

I consider myself a stake holder because I am a nature lover and my property is adjacent to a storm water drainage wetland. I support this bill hoping it will save my adjacent wetland (zoned RS for residential) from further development and future rule changes, such as HB2796 which is in conflict with this integrated bill.

Sorry for the lateness and potential typos of this testimony/comment for your 3pm hearing. I was trying to research opposition reasoning under another bill HB2796 when I came across this integrated bill. It may be too late to oppose HB2796 but I am hoping I am in time to support this bill hoping it has enough of an over-reach/clout/bite to stop HB2796 (because it is not coordinated under this desired bill). Alternatively, force the application of HB2976 under the goals of this integrated bill to only the Sheridan community on Blair Street. This way there is still notice available for other communities to not have such a broad sweeping impact on other wetlands. Currently, the DSL wetland rules, even while allowing fills are the only monetary obstacle to building adjacent or on the wetland. If HB2796 passes, other wetlands may be destroyed before the actual ideal steps of this bill has an effect and this bill would have lost potential applications.

From my personal experience as a storm-water wetland adjacent property owner not having transparency and advanced notice to stop the fill on parts of the wetland and a newly built house next to it, I have had problems blocking the refill and subsequent replat of the storm-water wetland that I am adjacent to. On the development side, I have heard there are also a lot of problems with LCDC or DSL not providing clear criteria for wetlands causing a lot of problems with new constructions having to be redone and sales of real estate properties having to be canceled.

Is there anyway the director of LCDC under the governor's orders and under this bill can publish a brochure that shows a clear definition of wetland in simple English readable in laymen's term for public information that coordinate the various agencies, including city planning and DSL, under this integrated bill with their different notice requirements and various steps through different agencies to provide transparency? This would save people a lot of money in corrective action, lawsuits, frustration and confusion. I am hoping this legislation if passed in this session with enough concrete directives can help solve this problem.

Thank you for this opportunity to email and hope it was in time,

Juliana Agon