

**From:** [Andrea Morgante](#)  
**To:** [Mitchel Cypes](#)  
**Subject:** HC2  
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Hi Mitch,

I am trying to get up to speed on the HC2 project and am concerned that the state's concern and requirement that "no adverse impact" has not been adequately addressed by the applicant.

In reading the Staff report from Oct 29, 2022 there is a reference on page 2 to the Milone and McBroom(MMI) report for the HC2 project approval for filling the flood hazard area on Dec 17, 2013. The original approval for HC1 for fill in the flood hazard area was dated Sept 7, 2010. It is unclear to me as to the date of the MMI report that is being referenced, was MMI report prepared for the HC1 application the same as used for all the following applications and the current HC2? I understand that all these permits have expired. I am trying to understand if there has been an updated report to address the undue adverse impact as identified in Article 6 of ZR. Can you let me know the dates of the engineering reports addressing undue adverse impact. Also the numerous and varying drainage area calculations to identify the appropriate stormwater regulations all point to the need for more complete analysis of the hydrology and geomorphic conditions in this sensitive area.

It seems that relying on a MMI report that is over 10 years old may not be suitable?

Thanks for any light you can shed on these matters

Andrea