN  
SPECIES ARE RUNNING -- SPECIES  
ARE RUNNING OUTS OF TIME WHEN IT  
COMES TO CLIMATE CHANGE.

THERE SHOULD BE AN  
ACKNOWLEDGMENT THAT WE ARE  
TAKING UP EVERY POSSIBLE TOOL IN  
THE TOOL BOX NOW, AND THE  
ADMINISTRATION AS EARLY AS 2014  
HAD COMMITTED TO DOING SOME  
VERSION OF WETLANDS ORDINANCE.  
EVEN PROPOSED A WETLANDS  
ORDINANCE.

RECOGNIZING THAT BOSTON IS ONE  
OF THREE COASTAL CITIES IN THE  
EQUALITY, AT OUR LAST CHECK,  
MAYBE FEWER THAN THAT AT THIS  
POINT, WE ARE NOT IN THE  
LEADERSHIP POSITION WE SHOULD BE  
WHEN IT COMES TO MAKE SURE THAT  
WE ARE USING THIS AUTHORITY  
GIVEN TO US BY STATE LAW TO MAKE  
SURE THAT WE ARE ADDRESSING  
CONCERNS WHEN IT COMES TO  
CLIMATE CHANGE AND RESILIENCY  
AND ADAPTATION.

I WELCOME TO CHAIR'S SCHEDULING  
OF THIS HEARING AND THE ABILITY  
TO HAVE IT IN A VERY CROWDED  
SCHEDULE.

WE WERE HOPING TO HAVE THIS AS A  
WORKING SESSION, GIVEN THAT THE  
ADVOCATES AND MANY HAD COME  
FORWARD LAST YEAR, ALTHOUGH  
THERE WAS NOT SPECIFIC LANGUAGE  
AT THAT TIME, WE'RE HOPING TO  
COMPARE VERSIONS WITH THE  
ADMINISTRATION.

I HEAR THERE IS A DRAFT NOW  
ALTHOUGH WE HAVE NOT BEEN ABLE  
TO SEE IT TO MAKE SURE THAT WE  
ARE COMING AT THIS FROM A  
COLLABORATIVE PLACE.

I KNOW I SPEAK ON BEHALF OF  
EVERYONE WHO HAS BEEN INVOLVED  
WITH THE COALITION IN THAT THE

NUMBER 1 GOAL IS TO WORK TOGETHER ON SOMETHING THAT IS IMPLEMENTABLE FOR THE CITY AND WILL MAKE SURE TO -- THAT WILL TAKE ADVANTAGE OF THE OPPORTUNITY WE HAVE TO ACT AT THE LOCAL LEVEL.

I THINK WE ARE HOPING THAT THIS SET OF PROPOSED LANGUAGE IS A GOOD STARTING POINT AND THIS WE WILL GET FEEDBACK ON VRGSES THAT OTHERS MAY HAVE BEEN WORKING ON AND THAT THIS WILL BE THE TIME THAT WE CAN COME TOGETHER AND COMPARE SIDE BY SIDE.

SO I THANK EVERYONE FOR BEING HERE.

LOOK FORWARD TO QUESTIONS AND THANK YOU AGAIN, MOST TO THE ADMINISTRATION, AND MY COLLEAGUES FOR TAKING THE TIME TO BE HERE.

>> THANK YOU, COUNCILOR WU AND MY COLLEAGUES ARE WAIVING ANY ADDITIONAL STATEMENTS SO WE'LL TURN IT OVER TO THE ADMINISTRATION.

GREAT TO SEE YOU CHIEF, CHRIS COOK, JOINED BY FLOOD PLANE MANAGER AMELIA CRUTEAU AND RICH MCGINNIS.

TAKE IT FROM THERE.

WE'VE ALSO BEEN JOINED BY MY COLLEAGUE, COUNCILOR TIM MCCARTHY.

>> WELL POSITIONED TO ANSWER HOPEFULLY ANY AND ALL QUESTIONS YOU MIGHT HAVE ABOUT THE PROPOSED WETLANDS ORDINANCE AND ALSO OUR POSITIONS ON AN EXPANDED ORDINANCE.

IT IS A VERY EXCITING TIME TO BE SPEAKING ABOUT THIS, ESPECIALLY IN REGARDS TO OUR PLANS FOR A RESILIENT BOSTON HARBOR TO CREATE MORE PROTECTIONS FOR OUR CITY THROUGH FORCED SEA LEVEL RISE THAT ARE PROJECTED 2050 AND 2070 AND BEYOND.

I'LL DEFER THE BALANCE OF MY TIME FOR ACKNOWLEDGMENTS OF OUR HARDWORKING STAFF.

I WANT TO GIVE PROPER CREDIT WHERE IT'S DUE.

WE'RE JOINED BY THE STAFF OF THE CONSERVATION COMMISSION, AMELIA AND NICK, I WANT TO THANK THE CITIZEN VOLUNTEERS OF THE CONSERVATION COMMISSION AS WELL AS THE MEMBERS OF THE ADVOCACY COMMUNITY WHO HAVE GIVEN UP THEIR PRECIOUS TIME TO JOIN US TODAY ON THIS IMPORTANT SUBJECT. I'LL DEFER THE BALANCE OF MY TIME TO CARL AND RICH.

>> THANK YOU, COUNCILOR FLAHERTY.

THANK YOU FOR THE OPPORTUNITY TO TESTIFY TODAY CONCERNING BOSTON'S WETLANDS TO PROTECT THEM EFFECTIVELY.

WETLANDS AND OTHER GREEN AND OPEN SPACES PROVIDE BENEFITS TO THE COMMUNITY, STORM AND WETLANDS HABITAT.

EFFECTS OF CLIMATE CHANGE PARTICULARLY SEA LEVEL RISE. FOR THIS REASON, THE BOSTON CONSERVATION COMMISSION PROTECTS WETLANDS, THROUGH THE MASSACHUSETTS WETLANDS ACT. UNDER THE ACT THE CITY OF BOSTON MAY CREATE A LOCAL WETLANDS ORDINANCE, THAT CAN CREATE MORE PROTECTIONS THAN PROVIDED UNDER STATE LAW.

DISCUSS THE ELEMENTS OF A LOCAL ORDINANCE.

IN DECEMBER 2016, THE CITY'S CLIMATE READY BOSTON REPORT WHICH LAID OUT A LONG TERM FRAMEWORK FOR PREPARING BOSTON FOR THE EFFECTS OF CLIMATE CHANGE LOOK TOWARD THE DEVELOPMENT OF A LOCAL WETLANDS ORDINANCE.

I APPRECIATE THE LEADERSHIP THAT YOU AND COUNCILOR WU AND COUNCILOR O'MALLEY ARE SHOWS TO BRICK THIS IN CONSIDERATION OF THE COUNCIL.

TO BE CLEAR WE STRONGLY SUPPORT DEVELOPMENT OF A LOCAL ORDINANCE.

BECAUSE WETLANDS ORDINANCE, IMPORTANT THE GET THE DETAILS RIGHT.

MY BRIEF COMMENTS ON THE CURRENT

PROPOSAL FALL INTO THREE AREAS.  
FIRST, THE PROPOSAL INTRODUCED  
SOME CHANGES NOT RELATED TO THE  
EFFECTS OF CLIMATE CHANGE.  
IN THE LAST FEW YEARS THE  
CONSERVATION COMMISSION AND MANY  
PEOPLE IN THE COMMUNITY HAVE  
BEEN FRUSTRATED BY THE  
COMMISSION'S LACK OF  
JURISDICTION OVER VERNAL POOLS  
AND ISOLATED VEGETATIVE WETLANDS  
AS THESE AREAS CONTAIN IMPORTANT  
HABITAT.

THE CURRENT PROPOSAL WOULD  
EXTEND THE CITY'S OVERSIGHT TO  
THESE AREAS, A STEP WE 74th.

SECOND -- STEP WE SUPPORTS.  
SECOND, THESE ARE RELATED TO  
CLIMATE CHANGE.

COASTAL STORMS STRENGTH AND  
PRECIPITATION IN INTENSITY MEANS  
IT IS NO LONGER SATISFACTORY TO  
LIMIT TO 100 YEAR FLOOD PLANE.

CONSERVATION COMMISSION  
JURISDICTION TO THE 500 YEAR  
PLAIN AND ALSO ESTABLISH SPECIAL  
TRANSITION ZONES.

IF THE USE OF THE 500 YEAR FLOOD  
PLAIN IS INDEED L DESIGNED TO  
BE, CHANCE OF GETTING A  
PARTICULAR SIZE OF STORM ARE  
DIFFERENT FROM CONSIDERATIONS  
ABOUT THE CHANCE OF REACHING A  
CERTAIN LEVEL OF SEA LEVEL RISE.

SINCE WE HAVE DETAILED  
CLIMATE-READY BOSTON PROJECTIONS  
OF WHAT THE 100 YEAR FLOOD PLANE  
WILL BE WITH VARYING AMOUNTS OF  
SEA LEVEL RISE IT WOULD BE  
BETTER TO USE THOSE RATHER THAN  
RELYING ON THE 500 YEAR FLOOD  
PLANE DESIGNATION.

FURTHERMORE, THOSE MAPS, THE  
PROJECTIONS WITH THE SEA LEVEL  
RISE SHOW THAT SEA LEVEL RISE  
WITHIN THE NEXT FEW DECADES IS  
MUCH MORE CONSEQUENTIAL THAN THE  
CURRENT 100 YEAR AND 500 YEAR  
FLOOD.

THE BOSTON PLANNING AND  
DEVELOPMENT AGENCY NOW REQUIRE  
THAT EVALUATE THE PROJECT  
RELATIVE TO THE EXTENT OF THE  
FLOOD PLANE RELATED TO 40 YEAR

SEA RISE.

THERE IS A DETAILED MAP OF THIS CONDITION WHICH WE EXPECT TO SEE BEFORE THE END OF THE CENTURY.

IT WOULD BE USEFUL TO GIVE CONSERVATION COMMISSION THE AUTHORITY AND FLEXIBILITY TO EXTEND ITS JURISDICTION TO A SIMILAR EXTENT, PERHAPS IN SEVERAL STEPS.

THE PROPOSED SPECIAL TRANSITION AREA FOR MARSHES BANKS AND BEACHES IS AN IDEA, BELLEISLE, I'LL LOOK FORWARD TO HEARING ADDITIONAL TESTIMONY ON ECOLOGICAL AND LEGAL ASPECTS OF THIS IDEA.

AN OVERRIDING CONCERN FOR US IN ANY NEW ORDINANCE IS THE ROOM THAT IT MAKES FOR IMPLEMENTATION OF MAYOR WALSH'S VISION FOR A RESILIENT BOSTON HARBOR.

THE MAYOR PRESENTED THIS PICTURE LAST OCTOBER, EAST BOSTON, CHARLESTOWN AND SOUTH BOSTON. WE RECENTLY STARTLED PLANNING, AND LATER WE WILL BE FOR THE DORCHESTER COASTLINE.

WE ARE NOT SURE THEY ARE SUFFICIENT.

WE NEED TO LOOK AT THIS CAREFUL. FINALLY, A FEW WORDS ON THE ADMINISTRATIVE AND PROCEDURAL ASPECTS OF THE PROPOSAL.

IN ITS EXISTING JURISDICTION, ABOUT 3,000 PARCELS OF LAND ARE ALREADY SUBJECT TO THE OVERSIGHT OF THE CONSERVATION COMMISSION. WE WILL NEED TO BE CLEAR ABOUT HOW MANY MORE MAY BE ENCOMPASSED IN ANY EXPANSION OF JURISDICTION.

I KNOW THAT WE SHARE THE GOAL OF ENSURING THAT OUR WETLANDS LAWS AND REGULATIONS ARE BOTH 97 IN PROTECTING THE PUBLIC INTEREST AND SAFETY AND RESPECTFUL OF THE TIME AND PRIVATE INTERESTS OF BOSTON RESIDENTS AND BUSINESSES.

WE WILL MAKE SURE THAT WE DEVELOP NECESSARY INTERNAL RESOURCES TO ADMINISTER ANY ORDINANCE AND CLEAR STRAIGHTFORWARD GUIDANCE AND

PROCEDURES FOR THOSE WHO MUST COMPLY WITH IT.

AS ONE EXAMPLE WE SHOULD CAREFULLY CONSIDER THE APPROPRIATE DISTANCE FOR DEFINING ABUTTERS OF ANY PROJECT.

THANK YOU ONCE AGAIN FOR THE OPPORTUNITY TO BE HERE, I LOOK FORWARD TO A ROBUST PROCESS AND WORK WITH YOU TO DEVELOP AN EFFECTIVE ORDINANCE.

>> THANK YOU, COUNCILOR FLAHERTY AND MESHERS OF THE COMMUNITY. I'M RICHARD MCGIN GUINNESS. GUINNESS.

WITH THE BENEFIT THEY PROVIDE TO THE CITY OF BOSTON.

WITH THE CHALLENGES OF CLIMATE CHANGE BEFORE US, THE VALUE OF WETLANDS IN ADDRESSING EXTREME PRECIPITATION HEAT WAVES AND COASTAL FLOODING IS EVEN MORE NEEDED.

I'M JOINED TODAY BY BRIAN AND CHRIS BOTH EXECUTIVE SECRETARIES OF THE BOSTON CONSERVATION COMMISSION AS WELL IN THE AWRNS. WE SUPPORT A LOCAL WETLANDS ORDINANCE AND BELIEVE ONE OF ITS PRIMARY BENEFITS IS PUBLIC AWARENESS OF FUTURE FLOODING RISKS.

TWO YEARS AGO WE PUBLISHED AN ONLINE FLOODING TOOL, WHILE THE MAPS ARE CURRENTLY AVAILABLE TO THE PUBLIC, AN ADDED LAYER OF AWARENESS THROUGH ADMINISTRATION OF WETLANDS ORDINANCE WILL UNDERSCORE RISKS AND ALLOW OUR RESIDENTS TO MAKE PRUDENT CHOICE NECESSARY PROTECTING THEIR WELL-BEING.

LAST OCTOBER MAYOR WALSH ANNOUNCED OVER 16 INITIATIVES RELATED TO CLIMATE CHANGE AND THE CHALLENGES OF SEA LEVEL RISE AND COASTAL STORMS.

INITIATIVES THAT LEAD FROM NEW ZONING, WE ARE CURRENTLY DEVELOPING A SEA LEVEL RISE DISTRICT, THAT WILL OVERLAP WITH THE WETLANDS ORDINANCE, GUIDANCE HOW TO RETROFIT VARIOUS

BUILDINGS AND TYPOLOGY AT RISK  
AND ALSO, ALLOW FOR THESE  
RETROFITS, DEVELOPING  
REQUIREMENTS FOR NEW GROWTH TO  
DESIGN FOR FUTURE FLOODING  
RISKS.

LESS VOLUNTARY AND MORE  
REQUIREMENT FOR NEW DEVELOPMENT  
IN THE FLOOD PLANE.

COMMENCING IN APRIL.

THE ORDINANCE IS A GOOD START  
BUT REQUIRES SOME REVISIONS TO  
ADDRESS THE UNIQUE URBAN CONTEXT  
FOR THE CITY OF BOSTON.

THERE IS OVER 5,000 ACRES OF  
LAND FILLING IN BOSTON.

OUR SHORE LINE HAS BEEN ALTERED,  
IT NEEDS TO BE REFLECTED IN ANY  
PROMULGATED REGULATIONS.

NATURALLY TRANSITIONED BACK TO  
WETLANDS.

AS WE LOOK AT MODIFYING OUR  
SHORELINE TO PROTECT OUR CITY  
FROM FLOODING, LIVING SHORELINES  
ALONG OUR SHORELINE AND NEW LAND  
FILLING WE NEED TO BE SURE THAT  
THIS ORDINANCE DOES NOT  
PRECLUDE, WETLANDS, RESOURCES  
AND IF THEY CAN BE IMPROVED TO  
TRANSITION TO OTHER TYPES OF WET  
LAND RESOURCE AREAS.

FOR EXAMPLE, LAND SUBJECT TO  
COASTAL STORM FLOW AN MAY NOT  
AGE OR A DUNE THAT COULD BE PROTECTED FROM THE  
CITY FROM FLOODING COULD HAVE  
MORE VALUE FOR CITY.

THE PROPOSED LANGUAGE THAT  
REQUIRES FURTHER ANALYSIS AND  
DISCUSSION WE'RE HAPPY TO JOIN  
THE COUNCIL IN THOSE.

FOR EXAMPLE, OUR SPECIAL  
TRANSITION AREAS, ARE FLAGGED AS  
A POSSIBLE RESOURCE AREA BUT WE  
NEED TO CFNLG THAT THEY -- TO  
ACKNOWLEDGE THAT THEY ARE HIGHLY  
DEVELOPED AND MAY NOT TRANSITION  
TO A VIABLE AREA.

LIMIT FLOOD BARRIERS, ABILITY TO  
BUILD FLOOD BARRIERS, EXPAND  
HARBOR WALK AND ALREADY DEVELOP  
A DENSE SHORELINE.

OUR SHORELINE IS DEVELOPED  
ALMOST UP TO THE WATER'S EDGE.

OUR LAND HAS LIMITED VALUE



COMPARED TO OTHER TYPE OF WELT  
LANDS RESOURCES THAT WE COULD  
ACHIEVE THROUGH RESILIENT OPEN  
SPACE ALONG THE WATERFRONT.  
I WANT TO THANK THE COUNCIL FOR  
THIS OPPORTUNITY TO ROMMENT.  
WE LOOK FORWARD TO GETTING TO  
MORE SPECIFIC COMMENTS AND  
QUESTIONS 30 WORKING SESSIONS --  
THROUGH WORKING SESSIONS.  
THANK YOU.

>> ANY ADDITIONAL?

WE ARE JOINED BY CITY COUNCILOR  
BAKER.

>> I KNOW WE HAVE TWO OTHER  
PANELS AND LOTS OF FOLKS WHO  
WANT TO TESTIFY.

JUST CURIOUS, DOES THE  
ADMINISTRATION -- WOULD YOU BE  
ABLE TO PROVIDE DRAFT VERSION OF  
ORDINANCE THAT YOU ALL ARE  
WORKING ON?

>> WE HAVE DRAFT COMMENTS  
AVAILABLE.

BASED ON YOURS.

AND THEN WE ALSO HAVE CONCEPTUAL  
POINTS AND WE WOULD BE HAPPY TO  
SHARE THEM.

>> THANK YOU.

>> SHARE RECOGNIZES COUNCILOR  
ESSAIBI-GEORGE.

COUNCILOR CIOMMO ANY QUESTIONS?

COUNCILOR BAKER ANY QUESTIONS?

>> HOW ARE YOU TODAY RICH?

GOOD TO SEE YOU.

ONE THING YOU SAY WAS PRECLUDE  
US FROM PROTECTING THE CITY.

IS THAT THE 25 FOOT -- SO WE  
WON'T BE ABLE TO BUILD THE BERMS  
AND SOME OF THE PROTECTIONS IN  
THAT SPACE IS THAT WHAT YOU  
MEANT BY THAT COMMENT THERE?

>> THERE IS A NO DISTURB AREA  
THAT MEANS THAT NO DISTURBING  
FOR ANY TYPE OF INFRASTRUCTURE  
THAT COULD LIMIT OUR ABILITY TO  
BUILD A FLOOD BARRIER.

FOR EXAMPLE, WE FILED FOR AFEMA  
GRANT TO BUILD A BERM ALONG THE  
FOUR POINT CHANNEL AT THE  
WATER'S EDGE WHICH IS WITHIN THE  
25 FOOT BUFFER ZONE.

SO IT WOULD PRECLUDE SOMETHING  
LIKE THAT.

>> AND THAT'S AN IMPORTANT BERM  
THERE I WOULD THINK WITH THE WAY  
FOUR POINT FLOODING --

>> WE SEE MORE OF THESE TYPE  
ELEVATIONS, BERMS IN EVERY  
NEIGHBORHOOD TO PROTECT THE CITY  
FROM FLOODING.

>> WOULD YOU EXPLAIN TO ME WHAT  
A TRANSITION AREA IS?

>> I THINK IN THIS DRAFT, A  
TRANSITION AREA IS WITH MORE  
FLOODING AND EVEN HIGH TIDES,  
THAT WOULD FLOOD THE CITY  
MONTHLY, THAT CURRENT KIND OF  
FLOOD PRONE AREAS FOR EXTREME  
STORMS COULD TRANSITION BACK TO  
A NATURAL ENVIRONMENT, WHICH  
WOULD, BELIEVE WOULD BE HARD TO  
DO IN THE DOWNTOWN AREA,  
PARTICULARLY BECAUSE IT'S  
ALREADY LANDFILL.

IT DOESN'T HAVE THE RIGHT  
HYDROLOGY SO IT SO TRANSITION --

>> HYDROLOGY, NICE WORD, EXPLAIN  
IT TO ME.

>> THE TYPE OF SOILS, ALL  
LANDFILL, CONCRETE, STONE,  
GRAVEL, ALSO IT'S OF DEBRIS THAT  
COULDN'T ACTS AS YOU KNOW A  
FOUNDATION FOR WETLANDS,  
VEGETATION.

>> SO WHEN WE'RE LOOKING TO --  
ARE YOU LOOKING FOR SOIL THAT'S  
GOING TO HOLD THE WATER OR WATER  
TO GO THROUGH IT?

WHAT TYPE OF SOIL WOULD YOU BE  
LOOKING FOR?

>> I THINK BOTH, TO ABSORB HEAVY  
RAIN EVENT, BUT ALSO, SOMETHING  
THAT COULD DISSIPATE WAVE  
ACTION.

BUT ALSO HOLD FLOODWATERS BACK  
INTO THE CITY.

I THINK WE JUST WANT TO  
RECOGNIZE THAT A LOT OF THE  
LANDFILL ISN'T GREAT SOIL.  
AND WHILE IT MAY BE YOU KNOW  
FALL INTO THE CATEGORY OF LAND  
SUBJECT TO COASTAL STORM FLOWAGE  
IT DOESN'T HAVE A LOT OF VALUE.  
AND IT'S ADMINISTRATOR DENSELY  
POPULATED, SO WE JUST WANT THAT  
KIND OF RECOGNIZED IN THIS  
DRAFT.

>> OKAY, THANK YOU.

THANK YOU, MR. CHAIR.

>> CHAIR RECOGNIZES COUNCILLOR  
ZAKIM.

DOES COUNCILLOR ZAKIM HAVE ANY  
QUESTIONS AT THIS TIME?

VERY GOOD.

THANK YOU CHIEF, COMMISSIONER  
AND DEPUTY AND FLOOD PLAN  
MANAGER.

WOULD YOU BE WILLING TO STAY  
WITH US?

THAT WOULD BE GOOD, HANG TIGHT,  
IN CASE WE HAVE BACK AND FORTH.  
I'M GOING TO CALL ON PAM HARVEY,  
ALSO NATHANIEL STEVENS WHO IS  
WITH McGREGOR AND GEAR.

COME DOWN AND OFFER SOME  
TESTIMONY AND THEN THE NEXT  
PANEL WILL BE AFTER THAT.

VERY GOOD, THANK YOU.

MORE THAN WELCOME, SURE.

SO YOU WANT NATHANIEL GET US  
STARTED, SAIT YOUR NAME AND  
AFFILIATION FOR THE RECORD, YOU  
HAVE THE FLOOR AND WE'LL GO  
RIGHT DOWN THE LINE.

>> GOOD MORNING, THANK YOU VERY  
MUCH FOR HAVING ME.

MY NAME IS NATHANIEL STEVENS,  
FROM THE LAW FIRM OF McGREGOR  
AND LAGIER IN BOSTON.

WE FOCUS ON ENVIRONMENTAL LAW  
AND REMITTED LITIGATION.

WE REPRESENT PROPERTY  
OWNERS,s, HELPING THEM DEFEND  
THEIR DECISION AS WELL AS  
HELPING THEM WITH ENFORCEMENT  
MATTERS.

IN ADDITION, I SERVE ON THE  
ARLINGTON CONSERVATION  
COMMISSION, I'VE BEEN THERE A  
NUMBER OF YEARS, I'D LIKE TO  
SAY, OVER TEN, ALSO THAT ADDS  
SOME PERSPECTIVE TO MY COMMENTS  
AS WELL.

OUR FIRM AND I ALSO DO SOME  
TRAINING FOR MASSACHUSETTS  
ASSOCIATION OF CONSERVATION  
COMMISSIONERS, I'M HERE ON THEIR  
BEHALF HERE TODAY.

AND JUST LAST MONTH AT THEIR  
ANNUAL MEETING, I FEATURED THIS  
DRAFT OF THE PROPOSED BOSTON

ORDINANCE IN A WORKSHOP THAT I WAS GIVING TO CONSERVATION COMMISSIONERS, HOW THEY COULD INCORPORATE CLIMATE CHANGE RESILIENCY INTO THEIR WETLANDS BYLAWS OR ORDINANCE HE.

I'M HAPPY TO BE HERE --

ORDINANCES.

I'M HAPPY TO BE HERE TO FURTHER THAT WORK.

JUST A NUMBER OF COMMENTS ABOUT THIS ORDINANCE.

THIS ORDINANCE WOULD GIVE THE CITY GREATER PERMITTING CONTROL, CONTROL ABOUT WHAT HAPPENS IN THESE WET LAND RESOURCE AREAS IN THE FLOOD PLANES.

THAN THE COMMISSION CURRENTLY HAS OR THE CITY HAS UNDER THE WETLANDS PROTECTION ACT.

AS YOU MAY KNOW, THE WETLANDS PROTECTION ACT IS A STATE LAW, ADMINISTERED BY THE CONSERVATION COMMISSION, D EFFORTP'S DECISION IS ULTIMATELY WHAT CONTROLS.

A LOCAL WELT LANDS ORDINANCE OR BYLAW, ANY DECISION THERE, THAT THE CONSERVATION COMMISSION MAKES UNDER OUR LOCAL WETLANDS ORDINANCE IS APPEALABLE TO THE COURT.

THE CITY IS THE FINAL DECIDER RATHER THAN DEP UNDER THE WETLANDS PROTECT ACT.

DKS PROTECTION ACT.

THIS WOULD COVER A GREATER GEOGRAPHIC AREA THAN THE WETLANDS PROTECTION ACT WOULD. ONLY REGULARS THE 100 AREA FLOOD PLANE.

THE AREAS THAT HAVE A 1% CHANCE OF FLOODING AND THIS WOULD EXPAND IT TO THE 500 YEAR FLOOD PLANE, OUR AREAS THAT HAVE A .2% CHANCE OF FLOODING.

IN ADDITION, BORDERING WETLANDS ARE PROPOSED TO BE REGULATED AND VERNAL POOLS ARE PROPOSED TO BE REGULATED ON THEIR OWN.

ONLY PROTECTS VERNAL POOLS UNDER CERTAIN CIRCUMSTANCES.

AS MENTIONED ON THE OTHER PANEL SPECIAL TRANSITION AREAS WOULD BE CREATED, SALT MARSHES AND

AREAS AS SEA LEVELS RISE  
LANDWARD.

PERFORMANCE STANDARDS WOULD, ARE  
NECESSARY TO HAVE A STRONG LOCAL  
WETLANDS REGULATORY PROGRAM.  
INCLUDING PROVISION HE FOR  
CLIMATE CHANGE RESILIENCY IN  
THIS WETLANDS ORDINANCE IS A  
NATURAL FIT.

RESOURCE AREAS ALREADY BE SERVE  
TO MITIGATE MANY OF THE EFFECTS  
OF CLIMATE CHANGE, SUCH AS FLOOD  
CONTROL, STORM DAMAGE  
PREVENTION, RISE IN TEMPERATURE,  
ET CETERA.

SO THIS IS REALLY A LOGICAL  
PLACE FOR THE CITY TO TRY TO  
PROVIDE FOR L CLIMATE CHANGE  
RESILL YEABS.

THIS WOULD ENHANCE THE CITY'S  
LEAD IN APPROACHING THE EFFECTS  
OF CLIMATE CHANGE.

THIS DRAFT I NOTICE REFLECTS  
APPROACHES THAT OTHER  
MUNICIPALITIES HAVE TAKEN,  
SUFFICIENT AS ARLINGTON, BUT  
ALSO DUCKSBURY, I COMMEND THE  
GROUP FROM ADDING TO IT.

I NOTE THAT IT'S IMPORTANT FOR  
ANY CONVERSATION OR ANY REERGS  
REGULATORY, I THINKISTS AN  
IMPORTANT THING TO HAVE IN THIS  
BYLAW INCLUDES MANY GOOD  
DEFINITIONS.

THIS IS IMPORTANT BECAUSE FOR  
MANY CLIMATE CHANGE MIGHT BE AN  
ABSTRACT, MORE OF AN ABSTRACT  
BROAD CONCEPT.

AND WHEN YOU GET INTO THE  
CONSERVATION COMMISSION  
SETTINGS, WHEN YOU ARE TRYING TO  
APPLY THESE CONCEPTS TO  
PARTICULAR SETTINGS IT IS GOOD  
TO HAVE THOSE DEFINITIONS.

THOSE ARE MY COMMENTS, THANK YOU  
VERY MUCH FOR INVITING ME.

>> WELCOME PAM, STATE YOUR NAME  
AND AFFILIATION FOR THE RECORD.

>> PAMELA HARVEY, VICE PRESIDENT  
OF ADVOCACY FOR THE  
MASSACHUSETTS L ASSOCIATION OF  
CONSERVATION COMMISSIONS, MEMBER  
OF THE BROOKLINE CONSERVATION  
COMMISSION, AND ALSO WORKED AT

THE TIME DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR 24 YEARS, WITH A LOT OF WORK INVOLVING WETLANDS AND REGULATORY PROGRAMS. SO MY COMMENTS MAY REFLECT THAT BACKGROUND AS WELL. M AMPTCC ENCOURAGES DEVELOPMENT OF LOCAL PERHAPS TO REGULATE WETLANDS THAT ARE TAILORED TO THEIR LOCAL NEEDS, AS NATHANIEL MENTIONED, THE STATE ACT AND THE LOCAL BYLAW TO SORT OF WORK TOGETHER AND THEIR JURISDICTIONAL AREAS. AND I WANT TO MAKE CLEAR THAT WETLANDS ARE NOT JUST, IN BOSTON THERE IS A LOT OF DISCUSSION ABOUT THE HARBOR FRONT BUT THERE ARE MANY OTHER WET LAND AREAS. AND INCLUDE AREAS THAT FLOOD, RIVERS, STREAMS, AND VERNAL POOLS AMONG OTHERS. WHILE IT'S TRUE THAT MANY OF THESE AREAS IN BOSTON HAVE BEEN ALTERED FILLED, NO LONGER IN THEIR NATURAL FORM, THAT MAY MEAN IT'S MORE IMPORTANT TO PROTECT WHAT'S LEFT. AND FOR THE BENEFICIAL VALUES THAT THEY PROVIDE, AND MOST IMPORTANTLY AT THIS POINT, I THINK IT'S REDUCTION OF -- REDUCING POLLUTION AND ALSO FOR FLOOD CONTROL WHICH IS VERY IMPORTANT, IN LIGHT OF CLIMATE CHANGE. I WANT TO MAKE THREE POINTS. FIRST THAT THE LOCAL WETLANDS ORDINANCE SUCH AS BOSTON'S CAN WORK WELL IN URBAN CONDITIONS. SECOND, IT'S A GOOD TOOL WITHIN THE CONTEXT OF OTHER PERMIT AND PLANNING EFFORTS AND THIRD THAT IT CAN BE DESIGNED FOR EFFICIENT AND EFFECTIVE IMPLEMENTATION BY THE CONSERVATION COMMISSION. BEGINNING WITH THE EXTENT TO WHICH IT'S -- LOCAL PROGRAM CAN BE STERILE -- TAILORED TO URBAN CONDITIONS. I THINK THAT THE -- TYPICALLY THE ORDINANCE HE HAVE PERFORMANCE STANDARDS STATED

BROADLY AND THEN WHAT PROJECT APPLICANTS HAVE TO DO IS MORE SPECIFICALLY SPELLED OUT IN REGULATIONS.

AND I WANTED TO NOTE THAT THERE ARE SOME REGULATIONS THAT DEP HAS USED, RIVER FRONT AREAS THAT YOU MAY WANT TO TAKE A LOOK AT FOR PURPOSES IMPLEMENTING PERFORMANCE STANDARDS FOR RIVER FRONT AREAS BUT ALSO SOME OTHER AREAS AS WELL THAT COULD BE OF INTEREST TO YOU, FOR REDEVELOPMENT OF PREVIOUSLY DEVELOPED OR DEGRADED AREAS. AND THERE ARE SPECIFIC PROVISIONS THAT WOULD APPLY TO THOSE AREAS WITH A GOAL OF IMPROVING EXISTING CONDITIONS AND ENCOURAGING POSITIVE REUSE OF DEGRADED AREAS.

AND CAN IN SOME -- AND CAN ACTUALLY ALLOW EXPANSION OF DEVELOPMENT IN EXCHANGE FOR RESTORATION OR MITIGATION. AND THE LARGER JURISDICTIONAL AREA CAN BE USED TO PROMOTE GREEN INFRASTRUCTURE, PRODUCE PAVEMENT TO HELP INFILTRATION AND PROVIDE FLOOD CONTROL BENEFITS.

EVEN PLANTING OF MORE TREES WHICH IS SOMETHING I THINK BOSTON'S BEEN INTERESTED IN. IN ANY EVENT, I THINK THERE ARE TOOLS TO BE USED TO MAKE IT THE REGULATIONS SPECIFICALLY WORK WELL IN AREAS THAT HAVE BEEN QUITE ALTERED AT THIS POINT. SECOND, ABOUT BEING TAILORED TO FIT IN WITH OTHER PERMIT AND PLANNING PROGRAMS WHICH BOSTON CLEARLY HAS, CLIMATE READY BOSTON, RESILIENT HARBOR PLAN, THE ORDINANCE DOES ACTUALLY HAVE A PROVISION WHICH WOULD SPECIFICALLY ALLOW FLOOD PROTECTION PROJECTS.

IT MAY BE -- LOOKS LIKE IT'S FOCUSED A LITTLE MORE TOWARDS HABITAT, YOU WANT TO LOOK AT THAT BUT DON'T WANT TO GET IN THE WAY OF COASTAL RESILIENCY PROJECTS.

FLOOD PLANE ZONING AND WETLANDS PROTECTION PROGRAMS DO WORK IN TANDEM, IN OTHER COMMUNITIES THAT HAVE LOCAL PROGRAMS. SO THAT THAT CAN BE COORDINATED. AND THE REQUIREMENTS CAN BE SPECIFIED BY THE COMMISSION'S REGULATIONS AND APPLICANTS WILL KNOW ABOUT THEM AT THE TIME OF PROJECT REVIEW SO THEY CAN TAKE THOSE INTO ACCOUNT. AND FINALLY, IMPLEMENTATION BY THE CONCOM, WELT LAND PLANNING, ADDITIONAL REQUIREMENTS THAT ARE TAKEN INTO ACCOUNT. TYPICALLY THE PROGRAM CAN BE SUPPORTED IN PART BY ADDITIONAL FEES WHICH ARE TYPICAL AND FOR LOCAL PROGRAMS. THE RELIANCE ON MAPS HELPS, WHETHER OR NOT IT IS A 500 YEAR FLOOD PLANE MAP OR THE OTHER BOUNDARY THAT WAS JUST MENTIONED, THE 100 YEAR PLUS THE 40 FEET -- INTO THE SEA LEVEL RISE, THAT MAPS CAN REALLY HELP WITH IMPLEMENTATION, MAKING THAT EASIER FOR APPLICANTS, AND CLARITY IN GETTING PERMITS ISSUED. THERE CAN BE IN PRACTICE PROVISIONS FOR ADMINISTRATIVE REVIEW THAT CAN HELP. AND CONTINUING CONDITIONS FOR ONGOING MAINTENANCE WHICH CAN MAKE IT MORE EFFECTIVE. 200 COMMUNITIES HAVE BYLAWS WHICH IS A TESTAMENT TO THEIR SUCCESS IN THE COMMONWEALTH. IN CONCLUSION I WOULD SAY THAT A LOCAL WETLANDS ORDINANCE CAN BE AN EXCELLENT TOOL TO BETTER PROTECT WETLANDS FOR THE BENEFICIAL PROTECTIONS THEY PROVIDE, EVEN MORE IMPORTANT NOW IN THE FACE OF CLIMATE CHANGE AND REALLY FOR URBAN AREAS THAT ARE VULNERABLE IN MANY WAYS THAT MORE RURAL AREAS ARE NOT. THAT WOULD BE MY COMMENTS. THANK YOU VERY MUCH. >> THANK YOU VERY MUCH. AND WE ARE ALSO JOINED BY JULIE WOOD.



IF YOU CAN STATE YOUR NAME AND AFFILIATION FOR THE RECORD, THAT WOULD BE GREAT.

>> GOOD AFTERNOON, I'M JULIE WOOD, I'M WITH THE CHARLES RIVER WATER ASSOCIATION, I MANAGE OUR SCIENCE AND RESEARCH PROGRAM. SO NOT, THIS IS A NONATTORNEY SIDE OF THE TABLE.

I'M HERE SUPPORTING THE CHARLTS RIVER WATER ASSOCIATION, WE SUPPORT THIS ACTION WHICH WILL PROTECT BOTH THE NATURAL AND BUILT ENVIRONMENTS AND WILL HELP US ADAPT TO CLIMATE CHANGE.

CLIMATE CHANGE IS A PUBLIC THREAT THAT SHOULD FACTOR INTO EVERY DECISION, THIS BODY AS WELL AS THE CITY ADMINISTRATION IS MAKING.

THE ORDINANCE IS A GOOD FIRST STEP BY CODIFYING THIS INTO WETLANDS PERMITTING PROCESSES. THIS ACTION WAS SPECIFICALLY RECOMMENDED BY THE CLIMATE READY BOSTON PROCESS A ROBUST AND INCLUSIVE PROCESS THAT VETTED AND PRIORITIZED IDEAS FOR HELPING THE CITY THRIVE IN THE NONSTEADY STATE OF A CHANGING CLIMATE.

THE ORDINANCE WILL PROTECT OUR NATURAL RESOURCE HE AND THE FUNCTIONS AND VALUES THEY PROVIDE.

THIS IS THE LOWEST OF LOW HANG FRUIT IN CLIMATE ADAPTATION. PRESERVING WHAT WE HAVE AND KEEPING THESE AREAS HEALTHY SO THAT THEY CAN PROTECT US FROM FLOODING, REDUCE POLLUTION INTO THE ENVIRONMENT, SEQUESTER CARBON, RECHARGE GROUND WATER SUPPLIES, SUPPORT PLANTS, ANIMALS AND ECOSYSTEMS, MIGRATING IN THE CHANGING CLIMATE, COOL SURROUNDING AREAS AND PROVIDE SCENIC AND RECREATIONAL OPPORTUNITIES.

SOME OF YOU MAY REMEMBER I HAVE SPOKEN BEFORE THIS BODY IN THE PAST SUGGESTING THAT WE CONSIDER TRANSITIONING DEVELOPED AREAS INTO WETLANDS.

ALSO SOMETHING I THINK WE SHOULD DO.

THIS IS A MUCH EASIER TASK, PROTECTING WHAT WE ALREADY HAVE AS WAS MENTIONED BY THE PREVIOUS PANEL.

ACCORDING TO THE NATIONAL INSTITUTE OF BUILDING SCIENCES, EVERY \$1 INVESTED IN DISASTER MITIGATION SAVES \$6.

FOR RIVER FLOODING IN PARTICULAR THE SAVINGS WERE FOUND TO BE \$1 MITIGATION, \$7 SAVINGS FROM RECOVERY.

THE AREAS THE ORDINANCE PROPOSES TO PROTECT ARE AREAS THAT ARE WET.

OR AREAS THAT ARE LIKELY TO BE WET.

THE CITY SHOULD TAKE ACTION TO PROTECT THESE AREAS AS WELL AS POTENTIAL IMPACTS TO EXISTING SURROUNDING PROPERTIES.

THE CONSERVATION COMMISSION HAS SPECIFIC EXPERTISE AND EXPERIENCE THAT WILL ALLOW THEM TO DO THIS.

THIS GROUP CAN REVIEW INDIVIDUAL PROJECTS IN LIGHT OF CUMULATIVE IMPACTS TO THE HEALTH AND SAFETY OF NATURAL SYSTEMS AND THE BUILT ENVIRONMENT.

THE COMMISSIONERS UNDERSTAND THE VALUES OF THESE LOCALITY RESOURCES, WHAT THEY'RE -- LOCAL RESOURCES, WHAT THEY'RE PROVIDING TO THE CITY AS WELL AS THE POTENTIAL IMPACT TO THE CITY IF THEIR HEALTH IS DEGRADED FURTHER.

WE SUPPORT THE RESOURCE AREA AS DEFINED, AT LEAST MORE INCLUSIVE IS BETTER.

DO USE LOCAL WETLANDS ORDINANCE AS A TOOL TO ACTUALLY EXPAND WETLANDS PERMITTING TO THE ENTIRE COMMUNITY.

THIS IS SCIENTIFICALLY A SOMEWHAT LOGICAL APPROACH, SINCE ALL OF THE AREA OF THE CITY DOES DRAIN TO SOME WATER BODY.

HOWEVER WE APPRECIATE THAT BOSTON MAY NOT BE WILLING TO GO THAT FAR WITH THE RESOURCE AREA,

AND CERTAINLY, SUPPORT WHAT IS PROPOSED HERE.

SO HAPPY TO TAKE ANY QUESTIONS.

>> ANY QUESTIONS OF MY COLLEAGUES?

COUNCILOR WU YOU CAN START.

>>ING THANK YOU VERY MUCH FOR YOUR TIME AND EXPERTISE.

UNFORTUNATELY THE WAY WE'RE DOING WITH ALL THE SEPARATE FANLS I'M GOING TO TRY TO CONVEY SOME OF THE QUESTIONS, I'M SEEING IN THE TESTIMONY, FOLKS WHO ARE ON LATER PANELS TO GET YOUR PERSPECTIVE AS WELL AND WE'LL TRY TO ASK THAT WAY TOO. SO I THINK YOU KIND OF MENTIONED THIS IN TERMS OF HOW AN ORDINANCE MIGHT FIT IN WITH OTHER REGULATORY TOOLS OR PROJECTS.

BUT ONE GOOD POINT THAT A BETTER CITY BRINGS OUT IN THEIR TESTIMONY IS THAT THERE IS A LOT HAPPENING WITH THE VULNERABILITY ASSESSMENTS AND PLANNING AND CLIMATE READY BOSTON AND ALL THE POTENTIAL ZONING OVERLAY DISTRICTS.

ANY THOUGHTS FROM ANY OF THE PANELISTS, HOW TO DO THIS IN TANDEM?

DO WE JUST WAIT UNTIL DECISIONS ARE MADE ABOUT WHAT A ZONING OVERLAY DISTRICT MIGHT LOOK LIKE VERSUS WHAT THE TIME LINE OF THE RESILIENT BOSTON PROGRAM OR HOW CAN WOO DO THIS -- WE DO THIS SO IT STILL LEAVES TIME FOR EVERYTHING TO BE INTEGRATED, OTHER MUNICIPALITIES WHO DO THIS WELL, THAT WOULD BE HELPFUL TOO.

>> MOST COMMUNITIES DO HAVE SOME KIND OF FLOOD PLANE ZONING.

AND I THINK I'M NOT SURE THAT WHY IT WOULD BE NECESSARY TO WAIT ON THIS UNTIL THAT WAS IN PLACE.

BUT CERTAINLY YOU WOULD WANT TO SIT DOWN AGAIN BEFORE -- I'M NOT SURE -- I DON'T THINK THERE IS ANYTHING IN THE ORDINANCE THAT WOULD NOT BE, ON ITS FACE, NOT COMPLEMENTARY.

BUT I THINK YOU WOULD WANT TO SIT DOWN IN WRITING THE REGULATIONS TO PUT ALL THE PIECES TOGETHER, SO THAT THEY ARE COMPATIBLE.

>> IN THE POINT WHERE IT GETS TO THE CONSERVATION COMMISSION YOU MEAN?

>> YES, THE COMMISSION MAY HAVE FURTHER VIEWS ON THIS, I CERTAINLY HOPE THEY DO. BUT ANYWAY, AGAIN IT IS NOT AT ALL UNUSUAL.

AS A MATTER OF FACT, IT IS CUSTOMARY FOR THERE TO BE FLOOD PLANE ZONING OF SOME KIND.

I THINK MOST GREENS WORK WITH THAT BUT WORKS WITH THE LOCAL PROGRAM.

>> NATHANIEL.

>> I WOULD AGREE WITH ANN'S COMMENTS.

I THINK -- PAM'S COMMENTS. POTENTIAL CONSISTENCY CAN BE WORKED OUT IN THE REGULATIONS THAT THE CONSERVATION COMMISSION ISSUES.

IN ARLINGTON, WE ACTUALLY, THE CONSERVATION COMMISSION ACTUALLY PROVIDES INPUT AS TO WHERE THE FLOOD PLANE OVERLAY DISTRICT IS AND WE ALSO HAVE A WETLANDS OVERLAY DISTRICT AS TO WHERE THAT MAP IS DRAWN.

SO THERE'S COMMUNICATION BETWEEN THE CONSERVATION COMMISSION AND THE PLANNING DEPARTMENT ABOUT THAT.

>> GOT IT.

LOOKING AT SOME OF THE POINTS THAT NIOP WILL BRING UP LATER, YOU TALKED ABOUT THE INTERACTION BETWEEN RESILIENT BOSTON AND HARDENING THE COASTAL LINE. DO YOU HAVE ANY THOUGHTS, THE ADMINISTRATION BROUGHT THIS UP 500 YEAR STORM VERSUS 100 YEAR STORM EVENTS AND WHAT THAT MIGHT MEAN.

THE COMMENT HERE IS THAT THAT COULD, MOVING IN A 100 YEAR STORM EVENT, AND COVERAGE, TO THE 500 YEAR, COULD ENVELOPE MOST OF EAST BOSTON AND SOUTH

BOSTON.

>> I HAVE NOT LOOKED AT A COMPARISON OF HOW THAT WOULD BE, HOW FAR THE EXTENT WOULD BE ON A MAP.

SO I'M NOT GOING TO COMMENT ON THAT.

I WOULD COMMENT THAT IT IS GOOD, I THINK, TO HAVE SOMETHING THAT'S CLEAR ON A MAP BECAUSE THAT HELPS APPLICANTS TO BE ABLE TO COME IN.

SO WHETHER OR NOT -- I THINK THAT THE 500 YEAR STORM MAY HAVE BEEN SELECTED BECAUSE THAT IS MAPPED AND HAS BEEN USED OTHER PLACES.

BUT UGH IF THERE'S SOMETHING MORE FITTING TO BOSTON'S NEEDS WOULD BE PERFECTLY OKAY TO PUT UNDER LOCAL BYLAW, I DON'T KNOW DO YOU HAVE ANY OTHER THOUGHTS ON THAT?

>> I DO THINK IT'S IMPORTANT TO BE INCLUSIVE OF AREAS WHERE FLOODING IS LIKELY TO OCCUR. AND MORE INCLUSIVE RATHER THAN LESS.

THE CITY IS IN A UNIQUE -- OR IN THIS CASE THE CITY AS REPRESENTED BY THE COMMISSION IS IN A UNIQUE POSITION, TO TAKE A BROADER VIEW.

SO CERTAINLY, WHILE A PROPERTY MAY -- A DEVELOPMENT LET'S SAY HAVE REALLY GREAT INTENTIONS ON PROTECTING THEIR OWN BUILDING OR THEIR OWN FUTURE RESIDENTS FROM THE IMPACTS OF FLOODING, IT'S ALSO IMPORTANT TO CONSIDER THAT IN THE BROADER CONTEXT OF HOW THIS DEVELOPMENT MAY IMPACT SURROUNDING AREAS.

AND I THINK BY HAVING PROJECTS IN THESE AREAS COME IN FRONT OF THE CONSERVATION COMMISSION, AND HAVING THE CONSERVATION COMMISSION HELP VET THAT OUT, YOU KNOW, SPECIFICALLY IN LIGHT OF THIS ORDINANCE, KIND OF CHARGING THEM TO CONSIDER CLIMATE ADAPTATION IN THEIR DECISION MAKING PROCESS, THAT IS IMPORTANT.

BECAUSE WE CAN'T HAVE THESE SINGLE PROPERTIES SORT OF ARMING THEM OR BUILDING AT THE EXPENSE OF OTHERS.

THAT'S THE ROLE THE CITY CAN PLAY.

>> OKAY, AND THEN MY LAST QUESTION, AGAIN ONE OF THE QUESTIONS THAT NIOP BRINGS UP AND WE'LL HEAR FROM FOLKS IN THE REAL ESTATE COMMUNITY LATER, IN TERMS OF TRANSITION, IF YOU HAVE SEEN WHEN OTHER CITIES ACTUALLY PASSED THE ORDINANCE AND ISSUED THE REGULATIONS AND THEN SHIFT IN THE RULES, HOW IF THERE ARE EFFECTIVE DATES OR A PERIOD OF TIME OR SOME RECOGNITION THAT THOSE ALREADY IN THE PIPELINE ARE NOT SUBJECTED, HOW HAVE OTHER CITIES DONE THAT?

>> I THINK GENERALLY THIS CITIES AND MUNICIPALITIES DO SET IN THEIR REGULATIONS A DEADLINE AS TO WHEN THESE REGULATIONS WILL TAKE EFFECT.

THEY ALSO MIGHT SAY, AN APPLICATION THAT'S ALREADY BEEN FILED AND IN PROCESS IS OR IS NOT SUBJECT TO THESE REGULATION OR CERTAIN PROVISIONS IN THOSE REGULATIONS.

>> AND SOME COMMUNITIES PUT ONLINE INFORMATION FOR PROSPECTIVE APPLICANTS THAT CAN EXPLAIN THE PROCESS A LITTLE BIT SO THAT CAN HELP TOO WHEN THINGS ARE FIRST PASSED, AS WELL AS ONGOING, IT'S L ALWAYS NEW TO A NEW APPLICANT.

>> I THINK REGULATIONS HELP EVERYONE, THE COMMISSION, APPLICANTS FOR SURE BECAUSE IT PROVIDES THESE SPECIFICS, THE ORDINANCE IS MORE OF GENERALLY, THE ORDINANCE IS MORE GENERAL SETTING THE GOALS AND THE FUNDAMENTAL ASPECTS OF ITS JURISDICTION, WHAT IT PROTECTS AND THE RESOURCE AREA VALUES. BUT THE REGULATIONS GET INTO THE DETAILS ABOUT WHAT NEEDS TO BE IN THAT APPLICATION OR THE PLANS NEED TO SHOW WHAT THE

CONSERVATION COMMISSION  
CONSIDERS AND CAN'T CONSIDER AND  
THINGS LIKE THAT.

>> THANK YOU VERY MUCH.

I AGREE WITH MUCH OF WHAT YOU'RE  
SAYING, I APPRECIATE YOUR TIME.  
COUNCILOR YOU'RE NEXT.

>> HI, THANKS FOR PROVIDING THIS  
TESTIMONY.

THANK YOU.

HI JULIE.

JUST WANTED TO ASK YOU, I THINK  
YOU SAID DURING YOUR TESTIMONY  
THAT ENTIRE COMMUNITIES ARE  
DESIGNATING THEMSELVES AS WET  
LANDS.

DID I HEAR THAT CORRECTLY?

>> WHAT THEY ARE DOING IS THEY  
ARE REQUIRING BASICALLY THEY'RE  
EXTENDING THE RESOURCE AREA TO  
INCLUDE THE WHOLE COMMUNITY.  
SO NOT THAT -- BASICALLY NOT  
THAT THE WHOLE COMMUNITY IS A  
WETLAND BUT THE WHOLE -- ANY  
LAND USE CHANGE DEVELOPMENT ANY  
CHANGE THAT GOES ON WITHIN THAT  
COMMUNITY IS DEEMED TO AFFECT  
THEIR RIVERS, THEIR WETLANDS AND  
THEREFORE, ANY PROJECTS IN THE  
COMMUNITY WOULD HAVE TO GET --

>> WOULD TRIGGER THIS?

>> YES.

>> RIGHT, AND DO YOU HAVE A LIST  
OF THOSE COMMUNITIES?

>> NO.

BUT I CAN FIND OUT, AT LEAST  
WHICH ONES IN OUR WATERSHED.

>> I THINK THAT WOULD BE  
HELPFUL.

BECAUSE AGAIN, WE'RE TRYING TO  
GRAPPLE WITH AFFORDABLE HOUSING  
AND IT WOULD BE INTERESTED TO  
FIND WHAT COMMUNITIES ARE USING  
TOOLS TO PREVENT THEM FROM  
BUILDING MORE AFFORDABLE  
HOUSING.

I THINK THAT'S HAPPENING A LOT  
OUTSIDE THE CITY OF BOSTON.

I APPRECIATE THAT, THANKS.

>> NOT SURE WHO'S NEXT.

I THINK MICHAEL HAS COUNCILOR  
O'MALLEY, COUNCILOR BAKER AND  
THEN COUNCILLOR ZAKIM.

>> ARE ANY OF YOU FAMILIAR WITH

FRONTAGE ROAD, PARCEL?

NO, OKAY.

SO MY QUESTION IS, AND MAYBE WE CAN ANSWER THIS OFFLINE, HOW DOES THIS AFFECT, IS THIS A LITTLE BIT ABOUT FRONTAGE ROAD, YOU KNOW SO THAT WOULD HAVE BEEN MY QUESTION, HOW WAS THIS GOING TO AFFECT THE FRONTAGE ROAD PARCEL?

DOES THAT PREVENT US FROM BUILDING OUR NEEDS ON FRONTAGE ROAD?

BECAUSE WE HAVE REAL NEEDS THERE.

AND I KNOW THERE'S TALK WHEN TRYING TO BRING THAT BACK TO ORIGINAL WETLANDS.

AND I JUST -- THAT WOULD BE MY BIG CONCERN ON THIS HERE.

SO -- BUT THAT'S PROBABLY MORE OF A QUESTION FOR PREVIOUS PANEL.

THANK YOU.

>> I HAD A COUPLE OF QUESTIONS IN WITH THAT, SO MAYBE THIS IS IN RICH McGUINNESS'S WHEELHOUSE, AS WELL AS WHAT THE CURRENT ORDINANCE WOULD HAVE ON THE -- WHAT THE PROPOSED ORDINANCE WOULD HAVE ON THE CURRENT INTERIM PLANNING OVERLAY DISTRICTS AS WELL AS IF PASSED WOULD IMPACT, WHAT IMPACT WOULD IT HAVE ON THE PROJECTS CURRENTLY IN THE PIPELINE OF HAVING EITHER JUST RECEIVED A PERMIT OR IN THE PROCESS OF PERMITTING WOULD THERE BE SOME TYPE OF GRANDFATHER CLAUSE.

I DON'T THINK IF THERE'S SOMETHING THAT RICH OR SOMEONE FROM THE FIRST PANEL WOULD BE ABLE TO ADDRESS, MORE THAN HAPPY TO ADDRESS FRANK'S QUESTION AND WHILE YOU'RE HERE IF YOU COULD ADDRESS THOSE TWO.

IN THE INTERIM DOES COUNCILLOR ZAKIM HAVE ANY QUESTIONS FOR THIS PANEL?

WHILE RICH IS COMING FORWARD MAYBE PUT YOUR QUESTIONS FORWARD.

>> THIS MAY BE FOR THE SPONSOR.



IF THERE IS NOT AN EASY ANSWER  
THAT'S FINE.

SEEING WHAT AREAS OF THE CITY  
WOULD FALL UNDER THESE NEW  
RESTRICTIONS WOULD BE USEFUL IN  
TERMS OF EVALUATING THIS.

I DON'T KNOW IF THE CHAIR OR THE  
SPONSOR HAS THIS AVAILABLE IN A  
MAP FORM OR RICH YOU MAY HAVE OR  
CHIEF COOK OR ANYONE.

SO APOLOGIZE FOR THE OPEN-ENDED  
NATURE AND I'M NOT SURE WHO  
THAT'S BEST TO BUT THAT WOULD BE  
VERY USEFUL.

>> THE SHORT ANSWER IS THAT WE I  
BELIEVE THE ARE STILL EARLY  
ENOUGH IN THE PROCESS THAT I  
THINK A LOT OF THE EXACT  
BOUNDARIES AND RADIUSES AND THIS  
AND THAT ARE ALL UNDER  
DISCUSSION.

AND SO WE HAVEN'T GENERATEA MAP  
YET BUT I KNOW THAT -- GENERATED  
A MAP YET BUT I KNOW ON THE NEED  
FOR THAT EAGER TO SEE THE  
ADMINISTRATION'S COMMENTS AND  
THEIR POTENTIAL DRAFT AS WELL  
BEFORE WE DO ANYTHING LIKE THAT.

>> THANK YOU.

I CAN'T SPEAK FOR CHIEF BUS I  
KNOW THAT CHIEF OSCAR WE HAVE  
SEEN A PAP, I'VE SEEN A MAP OF  
MY HOUSE UNDER WATER.

I THINK THOSE ARE MAPS THAT  
COUNCILLOR ZAKIM MAY BE  
REFERRING TO.

I ASSUME SOMEWHERE IN YOUR  
OFFICE YOU HAVE A BUNCH OF  
DIFFERENT MAPS, A BUNCH OF  
DIFFERENT POTENTIAL SCENARIOS,  
20 YEARS OUT, THREE YEARS OUT,  
100 YEARS OUT.

MAYBE YOU CAN SPEAK OF SOME OF  
THOSE MAPS YOU HAVE POSSESSION  
OF.

>> IF IT'S ALL RIGHT, CAN I  
SPEAK JUST VERY SPECIFICALLY --  
I CAN SPEAK JUST VERY  
SPECIFICALLY OF A PART OF THE  
ORDINANCE, HAPPY TO SHARE ANY OF  
THE CLIMATES READY PLANS THAT WE  
HAVE.

AND OBVIOUSLY, A LOT OF THE  
FLOOD PLANE MAPS WE HAVE WHEN

WEAR TALKING ABOUT COMMISSIONER SPECTER TESTIFIED ABOUT THE CONCERN OF JUST LIMITING IT, JUST TYING IT TO THE 500 YEAR MAPS.

WHAT THAT DOESN'T ALLOW US TO DO IS ALLOW FLEXIBILITY TO NEIGHBORHOODS THAT ACTUALLY MIGHT BE MORE VULNERABLE IN CERTAIN CIRCUMSTANCES, FROM THINGS LIKE WAVE ACTION. SOME NEIGHBORHOODS, MAY RECEIVE INUNDATION IN AN EARLIER DATE IN A POTENTIAL 1% STORM THAN OTHER NEIGHBORHOODS.

WE WOULD BE PLEASED TO WORK COLLABORATIVELY IN A WORKING SITUATION, SOME OF THE CONSIDERATIONS WE WOULD HAVE TO TAKE UP AND COUNCILOR BAKER YOUR POINT IS WELL SERVED, AS OPPOSED TO LOOK AT JUST SPECIFIC PA PARCELS, THAT MIGHT BE INUNDATED IN A 500 YEAR PLANE, THE CONSERVATION COMMISSION MAY BE ABLE TO EXERCISE AND DETERMINE THE SCOPE OF THE APPLICABILITY OF THE NEW WETLANDS ORDINANCE OVER TIME.

SO THAT WAY, THAT PROJECTS THAT ARE POTENTIALLY IN THE PIPELINE ARE PROJECTS THAT ARE CONCEIVED OF COULD RECEIVE HEIGHTENED INGENUITY THAN OTHER PROJECTS.

I WOULD DEFER TO RICH McGUINNESS AT THE BOSTON PLAN DEVELOPMENT AGENCY HOW THAT OVERSIGHT WOULD WORK.

>> BACK TO THE MAPPING.

WE DO HAVE THE 500 YEAR FLOOD PLANE MAPPED OUT.

THAT'S A FEMA DEMARCATION. AND IT'S ACTUALLY ALMOST EQUAL TO A 21 INCH SEA LEVEL RISE PROJECTION THAT WE'VE MAPPED OUT THROUGH CLIMATE READY BOSTON.

OUR ONLINE MAPPING TOOL HAS A 40 INCH SEA LEVEL RISE BY 2070.

SO IF YOU LOOK AT A LIFE OF A BUILDING BEING PERMITTED IT'S MORE THAN LIKELY TO GET UP TO 2070.

SO WE WOULD RECOMMEND UTILIZING THAT KIND OF PROJECTION, IN AN

ORDINANCE CPT NOT JUST THE 500  
YEAR FLOOD PLANE LIKE THE  
COMMISSIONER --

>> JUST A QUICK FOLLOW UP.  
MORE HOLD YOU TO A BALLPARK.  
ARE WE TALKING ABOUT 10% OF THE  
CITY, 30%, 70%?

>> SO WE HAVE THE ACTUAL  
POTENTIAL PARCELS THAT WOULD BE  
IMPACTED BY THE CURRENT PROPOSED  
ORDINANCE.

WE'D BE HAPPY TO SEND THAT LOOK.  
BUT AGAIN WE WOULD JUST CAUTION  
THAT IT WOULD BE ADVANTAGEOUS  
FOR THE CONSERVATION COMMISSION  
TO HAVE MORE DEXTERITY AS TO  
WHEN TO APPLY THAT REGULATION.

>> SURE.  
THANK YOU.

>> AND RICH YOU SAY 21 FOOT SEA  
RISE?

>> 21 INCH SEA LEVEL RISE ALMOST  
MATCHES THE 500 YEAR FLOOD  
PLANE, FEMA'S 500 YEAR FLOOD  
PLANE.

>> INTERESTING.  
AND JUST THE FINAL QUESTION,  
WHAT IMPACT WOULD THAT HAVE ON  
THE CURRENT INTERIM PLANNING  
OVERLAY DISTRICTS?

>> THE MAP WE'RE USING FOR  
OVERLAY DISTRICT IS THE 70 --  
2070, 40 INCH SEA LEVEL RISE  
PROJECTION.

SO IT'S A GREATER PART OF THE  
CITY THAN THE 500 YEAR STORM.

>> AND FRANK'S QUESTION,  
COUNCILOR BAKER'S QUESTION HOW  
DOES THAT SORT OF DEAL WITH THE  
FRONTAGE ROAD ISSUE?

>> WELL FRONTAGE ROAD COULD BE  
SEEN AS A FUTURE TRANSITION AR  
AREA.

OUR KIND OF MAPPING OF FUTURE  
FLOOD RISKS, INCLUDES FROON TAJ  
ROAD.

THAT WAS MAPPED IN 2030 AS A  
GROWTH ZONE BUT ONLY IF WE CAN  
DEVELOP FLOOD PROTECTION  
MECHANISMS TO PREVENT INLAND  
FLOODING IN THAT AREA AND OTHER  
AREAS.

AND THOSE ARE THINGS AWE'RE  
TRYING TO DEVELOP ALONG THE FOUR

POINT CHANNEL, TO ALLOW GROWTH TO OCCUR THERE.

FRONTAGE ROAD AND WHITE EDGE CIRCLE IS ALL DISTURBED.

NOT SOMETHING THAT WOULD EASILY TRANSITION BACK TO WETLANDS UNLESS YOU HAD A SUBSTRATE, BROUGHT IN NEW WETLANDS, SOILS, THAT TYPE OF THING.

BUT OUR GOAL IS TO ALLOW GROWTH TO OCCUR IN THE CITY RESPONSE IMLI BLI WITH FLOOD PROTECTION MECHANISMS FOR FRONTAGE ROAD AND OTHER LAKE SITES.

>> YOU DON'T NECESSARILY SEE THIS ADVERSELY AFFECTING US MOVING FORWARD WITH THAT PLAN?

>> I THINK WITH SOME LANGUAGE CHANGES IN THIS DRAFT, THE WAY IT'S DRAFTED NOW THERE'S AN ASSUMPTION THAT THERE WILL BE A FORM OF RETREAT IN THE CITY INLAND SUBJECT TO COASTAL STORM FLOWAGE, THAT'S NOT THE PLAN. THE PLAN IS TO AUGMENT OUR SHORE LINE TO ALLOW US TO CONTINUE TO OCCUPY FILLED LANDS, AROUND BOSTON.

>> THANK YOU.

THANK YOU, MR. CHAIR.

>> THANK YOU RICH.

ANY OTHER QUESTIONS OF THIS PANEL AT THIS TIME?

SEEING NONE, THANK YOU OOUR SECOND PANEL FOR YOUR TIME AND ATTENTION.

YOU'RE WELCOME TO STICK AROUND AND LISTEN TO OUR THIRD PANEL WHICH WILL CONSIST OF GREG VASSIL, CEO AND PRESIDENT OF THE GREATER BOSTON REAL ESTATE BOARD, MIKE GIOMO, ATTORNEY AT ROBBINS AND NICOLE.

AND CHIP NYLAND, AND BE SORT OF A CO-THIRD PANEL, YOU MAY OR MAY NOT HAVE SIMILAR OR COMPETING INTERESTS BUT I FIGURE MAYBE WE'LL JUST COORDINATE AND COMBINE YOU GUYS ONE PANEL AND OPEN YOURSELF UP FOR SOME QUESTIONS.

SO FEEL FREE TO SIT WHEREVER YOU CHOOSE.

WE'LL START WITH GREG AND MIKE

AND GO WITH CHIP AND STEPHANIE.  
WELCOME, GOOD TO SEE EVERYBODY.

>> THANK YOU, MR. CHAIRMAN,  
MEMBERS OF THE COUNCIL,  
COUNCILOR WU.

FOR THE RECORD MY NAME IS GREG  
VASSIL AND I'M CHAIRMAN OF THE  
GREATER BOSTON REAL ESTATE  
BOARD.

ON BEHALF OF OUR 12,000 MEMBERS,  
AROUND OUR FIVE RESIDENTIAL  
DIVISIONS AS WELL AS THIS  
MORNING WE'RE JOINED TOGETHER ON  
THIS PANEL WITH OUR FRIENDS FROM  
BE NAOP AND THEIR 2,000 MEMBERS.  
WHEN WE WELCOME THIS OPPORTUNITY  
TO TESTIFY ON THIS ORDINANCE.

THE BOARD IS SUPPORTIVE OF A WET  
WETLANDS ORDINANCE THAT WOULD  
ALLOW THE CITY TO BE FLEXIBLE  
WHEN IT COMES TO CLIMATE CHANGE  
AND CLIMATE CHANGE ISSUES.

AS WELL AS IT WOULD ALLOW THE  
DEVELOPERS THE ABILITY TO MEET  
THE NEEDS OF A GROWING AND  
CHANGING BOSTON.

WE APPLAUD COUNCILOR WU AND  
COUNCILOR O'MALLEY FOR THEIR  
VISION AND THEIR EFFORTS ON THIS  
ORDINANCE.

HOWEVER WE FEEL THAT THE  
ORDINANCE AT THIS TIME IS  
UNWORKABLE.

BUT WE DO STAND AS WE ALWAYS DO  
READY AS A RESOURCE TO THIS  
BODY AND THE CITY MOVING  
FORWARD, HELPING IN WORKING  
SESSIONS TO TRY TO COME UP WITH  
SOMETHING THAT MEETS THE NEEDS  
OF THE CITY BOTH FROM A CLIMATE  
CHANGE AND A WETLANDS  
PERSPECTIVE AS WELL AS THE  
DEVELOPMENT PERSPECTIVE.

BEFORE I TURN IT OVER TO THE  
EXPERTS IN THE WETLANDS AREA, IT  
STRUCK ME AS I READ THE  
ORDINANCE, HOW DOES THIS  
ORDINANCE FIT WITH THE CITY'S  
EFFORT TO BE REZONED?

I THINK THAT'S REALLY IMPORTANT  
FOR US TO LOOK AT THAT.

THE WORST THING WE NEED TO DID,  
LAST THING WE NEED TO DID IS TO  
BE DOING THINGS TWICE AND

WAISTING OUR TIME.

SO YOU KNOW, WE HAVE DEVELOPERS  
WE HAVE PEOPLE IN THE REAL  
ESTATE INDUSTRY THAT ARE DEALING  
WITH ZONING ISSUES, AND THEY'RE  
GOING TO BE LOOKING AT CLIMATE  
CHANGE AND THEN WE'RE ALSO GOING  
TO BE ADDRESSING IT IN THE  
WETLANDS ACT.

I THINK THAT'S AN ISSUE WE  
REALLY NEED TO FOCUS ON.  
NUMBER 2, WHAT DOES THIS DO TO  
HOUSING?

WE KNOW WE HAVE A HOUSING  
CRISIS.

TOMORROW WE'RE GOING TO BE TALK  
BECOME A TAX AN ALL REAL ESTATE  
OVER \$2 MILLION TO PAY FOR  
HOUSING.

HAS ANYBODY SAT DOWN WITH D AND  
D AND LOOK AT WHAT THIS WOULD DO  
FOR HOUSING, I DON'T KNOW, I  
THINK SOMEBODY SHOULD LOOK AT  
THAT LONG AND HARD.

WHAT DOES THIS ORDINANCE DO FOR  
PROPERTY VALUES?

WE KNOW WHEN YOU HAVE A MAJOR  
PIECE OF LAND USE LIKE THIS, IT  
CAN LEAD TO A MAJOR DIM  
DIMINSTITUTION OF PROPERTY VALUES.

LAST BUT NOT LEAST, I THINK IT'S  
IMPORTANT WHEN YOU PASS MAJOR  
LAND USE REGULATION LIKE THIS,  
WHAT DOES IT DO TO THE COST OF  
DOING BUSINESS IN BOSTON?

HOW DOES IT DRIVE UP THE COSTS?  
CAN WHERE HE LOOK AT A DEVELOPER  
IN EAST BOSTON THAT HAS A LARGE  
TRACT OF LAND THAT SAYS GEE IF  
WE DID THIS, WOULD I LOSE X  
AMOUNT OF PROPERTY VALUES AND IT  
WOULD COST MEEF AN EXTRA 25, \$30  
A SQUARE FOOT IN REGULATORY  
PERMITTING COST.

I DON'T KNOW THAT BUT I THINK WE  
OWE THAT TO THE DEVELOPERS, WE  
WANT TO BE A CITY THAT PEOPLE  
WANT TO COME TO, WE WANT TO  
ENCOURAGE BUSINESS HERE AND  
DON'T WANT TO MAKE IT SO  
EXPENSIVE JUST TO HARKEN BACK TO  
THE HOUSING, THAT WE KEEP  
PRODUCING FOR THE HIGH END OF  
THE MARKET BUT CAN'T PRODUCE FOR

THE MIDDLE.

WITH THAT I'D LIKE TO TURN IT  
OVER TO MIKE GIANO FROM ROBINSON  
AND COLE.

WHO WILL SPEAK MORE ON THE  
ORDINANCE.

>> GOOD AFTERNOON, I'M A PARTNER  
WITH THE FIRM ROBINSON AND COLE.  
MY PROPERTY OWNERS AND  
REDEVELOPMENT IN THE CITY OF  
BOSTON.

AN THIS AFTERNOON I WANT TO  
BRIEFLY FOCUS ON SOME OF THE  
CONCERNS WE HAVE ABOUT THIS  
PROPOSAL.

FIRST THE ORDINANCE WOULD  
SIGNIFICANTLY DECREASE THE  
AMOUNT OF RIPARIAN AREA SUBJECT  
TO REVIEW.

CURRENTLY UNDER STATE LAW BOSTON  
AREA REQUIRED UNDER THE  
MASSACHUSETTS RIVERS PROTECTION  
ACT IS LIMITED TO THE AREA  
BETWEEN THE RIVER'S MEAN ANNUAL  
HIGH WATER AND A PARALLEL LINE  
LOCATED 25 FEET AWAY.

THE PROPOSED ORDINANCE WOULD  
REGULATE AN AREA 200 FEET WIDE,  
8 TIMES THE CURRENT WIDTH,  
SIGNIFICANTLY MORE LAND AND  
SIGNIFICANTLY MORE DEVELOPMENT  
TO CONSERVATION COMMISSION  
REVIEW.

BEFORE ADOPTING AN ORDINANCE  
LIKE THAT, THE CITY WOULD NEED  
TO KNOW HOW MUCH LAND WOULD BE  
SUBJECT TO THIS AND THE  
DEVELOPMENT POTENTIAL AND THE  
VALUE OF THAT LAND.

SECOND, THE STATE REGULATIONS  
UNDER THE RIVERS PROTECTION ACT  
EXPRESSLY HOLD REDEVELOPMENT TO  
A MORE RELAXED STANDARD THAN NEW  
DEVELOPMENT OF PREVIOUSLY  
UNDEVELOPED RIVER FRONT.

BUT THE ORDINANCE DOES NOT.  
INSTEAD THE ORDINANCE IN  
DEFININGS THE CONSERVATION  
COMMISSION'S JURISDICTION OVER  
THE RIVER FRONT AREA AMBIGUOUSLY  
REQUIRES THE COMMISSION AND ITS  
REGULATIONS TO, QUOTE, INCLUDE  
PROVISIONS FOR PREVIOUSLY DWOB  
AREAS FOR REQUEST PURPOSE OF

PROJECT REVIEW.

THIS DOESN'T PROVIDE ANY GUIDANCE TO THE COMMISSION AS TO WHAT THE EFFECT OF THOSE PROVISIONS SHOULD BE AND AT A MINIMUM THE ORDINANCE SHOULD SPECIFY THAT THE INTENT OF SUCH REGULATIONS SHOULD BE TO ACCOMMODATE AND FACILITATE REDEVELOPMENT OF PREVIOUSLY DISTURBED AREA IF THE DEVELOPMENT MAINTAINS OR IMPROVES ON THE EXISTING CONDITIONS.

AND THIRD?

IN ADDITION TO REQUIRING A PERMIT APPLICANT TO DEMONSTRATE THAT ITS PROJECTS WILL NOT HAVE UNACCEPTABLE SIGNIFICANT EFFECTS ON RESOURCE AREAS, THE ORDINANCE ALSO UNFAIRLY REQUIRES THE APPLICANT TO DETERMINE AND EVALUATE CUMULATIVE EFFECT OF ITS PROJECTS ON RESOURCE AREAS IN LIGHT OF OTHER REASONABLY FORESEEABLE FUTURE DEVELOPMENT PROJECTS.

THE ORDINANCE REQUIRES THE COMMISSION TO LOOK AT THE EFFECT OF THE ACTIVITIES THAT ARE THE SUBJECT OF THE PERMIT APPLICATION AND THE ADVERSE IMPACTS ON PROTECTED RESOURCES, ARISING FROM REASONABLY FORESEEABLE FUTURE ACTIVITIES, WHEN IT EVALUATES FROUCH APPLICATION, COOUFN EFFECT IN A WAY THAT FUTURE ACTIVITIES WITHIN A SITE DISTRICT OR INSTITUTIONAL AREA, IDENTIFIED WITHIN A CAPITAL SPENDING PLAN, MASTER PLAN, PLANNED DEVELOPMENT AGREEMENT OR EQUIVALENT AGREEMENT PROOFED BY THE CITY OF BOSTON OR ANY OTHER GOVERNMENT AGENCIES ARE CONSIDERED TO BE REASONABLY FORESEEABLE FUTURE PROJECTS FOR PURPOSES OF THE ORDINANCE.

THIS PUTS THE APPLICANT IN THE DIFFICULT AND COSTLY POSITION OF HAVING TO DETERMINE AND ACCOUNT FOR POTENTIAL RESOURCE AREA IMPACTS OF A WIDE RANGE OF



POTENTIAL ACTIVITIES FOR WHICH NO SITE DESIGN OR OTHER RELEVANT PLANNING MAY HAVE BEEN DONE, OR MAYBE AT AN EARLY STAGE OF PLANNING OR DESIGN AND SUBJECT TO CHANGE OR THAT 98 NEVER COME TO FRUITION AT ALL.

THANK YOU FOR YOUR TIME AND THE OPPORTUNITY TO COMMENT ON THIS ORDINANCE.

THANK YOU MIKE.

STEPHANIE IF YOU COULD STATE YOUR NAME.

>> MY NAME IS STEPHANIE CREWELL.

I'M ALSO ANOTHER FORMER EXECUTIVE SECRETARY OF THE BOSTON CONSERVATION COMMISSION, AS ARE MANY IN THE AUDIENCE.

I'M A MEMBER ALONG WITH CHIP NYLAN, COASTAL SNROAJ ADVISORY GROUP.

WE ARE DRAFTING REGULATION HE FOR WITH IMMIGRATED INTO THE WPA AT THE STATE LEVEL.

AND TODAY I'M SPEAKING ON BEHALF OF NAOP, THE COMMERCIAL REAL ESTATE DEVELOPMENT COMMISSION. I'D LIKE TO TALK ABOUT SOME OPPORTUNITIES WE SEE WITH THE DEVELOPMENT OF A LOCAL WET LANCE ORDINANCE.

FIRST IT REPRESENTS THE ABILITY TO SUPPORT THE MAYOR'S VISION FOR A RESILIENT BOSTON HARBOR AND PROTECTING AGAINST CLIMATE CHANGE.

SECONDLY, IT REPRESENTS OPPORTUNITY TO PROTECT WETLANDS THAT ARE NOT ADEQUATELY PROTECTED 50 W PRMTA.

THIRD WE HAVE AN OPPORTUNITY TO MAKE SURE THAT WE ARE USING THE RIGHT TOOLS TO DEAL WITH DIFFERENT ASPECTS OF CLIMATE CHANGE IMPACTS.

KNOWING THAT THERE ARE A VARIETY OF TOOLS THAT WE CAN USE TO PROTECT BOTH THE BUILT AND NATURAL ENVIRONMENTS FROM POLICIES AND REGULATIONS TO ORDINANCES THAT ARE ADMINISTERED BY VARIOUS CITY DEPARTMENTS AND AGENCIES, A LOCAL WETLANDS ORDINANCE SHOULD FOCUS ON

PROTECTING THE INTEREST OF THE WETLANDS RESOURCE AREAS, WHILE TOOLS SUCH AS ZONING AND BUILDING CODE ARE BETTER POSITIONED TO PROTECT THE BUILT ENVIRONMENT.

AND FINALLY, WE SEE THIS AS AN ANNUAL OPPORTUNITY TO BRING TOGETHER MEMBERS OF THE CONSERVATION COMMISSION, CITY OFFICIALS AND AGENCIES, CITY STAFF, LOCAL ORGANIZATIONS AND CONCERNED CITIZENS TO IDENTIFY ISSUES OF CONCERN AND WORK TOGETHER TO DEVISE SOLUTIONS. WE FEEL THAT THE ORDINANCE AS DRAFTED PRESENTS MANY TECHNICAL PROBLEMS, AND IT DOES NOT NECESSARILY TAKE ADVANTAGE OF ALL THE OPPORTUNITIES THAT I JUST DESCRIBED.

SO NAOP LOOKS FORWARD IN PARTICIPATING IN AN UPCOMING WORKING SESSION TO ADDRESS THESE ISSUES AND HELP PRODUCE AN EFFECTIVE LOCAL WETLANDS ORDINANCE.

>> THANK YOU VERY MUCH, STEPHANIE, CHIP WELCOME.

>> THANK YOU FOR HAVING US. I DON'T HAVE ANY PREPARED REMARKS.

I FIGURED BY THE TIME YOU GOT TO ME WE WOULD HIT MOST OF EVERYTHING.

I DID WANT TO ECHO WHAT STEPHANIE HAS SAID, WE'RE NOT OPPOSED TO WETLANDS ORDINANCE, I'VE BEEN PRACTICING FOR A LONG TIME AMONG COMMISSIONS THAT HAVE THEM AROUND COMMISSIONS THAT DON'T.

THERE IS CERTAINLY VALUE TO HAVING IT IN THE CITY OF BOSTON. I WAS ON MY OWN COMMISSION FOR NINE YEARS AND ACTUALLY DRAFTED THE WET LAND ORDINANCE UP IN IPSWICH WHICH IS STILL AROUND.

I THINK WHAT I WANT TO DO IS REFERENCE SOME OF THE ITEMS, COUNCILOR REFERENTIALED AS A GOOD START, I AGREE WITH ALMOST EVERYTHING THAT HAS BEEN SAID TODAY, HARD NOT TO AGREE WHAT

HAS BEEN OFFERED BY THE DEPARTMENT, ADVOCATES AS WELL AS THE REAL ESTATE COMMUNITY. THE 25 FOOT NO DISTURB WAS THE PICTURES ONE THAT BOTHERED ME. ONLY BECAUSE WHEN I SEE THE RESILIENCY PLANS THAT HAVE BEEN ADVOCATED BY THE CITY, HAVING NO BUILD AND NO FILL WOULD OBVIOUSLY RUN COUNTER. HOWEVER YOU KNOW THE 25 FOOT NO DISTURB CAN HAVE AN IMPORTANT ROLE IN PROTECTING WEST LANDS OUTSIDE OF THE HARBOR AREA. THERE ARE A COUPLE OF WAYS TO CAN IT, ONE IS YOU COULD WRITE AN EXEMPTION FOR COASTAL RESILIENCY PLAN OR YOU NEED A WAIVER PLAN, A BASKET TO CATCH THINGS THAT ARE UNINTENDED. I THINK THAT IT'S NOT FATAL BUT I THINK NO DISTURB THE WAY IT'S WRITTEN I DON'T THINK WILL ADVANCE THOSE POSITIONS. SECOND IS THE TRANSITION WHICH I RAISE BECAUSE WE HAD THAT IN RIVER FRONT, IF YOU HAVE ARTICLE 80 AND YOU HAVE A LOT OF LARGER PROJECTS THAT HAVE GONE THROUGH A VERY LONG PROCESS, AROUND SUDDENLY THIS IS THROWN UPON THEM, AND THEY HAVE TO REDESIGN THE ENTIRE PROJECT. IT DOESN'T MEAN THAT THE CITY IS NOT PROTECTED. YOU HAVE A BUILDING CODE WHICH SAYS YOU CAN'T BUILD BEYOND THE ELEVATION RIGHT NOW. BUT IN TERMS OF THE FUTURE I THINK YOU WANT TO HAVE A TIME PERIOD THAT YOU CAN ALLOW PEOPLE TO PURSUE THE EXISTING APPROVALS AND THIS WILL TAKE EFFECT AT A LATER DATE. AND I DON'T THINK THAT WILL HARM THE COMMUNITY. I DO AGREE WITH CARL IN TERMS OF THE 500 FOOT. THE REASON WE SAID IT'S GOING TO EXPAND TO ALMOST ALL EAST BOSTON AND SOUTH BOSTON, THE WAY I READ THE ORDINANCE IS WRITTEN YOU HAVE A BUFFER ZONE ON TOP OF THE 500 FOOT FLOOD PLANE.

THAT IS YOU SAY THE BUFFER ZONE APPLIES TO ALL INLAND AND COASTAL WETLANDS AND THIS WOULD BE A WET LAND.

SO IN ADDITION TO THE FLOOD ELEVATION YOU'RE GOING TO GO BEYOND THAT.

THE ONE THING YOU ALWAYS HEAR IN THE DEVELOPMENT COMMUNITY IS WE WANT CERTAINTY.

TELL US WHAT THE RULES ARE. AND I THINK NOT KNOWING WHERE THOSE LINES ARE, WOULD PRESENT US WITH SOME DIFFICULTY.

AND I THINK ADDING THAT BUFFER ZONE I'M NOT SURE THERE'S A VALUE TO ADDING THE BUFFER ZONE TOT 500 FOOT.

SO AS EVERYONE HAS SAID HERE TODAY, WE LOOK FORWARD TO PARTICIPATING IN THE WORKSHOP.

I THINK THERE IS A GOOD STRUCTURE HERE.

I THINK IT'S IMPORTANT THAT WE PROTECT THE INFRASTRUCTURE AND THE TRANSPORTATION AND EXISTING UTILITIES AND THAT WE DON'T HAVE AN ORDINANCE THAT COULD HARM THAT.

>> THANK YOU CHIP, THANK YOU TO THIS PANEL.

QUESTIONS THERE MY COLLEAGUES, COUNCILOR WU.

>> THANK YOU VERY MUCH FOR YOUR TIME AND THE COMMITMENT OF WORKING MOVING FORWARD.

HOPING THIS WOULD BE A WORKING SESSION BUT WANTED TO MAKE SURE THAT THE CHAIR AND THE ADMINISTRATION HIMSELF, THAT WE WANTED TO MAKE SURE TO HAVE A FULL PUBLIC HEARING ON THE REFILE OF THIS.

I THINK I'D LIKE TO START WHERE CHIP HAD EARNED ACTUALLY AND ASK EVERYONE ELSE, WHAT VALUE DO YOU SEE, BECAUSE I THINK I HEARD ALL LOOPING THE LINE, EVERYBODY IS SUPPORTIVE OF THE IDEA OF A WETLANDS ORDINANCE.

AS WE ARE TRYING TO WORK TOQUE ON A VERSION, WHAT ARE THE ELEMENTS OF VALUE THAT YOU WOULD LIKE TO SEE PRESERVED THIS THAT

WETLANDS ORDINANCE, IN THINGS LIKE CERTAINTY OR PROTECTION OF INFRASTRUCTURE, WHY DO YOU THINK ITS WOULD BE GOOD FOR BOSTON TO HAVE A WETLANDS ORDINANCE PRESUMING THERE WOULD BE ACKNOWLEDGMENT OF THE ISSUES YOU BROUGHT UP?

>> I THINK YOU TALKED ABOUT YOUR AREAS THAT ARE NOT REGULATED BY THE WETLANDS PROTECTION ACT. REMEMBER YOU HAVE THE WETLANDS PROTECTION ACT, YOU CAN HAVE A LOCAL BYLAW THAT CAN OCCUPY OTHER AREAS.

THE AUTHOR IDENTIFIED VERNAL POOLS OR WHAT WE CALL FRESH WATER WETLANDS, THOSE ARE BORDERING WETLANDS, I DON'T NEED TO GET INTO THE WEEDS.

WE HAVE AREAS IN THE ORDINANCE THAT YOU WOULD BE REGULATING THAT YOU WOULDN'T OTHERWISE BE REGULATING.

THAT IS NUMBER 1.

NUMBER 2, YOU HAVE YOUR OWN REQUIRED PERMIT, THE WETLANDS PERMIT IS ALL YOU NEED RIGHT NOW IN BOSTON AND FEAL PROCESS GOES DEP, YOU HAVE YOUR OWN ORDINANCE, A SEPARATE PERMITTING PROCESS, DIFFERENT PERFORMANCE STANDARDS AND A DIFFERENT APPEAL PROCESS AND THIRD, YOU HAVE THE OPPORTUNITY I SEE TO INCORPORATE YOUR CLIMATE CHANGE AND SEA LEVEL RISE PERFORMANCE STANDARDS WHICH HAVEN'T BEEN SUBJECT TO STORM FLOW UNDER THE WET HANDS ACT, THEY ARE LOOKING AT THAT AND PROBABLY SHOULD HAPPEN IN THE NEXT YEAR BUT THIS WILL ALLOW THE CONSERVATION COMMISSION THROUGH REGULATIONS TO ESTABLISH PERFORMANCE STANDARDS.

SO I THINK THOSE I'LL SAY OTHERS CAN BUT THOSE ARE THREE THINGS THAT COME TO MIND TO ME.

>> THANK YOU.

>> I WOULD LIKE TO ADD THAT I THINK THAT THIS IS AN OPPORTUNITY NOR THE CITY TO IDENTIFY, TO USE AS THEIR

STARTING PLACE, IDENTIFYING WHICH RESOURCE AREAS ARE NOT CURRENTLY PROTECTING, TO THE EXTENT THAT THEY SHOULD BE, AND WITH CLIMATE CHANGE IN MIND, WHICH RESOURCE AREAS DO WE ANTICIPATE MAY NOT BE PROTECTED IN THE FUTURE.

AND I THINK WE SHOULD LOOK TO START THERE RATHER THAN STARTING WITH, WE HAVE A TOOL, HOW CAN WE USE IT?

IT'S WHAT NEEDS TO BE PROTECTED AND HOW CAN WE TAILOR OUR TOOL TO USE IT.

I THINK UNITED STATES A REALLY GOOD OPPORTUNITY AND THE FACT THAT BOSTON DOESN'T HAVE A LOCAL WETLANDS ORDINANCE YET GIVES US A CHANCE TO REALLY START FRESH AND MAKE A REALLY GOOD START ON THAT.

>> FROM OUR PERSPECTIVE, THE MOST IMPORTANT THING FOR US IS TO TAKE A LOOK AT THE ECONOMICS. WHAT DOES IT MEAN FINANCIALLY? WHAT DOES IT MEAN FOR DEVELOPERS?

I DON'T THINK ANYONE WOULD DISAGREE WITH, WE NEED TO PROTECT THE CITY, WE NEED TO PROTECT OUR ENVIRONMENT. BUT LET'S SEE WHAT IT COSTS AND COME ONE REAL NUMBERS. SOMETIMES WE ACT BUT WE DON'T COME UP WITH THAT.

>> I WOULD SAY IN TERMS OF THE TOOL AND PROCESS IS ALSO VERY IMPORTANT.

IF THERE'S A WAY TO ACCOMPLISH SOME OF THE SAME IMPORTANT GOALS WITH LESS PROCESS, EVEN WITHOUT A NEW PERMITTING REQUIREMENT, A NEW REVIEW REQUIREMENT, A NEW POTENTIAL ROUTE OF APPEAL FOR PEOPLE WHO WANT TO CHALLENGE THE DEVELOPMENT, THERE ARE ALREADY MANY DEVELOPMENT REVIEW PROCESSES THAT THE CITY HAS, TO MAKE SURE THAT DEVELOPMENT ADDRESSES DIFFERENT PLANNING AND OTHER ISSUES.

AND IF THIS COULD BE INCORPORATED OR MUCH OF THIS

COULD BE INCORPORATED INTO THOSE PROCESSES, THAT MIGHT BE BETTER AS WELL.

>> ONE MORE THOUGHT, LET'S MAKE SURE WE TAKE OUR TIME AND DO IT RIGHT, WE DON'T RUSH FOR POLITICAL EXPEDIENCY, WE REALLY PROCESS THIS TALK TO A LOT OF PEOPLE AND MAKE SURE WE GET IT RIGHT.

>> ANYTHING ELSE?

VERY GOOD, THANK YOU AND THERE'S NO OTHER QUESTIONS OF THIS PANEL AT THIS TIME, THANK YOU FOR YOUR TIME AND ATTENTION.

AND WE'RE GOING TO SHIFT TO PUBLIC TESTIMONY.

I HAVE TOM O'BRIEN, FOLLOWED BY DEB BEATTY, FOLLOWED BY U TORRI.

FOLLOWED BY MATTHEW BARRISON. LOOKS LIKE HARD TO MAKE OUT THE WRITING, LAST NAME IS DEFINITELY O'BRIEN, FRANK O'BRIEN, FOLLOWED BY KANAN IS IN THE AUDIENCE.

SO WHOMENT TOM O'BRIEN, STATE YOUR NAME AND AFFILIATION YOU HAVE THE FLOOR.

>> I APPRECIATE EVERYBODY'S EVERYBODY INVOLVEMENT IN THIS.

MY NAME IS TOM O'BRIEN, HYM INVESTMENT GROUP.

I WANTED TO KIND OF JUST BE HERE TO LEND MY VOICE TO A COUPLE OF THEMES THAT I THINK HAVE EMERGED FROM EVERYBODY WHO HAS TESTIFIED TODAY.

ONE IS I JUST WOULD ENCOURAGE THE COUNCIL AS WELL AS THE ADMINISTRATION TO TAKE THE TIME NECESSARY TO MAKE SURE THIS COMES OUT WELL.

I THINK IELTS REALLY IMPORTANT POINT, ONE SENSE I GET, JUST BEING AN OUTSIDE OBSERVER HERE, BEING FAMILIAR WITH THIS BUILDING, THERE SEEMS TO BE AN UNDERCURRENT OF NEED FOR ADMINISTRATION AND THE COUNCIL COULD KIND OF GET ON THE SAME PAGE ON THIS.

I WOULD ENCOURAGE PEOPLE TO DO THAT.

I THINK THERE ARE A LOT OF US

WHO ARE OUTSIDE OF THIS BUILDING  
WHO WOULD LOVE TO LEND A HAND TO  
GET TO AN ORDINANCE THAT WOULD  
WORK WELL FOR EVERYBODY.

WE DO AGREE THAT AN ORDINANCE IS  
NEEDED IN BOSTON, SO WE'RE  
CERTAINLY OPEN TO THAT.

I WOULD RESPECTFULLY SUGGEST  
THAT IT'S PROBABLY NOT -- IT'S  
PROBABLY -- IT SOUNDS TOO EASY  
TO COMPARE BOSTON TO OTHER  
COMMUNITIES THAT HAVE ALREADY  
ENACTED ORDINANCES.

I HEARD KINGSTON AND A FEW OTHER  
COMMUNITIES LIKE THAT.

THERE IS A LOT OF AS YOU CAN  
HEAR A LOT OF COMPLICATION THAT  
HAS TO BE SORT OF SORTED OUT IN  
BOSTON.

I WOULD SAY THERE ARE THREE OR  
FOUR KEY THINGS THAT I JUST  
WANTED TO RISE AND TALK ABOUT.  
ONE IS I THINK THE LAST PANEL  
FOCUSED ON THE 25 FOOT NO  
DISTURBANCE ZONE.

WHICH ASK A REALLY FOR US TO  
CREATE THE INFLEXIBILITY AROUND  
THAT WOULD PREVENT I THINK SOME  
SURPRISE SITUATIONS THAT PEOPLE  
AROUND THE CITY NOW RECOGNIZE AS  
REALLY INTERESTING PIECES OF  
OPEN SPACE.

ELEMENTS OF THE ESPLANADE, THE  
NO DISTURBANCE YOU CAN'T DO  
ANYTHING THERE RIGHT?

AS CHIP NOTED BEFORE, HAVING  
SOME KIND OF A BACK DOOR THAT  
WOULD -- NOT A BACK DOOR,  
INAPPROPRIATE THING, BUT TO  
ALLOW SOMEONE TO DO SOMETHING  
APPROPRIATE WITH THE PROCESS  
APPROPRIATELY FOLLOWED.

AND ALSO JUST NOTE THAT THE  
ORDINANCE ALSO INCREASES THE  
JURISDICTION OF THE COMMISSION  
FROM 25 FEET TO 200 FEET AROUND  
RIVERS AND STREAMS.

AND THAT THE -- AND THE STANDARD  
BY THAT SAYS, ME READING FROM MY  
NOTES HERE, PREPONDERANCE OF THE  
EVIDENCE THAT THERE IS NO  
PRACTICE ALTERN FROM THE  
PROPOSED PROJECT WITH LESS  
ADVERSE ASPECTS, PREVIOUS



TESTIMONY AS WELL, WE'RE CONCERNED ABOUT THAT. THERE IS A LOT OF DISCUSSIONS ABOUT DIFFERENCES BETWEEN 100 YEAR AND 500 YEAR STORM. THERE IS A LOT OF WORK IN THE VARIOUS REERKT BODIES TO MAKE SURE THERE IS A LOT OF REVIEW OF PROJECTS. THE LAST THING I WOULD KIND OF SAY, THERE'S BEEN SOME TESTIMONY ON THIS AS WELL.

THIS IS A VARIETY OF DIFFERENT PIECES OF SPACE THAT TODAY KIND OF FIT INTO A WETLANDS DEFINITION, EVERYTHING FROM GULLIES TO DITCHES TO PIECES THAT ARE PAVED CHANNELS, ON SOMETIMES THE CHANNEL ITSELF IS PAVED, SOMETIMES THE CHANNEL PAVED ON BOTH SIDES.

AND TO ELEVATE THESE TO A STATUS THAT MIGHT BE ON PAR WITH SAY THE MUDDY RIVER ON THE FENS OTHE CHARLES RIVER TO US REQUIRES A LOT OF PROCESS TO REALLY THINK IT THROUGH.

WE DID DO SOME MAPPING OURSELVES JUST TO UNDERSTAND WHAT THE EFFECT OF THE ORDINANCE AS CURRENTLY WRITTEN WOULD BE. IT WOULD HAVE A VERY SIGNIFICANT EFFECT ON US AS SUFFOLK DOWNS. WE TRIED TO PRESENT A PROPOSAL TO USE OUR OPEN SPACE, TO MANAGE THE POTENTIAL EFFECTS OF CLIMATE CHANGE ON OUR PARCEL.

WE'RE ALL ABOUT BUILDING HOUSING AS WE ARE.

WE'RE GOING TO BUILD 10,000 UNITS OF HOUSING SO AS COUNCILOR CIOMMO PICKED UP, THERE ARE COMMUNITIES THAT HAVE USED THESE ORDINANCES TO PREVENT CONSTRUCTION OF HOWKS, I THINK WE WOULD WANT TO BE CAUTIOUS TO BE SURE WE'RE NOT DOING THAT HERE.

SO WITH THAT I'M HAPPY TO CLOSE OUT, HAPPY TO ANSWER QUESTIONS IF YOU HAVE ANY FOR ME.

>> THANK YOU.

DEB BEATTY.

WELCOME.

>> MY NAME IS DID IS DEB BEATTY  
MEM, I LIVE IN ROS-LEHTINEN  
LDALE.

RONLZDALE WITH  
EVERY RAINSTORM IT QUIETLY DOES  
ITS JOB, COLLECTING THE RUNOFF,  
STORING IT FILTERING IT AS IT  
MAKES ITS WAY BACK TO THE NEARBY  
RIVERS AND LAKES.

FOR THE FIRST DECADE THAT I  
LIVED IN MY HOUSE I DID NOT  
APPRECIATE THE VALUE OF THE  
ROSLINDALE WETLANDS.

WE CUT BACK INVASIVE PLANTS, WE  
REMOVED PILES OF JUNK, WE  
PLANTED DOZENS OF TREES.

WE APPRECIATED THE BIRDS AND THE  
WILDLIFE THAT MADE THEIR HOME  
THERE.

RAINWATER RUNOFF I KNEW EXACTLY  
WHAT THEY WERE TALKING ABOUT.  
THE DEVELOPER BACKED OFF FOR A  
NUMBER OF YEARS BUT THEY'RE BACK  
AGAIN AND PRESSING FORWARD  
TODAY.

WITH THE ACUTE NEED FOR MORE  
HOUSING IN BOSTON I APPRECIATE  
THAT THE PRESSURE IS ON.

TO OVERLOOK THE VALUE OF THESE  
HUMBLE UNGLAMOROUS GREEN SPACES.  
NOT ONLY IN ROSLINDALE BUT IN  
NEIGHBORHOODS IN THE CITY.

A LOCAL WHY ORDINANCE WOULD MAKE  
SURE THAT THESE OFTEN OVERLOOKED  
CORNERS OF THE CITY TO GIVE THEM  
THE RESPECT THEY DESERVE.

I URGE THE COUNCIL, TO FULFILL  
ITS STEWARD AS A STEWARD OF THE  
CITY'S GREEN SPACES, THE  
GLAMOROUS AS WELL AS THE  
UNGLAMOROUS SO WE DON'T LET THE  
PUSH FOR DEVELOPMENT COMPROMISE  
NATURAL RESOURCES THAT ARE  
QUIETLY DOING THEIR JOB TO THE  
BENEFIT OF THE LARGER  
COMMUNITIES.

THANK YOU AND DO I HAVE A  
HANDOUT TO LEECH BEHIND.

>> THANK YOU DEB.

U TORI.

WELCOME U.

>> CHAIRMAN WU, COUNCILOR  
FLAHERTY.

I'M CHAIR OF A BUSINESS

ORGANIZATION, ONE 301SH OF BOSTON'S LARGEST BUSINESSES. WE AGREE THAT THERE IS AN OPPORTUNITY AND NEED FOR LOWELL WETLANDS PROTECTION AND CLIMATE CHANGE ADAPTATION IN GOVERNMENT AND WE ALL NEED TO WORK TOGETHER TO ADDRESS THE SERIOUS THREAT TO OUR FUTURE.

WE ARE VERY FOCUSED ON THE CLIMATE-READY BOSTON EFFORT THAT IS UNDERWAY AND WE ALSO SUPPORT THE BOSTON PLANNING AND DEVELOPMENT AGENCY'S FLOOD RESILIENCY OVERLAY DISTRICT AND RESILIENCY DESIGN GUIDELINES.

ONE CONCERN THAT WE WANT TO RAISE IN ADDITION TO PROPOSED REQUIREMENTS OF THE BPDA'S OVERLAY DISTRICT AND WHAT IS BEING SPECULATED AS NEW REQUIREMENTS FOR EXISTING BUILDINGS AND NEW CONSTRUCTION AS PART OF THE CARBON FREE BOSTON PROCESS, THIS BURDEN MAY BE CHALLENGING AND COULD PUT CERTAIN PROPERTIES AT A COMPETITIVE DISADVANTAGE. THE TIMING OF ALL THESE PROPOSED CHANGES NEEDS TO BE CAREFULLY COORDINATED, TO IMPLEMENT A STRONG APPROACH THAT RESPONDS TO CLIMATE CHANGE IMPACTS.

OUR SECOND CONCERN, PROCEDURES REQUIRED OF THE CONSERVATION COMMISSION.

THE ORDINANCE AND ITS REGULATIONS TO PROTECT ADDITIONAL RESOURCE AREAS WILL REQUIRE ADDITIONAL STANDARDS AND PROCEDURES STRICTER THAN THOSE OF THE WETLANDS CONSERVATION ACT, WE ARE CONCERNED THAT THE COMMISSION WILL NOT HAVE THE CAPACITY TO IMPLEMENT THE ORDINANCE.

THEREFORE WE ASK THE CITY COUNCIL TO PUT PAUSE ON THE ORDINANCE UNTIL THE VUNLT ASSESSMENTS AND PLANNING UNDERWAY AS PART OF CLIMATE READY BOSTON, DID PLANNING UNDERWAY FOR THE CITY'S FLOOD RESILIENCY OVERLAY DISTRICT AND

THE PLAN FOR CONSTRUCTION OF CARBON FREE BOSTON IS COMPLETED, SO THE CAPACITY ISSUES CAN BE ADDRESSED.

A RECENT EXAMPLE OF A MEETING WE HAD LAST WEEK, WE HOSTED FOCUS GROUPS FOR BPDA'S FLOOD RESILIENCY OVERLAY DISTRICT AND RESILL ALIENS GUIDELINES, ONE OF THE KEY TAKE AWAYS FROM DEVELOPERS AND OWNERS ALIKE WAS THE CONCERN THAT PROPOSED DEVELOPMENT AND EXISTING REQUIRES FOR ADAPTABILITY BE COMBINED SO THERE IS ONE HIGH PERFORMANCE AND RESILIENCE BUILDING STANDARDS SO THEY WON'T BE REQUIRED TO DO OVERLAPPING CHANGES TO THE BUILDINGS AS BOSTON'S CLIMATE PLANNING PROCESS PROCEEDS.

THANK YOU FOR THE OPPORTUNITY TO COMMENT.

>> THANK YOU EVE.

FRANK O'BRIEN, FOLLOWED BY MATTHEW BARISON.

THERE IS A HEATHER O'BRIEN THAT DID NOT INDICATE WHETHER SHE WISHES TO TESTIFY OR NOT.

IF SHE WISHES TO TESTIFY GIVE A SIGNAL AND I WILL INCLUDE YOU. WELCOME.

>> THANK YOU, GOOD AFTERNOON, FRANK OAN BRIAN WITH THE ALLENDALE COALITION.

I'M HERE TO PRESENT TO THE COUNCIL A LETTER OF SUPPORT WHICH HAS BEEN E-MAILED TO YOU, IT'S THE LETTER THAT'S ENTITLED FINAL LETTER, THERE WAS A LAST MINUTE ORGANIZATIONS JOINING, TO SUMMARIZE VERY BRIEFLY THE TOP LINE STATEMENT OF SUPPORT AS HAS BEEN STATED BY MANY OF THE OTHER SPEAKERS AND THE PANELISTS, THIS IS JUST THE START OF A PROBLEM SOLVING PROCESS AND WE ALL LOOK FORWARD TO PARTICIPATING IN THAT.

I WILL DRAW THE COUNCILMEMBERS ATTENTION TO ONE PARTLY OF THE OUR LETTER WHICH ADDRESSES THE QUESTION OF CLIMATE JUSTICE AND ENVIRONMENTAL JUSTICE AND THE

RELATED ISSUE OF WHY WETLANDS  
ORDINANCE REVIEW FALLS IN THE  
PERMIT REVIEW PROCESS.

NONE OF THE GOALS I THINK OF  
THIS ORDINANCE IS TO FRONT-LOAD  
RESOURCE ASSESSMENT.

NOT HAVE IT AT THE END AS AN  
AFTER-THOUGHT WITHIN THE ARTICLE  
80 ZONING ROW MAP OF PROJECT  
REVIEW.

I'LL ILLUSTRATE THE REASON FOR  
THAT POINT FROM OUR EXPERIENCE  
IN JAMAICA PLAIN WITH THE  
ALLENDALE PROJECT, 64 LUXURY CAR  
DEPENDENT UNITS, WHERE IT FELL  
TO A SENIOR CITIZEN WITHIN THE  
ADJACENT SPRING HOUSE, TO  
HIMSELF RESEARCH AND FILL OUT  
THE WETLANDS DELINEATION FORMS.  
FORTUNATELY WE HAD THE RESOURCES  
TO DO THAT, WE HAD THE RESOURCES  
TO HIRE VERY CAPABLE COUNSEL TO  
SUPPORT US IN FRONT OF THE  
CONSERVATION COMMISSION.

AS WE WELL KNOW, NOT ALL OF OUR  
NEIGHBORS IN BOSTON HAVE THAT  
ABILITY.

NOR SHOULD THEY BE EXPECTED TO.  
IT'S THE CITY ITSELF THAT HAS  
THE BURDEN OF INFORMING AND  
ENFORCING AND WE THINK THE  
CONSERVATION COMMISSION SHOULD  
BE AN EQUAL PARTNER WITH THE  
BPDA AND THE OTHER DEPARTMENTS  
IN OUR COMMON INTEREST TO  
PROTECT AND TO GROW AND WE LOOK  
FORWARD TO PARTICIPATING AS THIS  
PROCESS MOVES FORWARD.

THANK YOU.

>> THANK YOU FRANK.

MATTHEW BARRISON.

>> MY NAME IS MATTHEW BARRISON.  
I'M SPEAKING ON MY OWN BEHALF.  
LET ME JUST START WITH THE  
NITTY-GRITTY.

SECTION G PARAGRAPH 18 AND 19,  
STATES THAT THE PERMITS ISSUED  
UNDER THIS REGIME WOULD BE VALID  
OR THE THREE YEARS AND COULD BE  
STEPPED FOR ANOTHER THREE  
YEARS -- EXTENDED FOR ANOTHER  
THREE YEARS, THAT SEEMS A BIT  
LONG FOR ME, I ASK THAT YOU LOOK  
AT THAT AND PERHAPS MAKE IT TWO

YEARS, WITH ANOTHER EXTENSION PERIOD.  
SECTION J ON NOARMT OF THIS PROVISION, TWICE IT MENTIONS THE NONCRIMINAL ALTERNATIVE PROVIDED UNDER MGL CHAPTER 40 SECTION 21D.  
HOWEVER UPON REVIEW OF THAT, IT SEEMS THAT THAT STATE LAW ALLOWS FOR A MAXIMUM PENALTY OF ONLY \$300.  
SO I'M NOT SURE IF THAT WAS INTENDED OR NOT BUT THAT SEEMS LIKE A VERY LOW FINE.  
FOR VIOLATION OF SOME PART OF THIS NEW REGIME.  
SPEAKING JUST TO SOME OF THE OTHER COMMENTS THAT WERE MADE, I WOULD SUGGEST THAT WHILE OF COURSE EVERYONE WANTS THIS TO BE DONE RIGHT, AND TO BE DONE CAREFULLY, CHANGE CAN'T WAIT.  
AND THAT'S SOMETHING THAT I THINK THIS BOD IS VERY FAMILIAR WITH, AND I THINK THAT IS THE POSITION THAT MOST RESIDENTS AND HOMEOWNERS WOULD TAKE, WHEN IT COMES TO IMPLEMENTING THIS REGIME.  
WE NEED IT SOONER RATHER THAN LATER.  
AND I THINK EVERY DEVELOPER, LARGE DEVELOPER, KNOWS THAT THIS IS COMING DOWN THE PIPELINE, THAT THEY'RE GOING TO WANT TO RUSH TO GET IT IN BEFOREHAND.  
SO I THINK GRANDFATHERING IN PROJECTS THAT HAVE ALREADY BEEN STARTED IS RISKY AND DANGEROUS.  
FINALLY I THINK THE ORDINANCE DOVETAILS VERY WELL WITH THE MAYOR'S RESILIENT HARBOR PROJECT AND ESPECIALLY THE EARLY ACTION ITEMS THAT WERE OUTLINED IN THE MAYOR'S PROPOSAL, NAMELY REGARDING WOOD ISLAND AND THE BELLE ISLE MARSH IN EAST BOSTON, THE FIRE RECENTLY AT THE CASKET COMPANY, A LOT OF CONTAINMENT HAD TO BE DONE.  
SO THESE AREAS ARE VERY VULNERABLE AND I THANK YOU VERY MUCH COUNCILOR WU FOR PUTTING THIS FORWARD.

THANK YOU.

>> THANK YOU.

GOOD TO YOU TO SEE YOU CANON,  
STATE YOUR NAME AND AFFILIATION  
AND CANON WILL BE FOLLOWED BY  
JILL HOWARD AND FINALLY SARAH  
McCAMMON.

>> GOOD TO SEE YOU, GOOD TO BE  
HERE, MY NAME IS CANON, I LIVE  
IN EAST BOSTON AND I'M WITH THE  
FRIENDS OF BELLE ISLE MARSH.  
IN SO DOING HELPING WITH THE  
MITIGATION OF CLIMATE CHANGE,  
THE PURPOSES ARE SERVE IS AGO  
OSTORM BUFFER.

WHEN THE STORM APPROACHES, THE  
WETLANDS SERVE -- TAKE THE BRUNT  
OF IT.

WE CAN GO INTO LARGE WORDS LIKE  
LIE GROW GEOMORPHOLOGY --  
HYDROGEOMORPHOLOGY, WE CAN LOOK  
THAT UP.

THE WAY WETLANDS WORK, THEY  
SEQUESTER CARBON.  
THAT IS THE OPPOSITE OF WHAT IS  
HAPPENING.

WE ARE LOSING CARBON TO THE  
ATMOSPHERE, AFFECTING CLIMATE  
CHANGE.

WETLANDS WOULD REVERSE THAT.  
THREE, THEY WOULD REDUCE THE  
HEAT ISLAND EFFECT WOO SUR  
SUFFER FROM IN URBAN SPACES,  
RADIATING MORE HEAT, YOU WILL  
SEE WHEN YOU'RE INSIDE THE CITY,  
IT IS HOTTER THAN WHEN YOU ARE  
OUTSIDE, IN A GARDEN OR A WET  
LAND.

BECAUSE OF ALL THESE THREE  
PURPOSES AND CHARACTERISTICS  
THAT WETLANDS HAVE, THEY SERVE  
PREVENTION OF CLIMATE CHANGE.  
AND IF YOU WANT TO USE THE WORD  
MITIGATION THAT'S FINE ALSO  
BECAUSE THEY REDUCE THE EMISSION  
OF GREENHOUSE GASES AND HELP US,  
REDUCE THE EFFECTS OF CLIMATE  
CHANGE.

PREVENTION AGAINST CURE,  
SOMEBODY WHO IS SUFFERING FROM  
OBESITY RELATED COMPLICATIONS  
SAYING, I DON'T WANT TO COOK AND  
EAT A GOOD DIET.  
I DON'T WANT TO WORK OUT.

BECAUSE I NEED THE TIME TO GO TO THE HOSPITAL TO DEAL WITH MY ILLNESS.

BECAUSE OF OBESITY.

YOU HAVE TO WORK ON PREVENTION.

PREVENTION IS ALSO JUSTICE FOR THE FUTURE.

AND ANYTHING THAT WE DO, LIKE GOVERNOR BAKER I SAID HAS SAID, WE COULD TAKE MITIGATION MONEY FROM REGGIE AND PUT IT TORNADOES MITIGATION, IF YOU DON'T DO PREVENTION AND YOU ARE CONSTANTLY REACTING TO SEA LEVEL RISE YOU WILL ALWAYS BE BUILDING THE SEA LEVELS HIGHER AND HIGHER AND WILL BE LIVING THIS A BATHTUB.

HAVING SAID THAT, IT IS IMPORTANT TO PROTECT WETLANDS.

IT IS POSSIBLE I THINK TO HAVE A MORE NUANCED REGULATION, WHEN SOME SORT OF BUILDING IS CRITICAL AND MAKE ROOM FOR THAT. AND FINALLY, ONE REALLY GOOD QUICK POINT.

GREEN INFRASTRUCTURE AND BLUE INFRASTRUCTURE IS KNOWN TO INCREASE PROPERTY VALUE NOT REDUCE IT.

THANK YOU.

>> THANK YOU HANAN.

MY COLLEAGUE CITY COUNCILOR LYDIA EDWARDS.

WELCOME JILL.

>> HORRIBLE AND WRITING.

GOOD AFTERNOON.

MY NAME IS JILL VALDEZ HOROWID.

I'M THE DIRECTOR OF POLICY FOR BOSTON HARBOR NOW.

FORMER BOSTON HARBOR COMMISSIONER.

I WANT TO THANK CHAIR FLAHERTY, AND OTHER COUNCILORS, FOR THE OPPORTUNITY TO SPEAK TO THE ORDINANCE SPONSORED BY COUNCILOR WU AND COUNCILOR O'MALLEY.

TO DATE, POLICIES HAVE BEEN REACTIVE TO COASTAL FORM EVENTS, IT IS ONLY AFTER AN EVENT THAT THESE ARE UPDATED, SHAR IN MUGGED AND IMPACT.

THIS APPROACH ASSUMES THAT ENVIRONMENTAL CONDITIONS ARE



STATIC.

LAST FALL, NUMEROUS REPORTS INCLUDING A STUDY BUDDY INTERGOVERNMENTAL PANEL ON CLIMATE CHANGE, TEMPERATURES STORMS AND SEA LEVEL RISE IT'S MRS. OCCURRING AT A MORE RAPID RATE THAN PRIOR STUDIES HAVE ANTICIPATED.

WE ALSO KNOW THAT INCREASED LEVELS OF SEA LEVEL RISE, COASTAL SQUEEZE, PARTICULARLY IN AREAS THAT ARE SURROUNDED BY URBAN UPLANDS LIKE BOSTON HARBOR. THE LOSS OF WETLAND AREAS, LEADS TO LOSS OF ESSENTIAL HABITAT, THE CAPACITY TO BUFFER INLAND FROM EFFECTS OF STORM, THEY HAVE THE ABILITY TO LOWER OVERALL FLOOD HEIGHTS, INFRASTRUCTURE FROM DEVASTATING FLOOD DAMAGES. WE AGREE WITH THE COUNCIL THAT THE CURRENT WETLAND REGULATORY AGREEMENT NEEDS IMPROVEMENT. WE NEED TO ASSESS THE THREAT OF WETLANDS POSED BY CLIMATE CHANGE IN ORDER TO DEVELOP A RESPONSE THAT ALSO CONSIDERS THE CITY'S RESILIENCY PRIORITIES.

AS A KEY ALLY, BOSTON HARBOR NOW SUPPORTS TO EQUIP BOSTON, OUR CITIES AND NEIGHBORHOODS ARE FACING.

AS THE ORDINANCE MOVES TO A WORKING SESSION WE WANT TO EMPHASIZE THE FOLLOWING. FIRST, THE NEED FOR STRONGER EFFORTS TO ENGAGE AND COORDINATE ONGOING PLANNING AND POLICY INITIATIVES ESPECIALLY WITH THE BPDA, THE CITY'S ENVIRONMENT DEPARTMENT, PARK DEPARTMENT, THE BOSTON WATER AND SEWER COMMISSION, INTERESTED STAKEHOLDERS, AND AS A BOSTON CONSERVATION COMMISSIONER, THE FULL PARTICIPANTS OF THE BOSTON CONSERVATION COMMISSIONERS, THE NEED TO FOCUS ON GRADUATED CLIMATE ADAPTATION STRATEGIES THAT GO BEYOND THE PARCEL BY PARCEL APPROACH AND THE NEED FOR SPECIAL CONSIDERATION OF THE VARIETY OF EXISTING USES ALONG

BOSTON'S WATERFRONT, ESPECIALLY IN THE CASE OF WATER DEPENDENT ACTIVITIES THAT REQUIRE IMMEDIATE ACCESS TO THE HARBOR, MAINTAIN ACCESS TO THE HARBOR WHILE PROTECTING DEVELOPMENT INLAND.

WE APPLAUD THE COMMITTEE FOR ITS INITIATIVE, AND THIS VERY IMPORTANT STEP.

NOW IS THE TIME TO CONTINUE TO ADVANCE THIS EFFORT EVEN FURTHER.

BOSTON HARBOR AND MANY IN THIS ROOM, WHO COULD NOT BE HERE TO TESTIFY TODAY, LOOK FORWARD TO WORKING TOGETHER TOWARDS OUR MUTUAL GOAL OF PROTECTING OUR CITY, THRIVE AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE.

>> THANK YOU VERY MUCH, JILL. WE HAVE SARAH, WELCOME, GOOD TO SEE YOU, SAIR R.

>> GOOD AFTERNOON, MY NAME IS SARAH McCAMMOND, WITH THE FOUR POINT NEIGHBORHOOD ASSOCIATION, I WANT TO THANK YOU, COUNCILOR FLAHERTY AND COUNCILOR WU FOR THIS OPPORTUNITY TO SPEAK ON ORDINANCE PROTECTING LOCAL WETLANDS AND PROMOTING CLIMATE CHANGE REDUCTION IN THE SANTA FE CITY OF BOSTON, SPONSORED BY COUNCILOR WU AND COUNCILOR O'MALLEY.

CLIMATE CHANGE IS A TOP ISSUE FOR BOSTON WATERFRONT NEIGHBORHOODS.

CURRENTLY THERE IS ONLY VOLUNTARY CLIMATE RESILIENCY GUIDELINES WITHOUT ANY ENFORCEMENT.

IN A LOCAL WETLANDS ORDINANCE WOULD EMPOWER THE CITY TO ADDRESS THIS MUCH OF COASTAL BOSTON IS IN THE FLOOD ZONE EXTENDING INTO THE NEIGHBORHOODS.

DURING THE PLANNING PROCESS THE CITY IDENTIFIED THE SOUTH BOSTON WATER FRONT ESPECIALLY L THE 4 POINT CHANNEL AS ONE OF THE MOST VULNERABLE AREAS IMPACTING NOT ONLY OUR CHANNEL FRONT BUT OUR

INLAND NEIGHBORHOODS AND NEEDED PROTECTION EXTENDING TOWARDS DORCHESTER.

THE IMPLEMENTATION OF DESIGN STRATEGIES FOR SOUTH BOSTON. A LOCAL ORDINANCE IS ONE MORE TOOL IN THE TOOL BOX TO PROTECT HARBOR SIDE NEIGHBORHOODS FROM COASTAL AND STORM WATER FLOODING.

BPDA'S FLOOD OVERLAY DISTRICT, WE NEED EVERY AVAILABLE TOOL. WE DESIRE THE LOCAL WETLANDS ORDINANCE TO BE THE BEST IT CAN BE IN BOSTON AND FULLY SUPPORT THE ORDINANCE, WITH THE ORGANIZATIONS, ESPECIALLY THE CONCOM, THE BPDA AND BOSTON WATER AND SEWER.

BUT EAST BOSTON CHARLESTOWN AND SOUTH BOSTON, NOW PLANNING IN THE NORTH END TO BE FOLLOWED BY DOMPLET.

DORCHESTER.

IT'S THE LAST SEVEN ACRES IS IN THE PROCESS OF BEING PURCHASED FOR DEVELOPMENT.

WE URGE THE LOCAL WETLANDS PROCESS TO MOVE FORWARD IN TANDEM WITH THE P BPDA FLOOD OVERLAY DISTRICT, AND CLIMATE RESILIENCY BE GUIDELINES, WATER WILL FIND ANY PATH OR AVAILABLE ROUTE.

IF PROPERTIES ARE GRAND FATHERED AND DON'T PERFORM AT THE SAME STANDARDS IT IMPACTS ADJACENT PROPERTIES HAR NOT COMPLIANT. WE CANNOT WAIT.

WE SUPPORT A LOCAL WEAPONS ORDINANCE, WE LOOK FORWARD TO BEING PART OF FUTURE CONVERSATIONS AND DEVELOPING IT. THANK YOU VERY MUCH.

>> THANK YOU VERY MUCH, SARAH, WE HAVE ALSO BEEN JOINED BY MY COLLEAGUE, CITY COUNCILOR ED FLYNN.

9 WHO IS PRESENT WOULD LIKE TO SPEAK, FOREVER, THAT WILL CLOSE OUT THE PUBLIC COMMENT PORTION AND I WILL ALLOW MY COLLEAGUES IF THEY HAVE PARTING THOUGHTS, IT APPEARS THAT WORKING WITH THE

LEAD SPONSOR, LOOKS LIKE THIS  
WILL PROBABLY MOVE TO A WORKING  
SESSION, I GUESS, FOLKS MERE  
OBVIOUSLY INVITED TO PARTICIPATE  
AND OBSERVE AND WHAT HAVE YOU.  
SO WITH THAT TO CLOSE OUT THE  
HEARING WE'LL ADDRESS ANY OF MY  
COLLEAGUES, DOES COUNCILOR  
EDWARDS HAVE ANY QUESTIONS?  
ANY QUESTIONS?

>> NO.

>> CHAIR RECOGNIZES ARE  
COUNCILOR MICHELLE WU.

>> THERE ARE SOME STRONG  
COMMONALITIES FOR ALL WHO SPOKE.  
LOOK FORWARD TO WORKING WITH THE  
CITY TO GET THIS RIGHT?

IN A COLLABORATIVE WAY THAT IS  
BOLD URGENT AND FOCUSED ON  
GETTING THE DAIMS RIGHT AS WELL.  
THANK YOU, MR. CHAIRMAN, IN  
HOSTING THERE.

>> THANK YOU, COUNCILOR WU,  
UNFORTUNATELY DUE TO A DEATH IN  
HIS FAMILY, COUNCILOR O'MALLEY  
WAS UNABLE TO MAKE IT.

I'M SURE HE WILL BE CONFERK WITH  
US AND REVIEWING THE TAPES AND  
THE WRITTEN SUBMITTED TESTIMONY.  
SO WITH THAT, WITH RESPECT TO  
DOCKET 0250, AN ORDINANCE  
PROTECTING LOCAL WET LANDS AND  
PROMOTING CLIMATE CHANGE  
PROTECTION IN THE EXPWOVMENT  
THIS HEARING IS ADJOURNED.  
THANK YOU.