

PUBLIC CONSULTATION REPORT

North Windermere Island Boat Basin

Eleuthera, The Bahamas

SEPTEMBER 2021

Prepared by:



P.O. Box N4805
Nassau, The Bahamas
1-242-376-1448

Submitted on Behalf of North Windermere Island
To: Department of Environmental Planning and Protection

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1. Email Correspondence
2. Public Meeting Transcript

Email Correspondence

Subject: Re: A message from your North Windermere Development contact form.
Date: Wednesday, August 25, 2021 at 4:31:05 PM Eastern Daylight Time
From: Info <info@northwindermere.com>
To: vancrouch@cox.net <vancrouch@cox.net>

Dear Ms. Crouchley,

Thank you for your inquiry. North Windermere Development is employing best management practices (BMPs) during construction to avoid and mitigate impacts. An Environmental Management Plan outlines BMPs with the environmental monitoring checklist used as the enforcement mechanism. The proposed boat basin will be excavated from the land. Once the boat basin is largely completed, the land plugs will be removed to introduce the sea into the basin area.

The Environmental Baseline report and the Environmental Management Plan acknowledge that Savannah Sound is a proposed marine protected area. North Windermere Island is intent on no dredging. It is expected that there will be some disturbance to motile marine species during construction which will lessen following construction. Mangrove habitat will only be removed in the immediate footprint of the culvert installation to the north. It is understood that turtles frequent Savannah Sound and find nourishment in the turtle grasses and mangrove roots.

From an operational perspective, North Windermere Island will abide by the guidelines set forth by the International Dark Sky Association to reduce light pollution at night. Beaches will be left untouched and homeowners educated on sea turtles nesting season. Additionally, no construction will occur on the frontal dune providing a vegetative buffer. Boat operators will be educated on turtles and to avoid all contact.

Best Regards,
North Windermere Island Development

From: North Windermere Development <notice@godaddy.com>
Reply-To: "vancrouch@cox.net" <vancrouch@cox.net>
Date: Tuesday, July 6, 2021 at 12:50 PM
To: Info <info@northwindermere.com>
Subject: A message from your North Windermere Development contact form.

□

North Windermere Development

has received a new message.

Name

Barbara Crouchley

Email

vancrouch@cox.net

Phone

4015296943

Message

What is being planned to protect the turtles in Savannah Sound?

Device

mobile

Language

en-US

Submitted from

Contact us

Reply to this email to respond.

This message came from your website contact form, <http://northwindermeredevelopment.com>.

Sent via Websites + Marketing

Subject: A message from your North Windermere Development contact form.

Date: Friday, July 9, 2021 at 10:43:35 AM Eastern Daylight Time

From: North Windermere Development <notice@godaddy.com>

To: Info <info@northwindermere.com>

North Windermere Development has received a new message.

Name

scott sawyer

Email

scottsawyer@bahamas.gov.bs

Phone

2423764483

Message

Good morning. You state that the EMP is with the Rock Sound Administrator's office (South Eleuthera); however, Savannah Sound falls under the jurisdiction of Central Eleuthera (Governors Harbour). Can you explain? Thank you - scott

Device

desktop

Language

en-US

Submitted from

Contact us

Reply to this email to respond.

This message came from your website contact form, <http://northwindermeredevelopment.com>.

Sent via Websites + Marketing

Subject: North Windermere Development EMP

Date: Wednesday, July 14, 2021 at 2:39:58 PM Eastern Daylight Time

From: Info <info@northwindermere.com>

To: scottssawyer@bahamas.gov.bs <scottssawyer@bahamas.gov.bs>

BCC: Brian Davis <bdavis@northwindermere.com>, Melissa Alexiou <MAlexiou@waypointltd.net>

Dear Mr. Sawyer,

Thank you for your email and point of clarification. Please be advised that a copy of the North Windermere Island EMP is also now available at the Island Administrator's Office in Governor's Harbour. This EMP copy is in addition to the copy available in Rock Sound.

Best Regards,
North Windermere Island Development

Subject: Re: A message from your North Windermere Development contact form.
Date: Wednesday, August 25, 2021 at 4:33:36 PM Eastern Daylight Time
From: Info <info@northwindermere.com>
To: Rocksoundbeverage@gmail.com <Rocksoundbeverage@gmail.com>
Attachments: Boat Basin Layout.png

Dear Mr. Major,

Thank you for your email. Please find the site plan attached.

Best Regards,
North Windermere Island Development

From: North Windermere Development <notice@godaddy.com>
Reply-To: "Rocksoundbeverage@gmail.com" <Rocksoundbeverage@gmail.com>
Date: Tuesday, July 20, 2021 at 5:42 PM
To: Info <info@northwindermere.com>
Subject: A message from your North Windermere Development contact form.

□

North Windermere Development

has received a new message.

Name

Brian Major

Email

Rocksoundbeverage@gmail.com

Phone

2423761454

Message

Is there a site plan available as yet??

Device

...

mobile

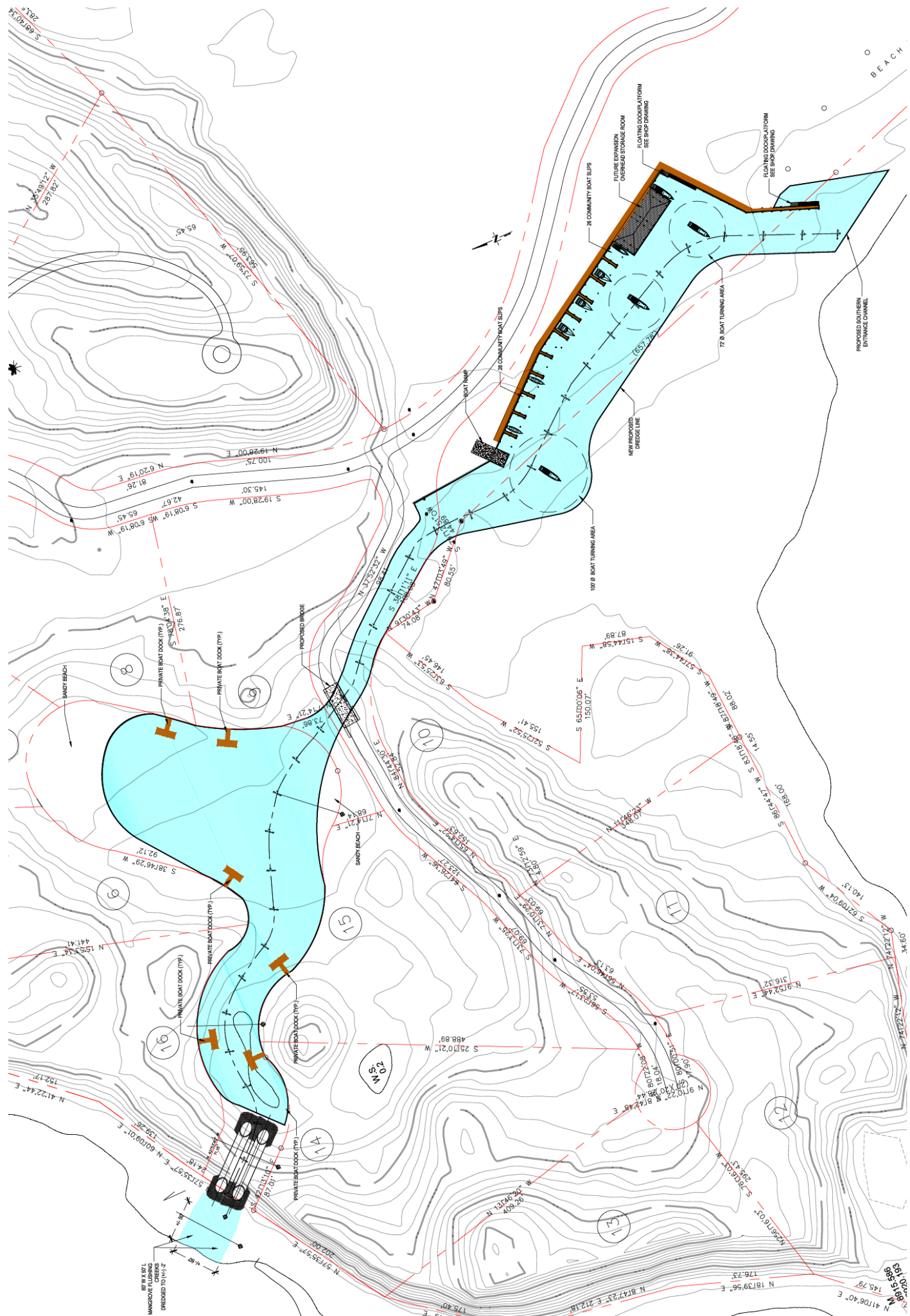
Language
en-US

Submitted from
Contact us

Reply to this email to respond.

This message came from your website contact form, <http://northwindermeredevelopment.com>.

Sent via Websites + Marketing



Subject: Re: A message from your North Windermere Development contact form.
Date: Wednesday, August 25, 2021 at 4:34:12 PM Eastern Daylight Time
From: Info <info@northwindermere.com>
To: mark@solarlifetech.com <mark@solarlifetech.com>

Dear Mr. MacCloskey,

Thank you for your email. This public consultation is for the EMP and Baseline study but we would be happy to discuss the project next time you are on Eleuthera.

Best Regards,
North Windermere Island Development

From: North Windermere Development <notice@godaddy.com>
Reply-To: "mark@solarlifetech.com" <mark@solarlifetech.com>
Date: Tuesday, July 20, 2021 at 8:16 PM
To: Info <info@northwindermere.com>
Subject: A message from your North Windermere Development contact form.

North Windermere Development

has received a new message.

Name

Mark MacCloskey

Email

mark@solarlifetech.com

Phone

(214) 505-1799

Message

Hi There,

We have a piece of property across the way from Windemere Island in Upper bluff.

We know Claudious Culmer, he and his crew have been working on our property for the last 6 months or so. We heard about your project and met the representatives at the

the last 6 months or so. we herd about your project and got the opportunity to go see it a few months back. On our property of 30 acres we are planning a small eco freindly resort with an organic farm, the resturant will be farm to table. we will have Solar, Wind, battery bank, water purification, atmospheric water makers all powered by renewable energy. I think we each have something to share with each other if you'd like. We have been designing and building Solar projects in Texas for the last several years, I have a major Solar expert on my team that designs very large Solar farms grid-tied and off grid. He has designed over 30 megawatt solar farms around the US and Puerto Rico. Please let us know if you want to talk about all this, we are constantly coming back to Eleuthera from Texas every month or so. Hope your having a great day!!!

Device

desktop

Language

en-US

Submitted from

Contact us

Reply to this email to respond.

This message came from your website contact form, <http://northwindermeredevelopment.com>.

Sent via Websites + Marketing

Re: North Windermere Boat Basin Environmental Baseline and Environmental Management Plan

Dear Director Newbold:

Please find below comments on the environmental reports for the proposed North Windermere Boat Basin.

Environmental Baseline:

Page 5 - This Act is now obsolete. Species classification as protected should be adjusted. All mangrove species are now listed as protected.

Page 6 – The boat basin doesn't meet DEPP standard of 90% within 24 hours. Even with culvert installation, this standard is still not achieved.

Page 6 – As the boat basin does not achieve flushing standard, how is mangrove loss (which is working) justified for culvert installation which is not?

Page 7 – So mangroves will be destroyed so mangrove self-recruitment can be recreated by the development?

Page 7 – While landscaping program is a noble idea, what about removal of mangrove communities from island nations which decreases their resilience to climate change, the single greatest threat to small island nations?

Page 12 - If there is no pump-out at the boat basin, where will the sewage from 26 boats be disposed of?

Page 13 (Section 7) - Was this dredging done under legal permit? An illegal activity cannot later be rewarded.

Page 14 - The basin design proposes to destroy one of our best protections against climate change effects and storm surge. Mangroves are excellent as carbon sinks and buffers against storm surge.

Page 15 - Why is there no information provided on groundwater resources - quantity or quality?

Page 16 (at the top) – Effluent discharge from what?

Page 20 (Figure 8.9-5) – This seems to be an extremely healthy mangrove system.

Page 28 - Section 8.9.9 is no longer accurate. How will that be addressed especially since a significant number of protected trees are proposed for removal?

Page 29 - One wouldn't observe endemic or endangered species in just 3 hours. What about scientific reports or journals of known species to frequent the region?

Page 29 - Can this wetland area not be declared as an important wetland area under the Ramsar Convention and protected?

Page 39 - This map does not clarify how proposed protected area and project boundaries overlap? Can a map be provided that clearly shows the overlap?

Page 39 - Where will this detention pond be located? It's not shown on the site plan? What is it's size? What volume of stormwater will it collect? Will additional dredging be required for its construction?

Page 40 (Section 9.1) - My understanding is that no development is grandfathered in by the 2019 EPP Act. How will the requirements of that Act and associated regulations be addressed as there are gaps in this EBS and EMP in that regard?

Page 43 - How is destruction of these communities justified? Mitigation is not sufficient for the ecosystem services these communities provide.

Page 43 – With respect to wetland ecosystem services for birds on the site, how is loss of these significant ecosystem services justified?

Page 47, point 4 - Doesn't this contradict the previous statement that mangrove planting doesn't work? So does it or doesn't it? Why would you propose mitigation that you indicate does not work?

Page 74 – US standards are cited, but flushing rate is not acceptable by Bahamian standards.

Page 79 – Modeled dilution factor does not meet the Bahamian standard.

Page 93 - I find the wording of this letter odd. The Ministry of the Environment did not have the power to approve a project in 2010. The most it could do is offer a No Objection and those letters typically come from the BEST Commission. Under what legal authority was this approval letter issued?

General – There is no assessment of social impacts to the neighbouring community of Savannah Sound. There is particularly no indication of how their livelihoods will be impacted, how changes to mangrove communities will impact them from a climate change perspective.

Environmental Management Plan:

General - This EMP makes an even greater case than the EBS for why this project should not happen. Proposed mitigation is woefully inadequate for the ecosystem services lost. General - How can the needs of 26 boat owners be placed above the needs of the entire island of Eleuthera and the ecosystem services contribution of this area to the people of Eleuthera and the Bahamian archipelago?

Page 4 - How has the boat basin more than doubled in size since the EBS? This question was not adequately addressed during the Zoom stakeholder consultation. The doubling of the basin makes the EBS inadequate as the scope of impacts have not been properly assessed.

Regards,

Stacey Moultrie

Subject: RE: North Windermere - stakeholder comments

Date: Wednesday, August 25, 2021 at 5:09:53 PM Eastern Daylight Time

From: Info <info@northwindermere.com>

To: hmoultrie@sevconsulting.com <hmoultrie@sevconsulting.com>

Miss Moultrie,

Thank you for your questions and comments. Please see our responses below corresponding questions and comments in Bold.

Stacey Moultrie: Dear Director Newbold:

Please find below comments on the environmental reports for the proposed North Windermere Boat Basin.

Environmental Baseline:

Page 5 - This Act is now obsolete. Species classification as protected should be adjusted. All mangrove species are now listed as protected.

We will defer to the regulatory agency for guidance on legislative requirements. Thank you for highlighting the Protected Tree Order 2021.

Page 6 – The boat basin doesn't meet DEPP standard of 90% within 24 hours. Even with culvert installation, this standard is still not achieved.

The Environmental Baseline and Environmental Management Plan were submitted to the recognized environmental department BEST and/or DEPP depending on the submission date. We will defer to DEPP as to policies for flushing standards desired given associated marine benthic habitats.

Page 6 – As the boat basin does not achieve flushing standard, how is mangrove loss (which is working) justified for culvert installation which is not?

We will defer to DEPP as to policies for flushing standards desired given associated marine benthic habitats. The mangroves will be replaced after the culvert installation is completed with additional mangrove plantings along the boat basin interior.

Page 7 – So mangroves will be destroyed so mangrove self-recruitment can be recreated by the development?

Mangrove self-recruitment is the optimal mitigation scenario for the boat basin interior following mangrove planting. Mangrove loss during construction will occur only in the immediate footprint of the culvert installation and south boat basin entrance.

Page 7 – While landscaping program is a noble idea, what about removal of mangrove communities from island nations which decreases their resilience to climate change, the single greatest threat to small island nations?

The resilience to climate change that the mangroves offer is not something that we would want to lose. Mangroves are an essential part of this area and will be replanted following construction.

Page 12 - If there is no pump-out at the boat basin, where will the sewage from 26 boats be disposed of?

There is no pump out designed for the boat basin because the vessels being kept in the boat basin will not typically have lavatories.

Page 13 (Section 7) - Was this dredging done under legal permit? An illegal activity cannot later be rewarded.

The dredged area that appears on satellite imagery and historic aerial imagery was performed decades ago. This area is outside the scope of the North Windermere Island Development project. We will defer to the relevant government agency for historic record keeping for permits issued.

Page 14 - The basin design proposes to destroy one of our best protections against climate change effects and storm surge. Mangroves are excellent as carbon sinks and buffers against storm surge.

Mangrove planting will mitigate the loss of mangrove species and offset carbon losses.

Page 15 - Why is there no information provided on groundwater resources - quantity or quality?

Per community feedback, water sampling was undertaken. All samples had a Salt reading greater than 40,000 ppm of salt.

Page 16 (at the top) – Effluent discharge from what?

This statement just comments on deep-well injection and how it plays a role in the hydrological resources, no deep-well injection is proposed or planned.

Page 20 (Figure 8.9-5) – This seems to be an extremely healthy mangrove system.

That is correct.

Page 28 - Section 8.9.9 is no longer accurate. How will that be addressed especially since a significant number of protected trees are proposed for removal?

We will defer to the regulatory agency for guidance on legislative requirements. Thank you for highlighting the Protected Tree Order 2021. All trees felled will be in accordance with the laws of the Commonwealth of The Bahamas.

Page 29 - One wouldn't observe endemic or endangered species in just 3 hours. What about scientific reports or journals of known species to frequent the region?

An additional avian survey will be performed during the fall migration period to supplement existing site specific data.

Page 29 - Can this wetland area not be declared as an important wetland area under the Ramsar Convention and protected?

The Environmental Baseline report and the Environmental Management Plan acknowledge that Savannah Sound is a *proposed* marine protected area. Only the requisite government agency can make the determination and declaration of a protected area under the Ramsar Convention.

Page 39 - This map does not clarify how proposed protected area and project boundaries overlap? Can a map be provided that clearly shows the overlap?

The Environmental Baseline report and the Environmental Management Plan acknowledge that Savannah Sound is a *proposed* marine protected area that is contiguous to the privately-owned property.

Page 39 - Where will this detention pond be located? It's not shown on the site plan? What is it's size? What volume of stormwater will it collect? Will additional dredging be required for its construction?

The schematic diagram for the detention pond is shown on page 28 of the EMP. The pond will be excavated on land with no interaction with the sea. Depending on what year storm you use to model the hydrologic analysis the volume would vary greatly. No dredging will be necessary for the construction of the detention ponds, nor is any dredging proposed for the boat basin.

Page 40 (Section 9.1) - My understanding is that no development is grandfathered in by the 2019 EPP Act.

How will the requirements of that Act and associated regulations be addressed as there are gaps in this EBS and EMP in that regard?

We will adhere to guidance as directed by DEPP.

Page 43 - How is destruction of these communities justified? Mitigation is not sufficient for the ecosystem services these communities provide.

No habitat community will be destroyed. We will adhere to DEPPs environmental mitigation requirements based on current best practices.

Page 43 – With respect to wetland ecosystem services for birds on the site, how is loss of these significant ecosystem services justified?

An additional avian survey will take place during the fall migratory season to document use of the wetland habitat. The mitigation proposed is specific to providing replacement waterfowl habitat.

Page 47, point 4 - Doesn't this contradict the previous statement that mangrove planting doesn't work? So does it or doesn't it? Why would you propose mitigation that you indicate does not work?

The purpose of this statement is to indicate that the number of mangroves planted is less important than then methodology used in doing so. When the Philippines restoration project started in 1984 there was little known about mangrove restoration. In 1986 Robin Lewis determined new methods for mangrove restoration that were very successful and have since been used in over 25 countries (the Bahamas included) with a very high success rate.

Page 74 – US standards are cited, but flushing rate is not acceptable by Bahamian standards.

Please see the response above regarding flushing.

Page 79 – Modeled dilution factor does not meet the Bahamian standard.

Please see the response above regarding flushing.

Page 93 - I find the wording of this letter odd. The Ministry of the Environment did not have the power to approve a project in 2010. The most it could do is offer a No Objection and those letters typically come from the BEST Commission. Under what legal authority was this approval letter issued?

This letter was approved by the Permanent Secretary of the Ministry of the Environment. All matters of policy and permitting are deferred to the relevant government agency for comment.

General – There is no assessment of social impacts to the neighbouring community of Savannah Sound. There is particularly no indication of how their livelihoods will be impacted, how changes to mangrove communities will impact them from a climate change perspective.

The submitted document is an Environmental Baseline not an Environmental Impact Assessment. The Environmental Baseline documents existing biological conditions at the time of its preparation. Climate change is a global phenomenon with mangrove replanting and habitat creation at the local project level providing mitigation for any loss. Additionally, the project will create both construction and permanent jobs for the community further supporting their livelihood.

Environmental Management Plan:

General - This EMP makes an even greater case than the EBS for why this project should not happen.

Proposed mitigation is woefully inadequate for the ecosystem services lost. General - How can the needs of 26 boat owners be placed above the needs of the entire island of Eleuthera and the ecosystem services contribution of this area to the people of Eleuthera and the Bahamian archipelago?

The project is not placing the needs of individuals over the island, all work is being conducted and approved under the oversight of the Bahamian government.

Page 4 - How has the boat basin more than doubled in size since the EBS? This question was not adequately addressed during the Zoom stakeholder consultation. The doubling of the basin makes the EBS inadequate as the scope of impacts have not been properly assessed.

The size of the boat basin has never changed. The two area values are the total area of disturbance and the total area that makes up the boat basin (docking) area.

Regards,

Stacey Moultrie

Best Regards,

North Windermere Island Development

From: S. Helena Moultrie <hmoultrie@sevconsulting.com>

Sent: Thursday, 5 August 2021 6:20 am

To: DEPP Inquiries <inquiries@depp.gov.bs>

Subject: North Windermere - stakeholder comments

Dear Director Newbold,
Please find attached.

Sincere regards,
Stacey Moultrie

--

S. Helena Moultrie
VP, Environmental Policy and Planning
SEV Consulting Group Ltd
Chesapeake Road
Nassau, The Bahamas
Tel: 242 825 5178
Mobile: 242 557 9416
Website: www.sevconsulting.com

Subject: RE: North Windermere Project
Date: Wednesday, August 25, 2021 at 4:45:58 PM Eastern Daylight Time
From: Info <info@northwindermere.com>
To: annabellebrooks@ceibahamas.org <annabellebrooks@ceibahamas.org>
Attachments: image001.png

Miss Brooks,

Thank you for your questions and comments. Please see our responses below corresponding questions and comments in Bold.

Annabelle Brooks: Good day -

I wish to submit a further inquiry regarding the proposal and public meeting for the North Windermere project on Eleuthera that took place late last month.

I do not feel that the developers provided adequate environmental data nor did they fully answer the questions posed during the meeting. I understand that the regulations state that EIA should provide environmental data from the preceding 6 months and at least over two seasons regarding birds. The data provided however, were 3 years old and the protocols used were unclear and certainly inadequate. Why was this acceptable? There was very little mention of the fact that both endangered and critically endangered species use this tidal mangrove area as developmental nursery habitat.

An additional avian survey will take place during the fall migratory period to supplement existing site specific data. We will defer to the regulatory agency for guidance on legislative requirements.

I have studied the green sea turtle, hawksbill turtle and loggerhead turtle on Eleuthera for 10 years and Savannah Sound is certainly an important developmental area of these species. Their size range indicates that they are arriving in the area just after settling out from the oceanic stage after they first hatch (so 3-5 years of age) and then remaining in the sound for over a decade before they ultimately will return to their birth place all over the Caribbean. There is unfortunately evidence of the fibropapilloma disease in Savannah Sound suggesting that conditions in this habitat are already stressful - likely due to high temperature fluctuations. There have also been nesting reports on the beach of windermere as well as north of the sound and within the sound, thus adult green and loggerhead turtles use the sound during mating/reproductive season (Mar - Sept). Removal of a significant portion of mangroves and thus siltation and change in water flow will certainly negatively affect these species in the area. If up to 26 boats are expected to be moving in the area there is also concern of increased risk of collision. Juvenile green turtles specifically have a very small home range (tens of meters of movement in an area) and so habitat destruction is an important factor to consider. To be clear - this is a species that is below 10% of its pre-exploitation levels and critical in maintaining healthy seagrass beds that lobster, conch and reef fish all rely on in this habitat. There are also numerous species of shark that utilise the sound and one being the greater hammerhead (also critically endangered).

North Windermere Development is employing best management practices (BMPs) during construction to avoid and mitigate impacts. An Environmental Management Plan outlines BMPs with the environmental monitoring checklist used as the enforcement mechanism. The proposed boat basin will be excavated from the land. Once the boat basin is largely completed, the land plugs will be removed to introduce the sea into the basin area.

The Environmental Baseline report and the Environmental Management Plan acknowledge that Savannah Sound is a proposed marine protected area. North Windermere Island is intent on no dredging. It is expected that there will be some disturbance to motile marine species during construction which will lessen following construction. Mangrove habitat will only be removed in the immediate footprint of the

culvert installation to the north. It is understood that turtles frequent Savannah Sound and find nourishment in the turtle grasses and mangrove roots.

From an operational perspective, North Windermere Island will abide by the guidelines set forth by the International Dark Sky Association to reduce light pollution at night. Beaches will be left untouched and homeowners educated on sea turtles nesting season. Additionally, no construction will occur on the frontal dune providing a vegetative buffer. Boat operators will be educated on turtles and to avoid all contact.

I don't think the statement regarding bonefish was adequate nor respectful of those far more knowledgeable than any about their movements. Past research has shown spawning migration in and out of the sound and local livelihoods rely on the bonefishing taking place in the sound. Again, changes in water flow and habitat quality will affect them and little regard was shown for historical knowledge of the area and behaviour of the species. Further research should be done into bonefish ecology of the area. I also support the statements made by Dr. Davis about bird habitat being compromised.

Hydrologic flows in the boat basin were achieved in consultation with DEPP and polices at the time. Thank you for sharing your knowledge on bonefish and historical aspects. There is no anticipated impacts on bonefish. We would not want to detract from our residents who frequently travel to Windermere to engage local bonefish guides. As previously stated, an additional avian survey will be performed to capture fall migrants.

The fact that a dock is already present on the property and the fact they have space to put another/extend near the deep hole already in existence was skirted over - why the need for all this excavation and change in water flow? And no one other than the developers can believe that those size boats will make it over the flats from the Atlantic to enter the basin. I have had difficulty navigating there in the past in a small 15 ft skiff. What is the need for boats up to the max size stated? How can we ensure that there will not be a need and permit granted for channel dredging?

There are no docks located on the property. The purpose of this boat basin is for home owners to keep their fishing boats in a protected area and to be able to access Savannah Sound. While the maximum vessel capacity is 37', most vessels will be smaller flats boats like your skiff. Larger boats, which will be mainly be used for deep sea fishing and will not be able to enter and exit the Sound at low tide because of the depth. Boating in any area restricted by depth can be a challenge and tides play are very important role in navigation. There will be no dredging.

Savannah Sound is one of the most ecologically significant marine habitats on Eleuthera and the proposed development is certain to damage the fragile ecosystem. It was clear that local citizens were not supportive of the proposal and I hope that DEPP will seriously consider the repercussions this development poses in such an important area. In fact it was listed in the proposed MPA plan so should this development not either necessitate much greater speculation or be declined? The Bahamas has signed to the Ramsar Convention yet only has one designated area in Inagua - Savannah Sound meets several of the criteria of an internationally important wetland, and again any manipulation of its habitats should be heavily scrutinized or rejected.

Any damage to this fragile ecosystem would be a loss to the developer as well but there is no intention of doing so. Many of the local residents of Savannah Sound look forward to this project and the employment that will result from it. The Environmental Baseline report and the Environmental Management Plan acknowledge that Savannah Sound is a *proposed* marine protected area. Only the requisite government agency can make the determination and declaration of a protected area under the Ramsar Convention.

*Many thanks for your consideration,
Annabelle Brooks*

Best Regards,
North Windermere Island Development

From: Annabelle Brooks <annabellebrooks@ceibahamas.org>

Sent: Tuesday, 10 August 2021 6:56 am

To: DEPP Inquiries <inquiries@depp.gov.bs>

Subject: North Windermere Project

Good day -

I wish to submit a further inquiry regarding the proposal and public meeting for the North Windermere project on Eleuthera that took place late last month.

I do not feel that the developers provided adequate environmental data nor did they fully answer the questions posed during the meeting. I understand that the regulations state that EIA should provide environmental data from the preceding 6 months and at least over two seasons regarding birds. The data provided however, were 3 years old and the protocols used were unclear and certainly inadequate. Why was this acceptable? There was very little mention of the fact that both endangered and critically endangered species use this tidal mangrove area as developmental nursery habitat.

I have studied the green sea turtle, hawksbill turtle and loggerhead turtle on Eleuthera for 10 years and Savannah Sound is certainly an important developmental area of these species. Their size range indicates that they are arriving in the area just after settling out from the oceanic stage after they first hatch (so 3-5 years of age) and then remaining in the sound for over a decade before they ultimately will return to their birth place all over the Caribbean. There is unfortunately evidence of the fibropapilloma disease in Savannah Sound suggesting that conditions in this habitat are already stressful - likely due to high temperature fluctuations. There have also been nesting reports on the beach of windermere as well as north of the sound and within the sound, thus adult green and loggerhead turtles use the sound during mating/reproductive season (Mar - Sept). Removal of a significant portion of mangroves and thus siltation and change in water flow will certainly negatively affect these species in the area. If up to 26 boats are expected to be moving in the area there is also concern of increased risk of collision. Juvenile green turtles specifically have a very small home range (tens of meters of movement in an area) and so habitat destruction is an important factor to consider. To be clear - this is a species that is below 10% of its pre-exploitation levels and critical in maintaining healthy seagrass beds that lobster, conch and reef fish all rely on in this habitat. There are also numerous species of shark that utilise the sound and one being the greater hammerhead (also critically endangered).

I don't think the statement regarding bonefish was adequate nor respectful of those far more knowledgeable than any about their movements. Past research has shown spawning migration in and out of the sound and local livelihoods rely on the bonefishing taking place in the sound. Again, changes in water flow and habitat quality will affect them and little regard was shown for historical knowledge of the area and behaviour of the species. Further research should be done into bonefish ecology of the area. I also support the statements

made by Dr. Davis about bird habitat being compromised.

The fact that a dock is already present on the property and the fact they have space to put another/extend near the deep hole already in existence was skirted over - why the need for all this excavation and change in water flow? And no one other than the developers can believe that those size boats will make it over the flats from the Atlantic to enter the basin. I have had difficulty navigating there in the past in a small 15 ft skiff. What is the need for boats up to the max size stated? How can we ensure that there will not be a need and permit granted for channel dredging?

Savannah Sound is one of the most ecologically significant marine habitats on Eleuthera and the proposed development is certain to damage the fragile ecosystem. It was clear that local citizens were not supportive of the proposal and I hope that DEPP will seriously consider the repercussions this development poses in such an important area. In fact it was listed in the proposed MPA plan so should this development not either necessitate much greater speculation or be declined? The Bahamas has signed to the Ramsar Convention yet only has one designated area in Inagua - Savannah Sound meets several of the criteria of an internationally important wetland, and again any manipulation of its habitats should be heavily scrutinized or rejected.

Many thanks for your consideration,

Annabelle Brooks



Annabelle Brooks
Adjunct Staff Scientist
[Cape Eleuthera Institute](#)

Subject: Re: A message regarding the proposed North Windermere Development
Date: Tuesday, August 31, 2021 at 12:22:19 PM Pacific Daylight Time
From: Info <info@northwindermere.com>
To: casuarina@breef.org <casuarina@breef.org>

From: Rochelle W. Newbold
Sent: Tuesday, July 27, 2021 3:53 AM
To: Casuarina McKinney-Lambert; DEPP Inquiries
Subject: Re: North Windermere Environmental Assessment - Additional Response

Dear Mrs. McKinney Lambert,

I noted that my response did not address the question of the website.

Please note that the addressed indicated and used during the consultative process is to be use for the the duration of this interactive process.

Additionally can you provide the details regarding your sailing observations, e.g date, time, tide level etc this would be most useful.

Regards

Mrs. Rochelle W. Newbold
Director
The Department of Environmental Planning and Protection
Ministry of the Environment and Housing
Ground Floor, Charlotte House
Charlotte and Shirley Streets
P.O. Box N-7132
Nassau, The Bahamas
Tel: 242-322-4546
Fax: 242-326-3509

From: Rochelle W. Newbold
Sent: Tuesday, July 27, 2021 3:45 AM
To: Casuarina McKinney-Lambert; DEPP Inquiries

Subject: Re: North Windermere Environmental Assessment

Dear Mrs. McKinney Lambert,

Thank you for the email inquiry.

Please note, that with respect to your request for the recordings of the meeting to be posted online, such a requirement has not been the practice of the Public Consultation process by Government at anytime nor was it a identified requirement in the Law.

What is indicated in the Regulations is that the Public Consultation Report (PCR) Document is to be posted/provided.

As the Department seeks to to ensure compliance with the law, it must also consider the practical nature of request which extend beyond that which is written. I wish to note that at no time, as any of the audio/visual recordings of the meetings conducted prior to nor after the passage of the Act or Reg been posted and I also wish to indicated that the posting of such large files could become expensive and burdensome for both the Department and the Project proponent.

What is required by law, however is the sharing of the question/ inquires from the public between the Project Proponent and the Department. This allows for the DEPP and the Developer to be aware of the concerns and the responses provided. The posting of the PCR also allows the public to verify that their individual question or concern were captured and document. This is what the law outlines as the requirement for the process and what has been implemented throughout all such proceedings.

In addition we acknowledge your submission of concerns and as required will also share same with the Developer for redress. With respect to inquiry regarding comments in the chat, please note that they are seen as valid contributions to the PC process and will be reflected in the report.

I hope this response proves helpful.

Regards

Mrs. Rochelle W. Newbold

Director

The Department of Environmental Planning and Protection

Ministry of the Environment and Housing

Ground Floor, Charlotte House

Charlotte and Shirley Streets

P.O. Box N-7132

Nassau, The Bahamas

Tel: 242-322-4546

Fax: 242-326-3509

From: Casuarina McKinney-Lambert <casuarina@breef.org>

Sent: Monday, July 26, 2021 3:31:58 PM

To: Rochelle W. Newbold; DEPP Inquiries

Subject: North Windermere Environmental Assessment

Dear Director Newbold,

Please could you advise when the recording of the town meeting for the proposed North Windermere Project will be online. I assume that it will be added to this website: <https://northwindermeredevelopment.com>. but please let me know if it will be placed somewhere else.

There are a number of people on Eleuthera who, because Eleuthera doesn't get a consistent supply of newspapers, did not know about the meeting but would like to see the recording.

Also, could you confirm that all the questions asked via the meeting chat box have already been logged as official questions that will be responded to?

I asked these two questions at the times noted below but they were not answered during the meeting:

From Me to Everyone: (7:16 PM)

Please could you share a nautical chart showing the developer-recommended boat passages in and out of the boat basin and to the Atlantic. Boat owners (especially of vessels up to 37' length) would need guidance on how to get in and out without running around, given the shallow bars that are present in the sound.

From Me to Everyone: (7:23 PM)

The reason I'm asking the question about navigation channels is that low-tide navigation can be challenging even in my 13' boston whaler that I was driving in Savannah Sound yesterday. Would local pilots be required for larger vessels to prevent groundings on sensitive coral reef, seagrass beds and hard bar areas on the way in and out of the marina?

I was boating in Savannah Sound yesterday at low tide and it is definitely impossible to navigate a 30' vessel from the entrance to the proposed boat basin to the Atlantic without running around in several places. It would be inappropriate to only consider the environmental impact of excavating the boat basin without also considering at the same time the cumulative impact of providing access to said boat basin. I would be happy to take you or any members of your team out to show you the area if you haven't been out there recently.

Best wishes,

Casuarina McKinney-Lambert

Casuarina Mckinney-Lambert

Executive Director

Bahamas Reef Environment Educational Foundation (BREEF)

#11 Caves Professional Centre, West Bay Street & Blake Road

P.O. Box CB-11005, New Providence, The Bahamas.

Ph: (242)327-9000; Fax (242)327-9002

Website: www.breef.org Email: casuarina@breef.org

Home – BREEF

www.breef.org

BREEF is an important part of the conservation and education on marine ecosystems in The Bahamas and i

Image removed by sender.



Subject: Re: North Windermere Environmental Assessment - Additional Response 2nd request
Date: Thursday, September 16, 2021 at 12:39:18 PM Eastern Daylight Time
From: Info <info@northwindermere.com>
To: casuarina@breef.org <casuarina@breef.org>
CC: Rochelle W. Newbold <RNewbold@depp.gov.bs>
Attachments: image001.jpg, image002.jpg

Good afternoon Casuarina,

Thank you for your questions and comments. Please see our responses below corresponding questions and comments in Bold.

Dear Director Newbold,

Thank you for your email.

I know that some people have received responses back regarding questions raised about the proposed excavation of a boat basin on the west side of Windermere Island. I appreciate that the developer posted the video of the meeting on their website, and I was wondering when I might expect to get a response back to my questions?

All questions other than this email received on Sept 8th have been responded to.

I seriously think that this proposed boat basin/marina needs to be considered along with the questions of how boats will enter and exit the dredged area from the deep water of the Atlantic. I would be grateful to see the route for entrance and egress that is being proposed. (The south side of Savannah Sound is even shallower than the north side, so that is not an option.)

The route can vary based on tides and the local guides will be doing the navigating for new boaters.

Here's an image of the shallow areas between the proposed excavation area and the Atlantic. It is possible to walk entirely across Savannah Sound in many places. The areas circled in red are shallow and very challenging to navigate even in a small skiff. I understand that the marina is expected to have boats up to 37' with considerably deeper drafts. There is very limited boat access through the main barrier reef, although it is possible to navigate through the reef in good light and calm weather conditions. The extensive barrier reef and the shallow seagrass bars provide essential storm surge protection for the low-lying settlement of Savannah Sound and the incredibly important fish habitat that the sound contains.

We agree that some areas at low tide are shallow and will be avoiding during those low tides.

If there are any particular locations that you would like me to get depth measurements for I would be happy to do that. I'm also happy to take you or any of your team out to see the area firsthand. I live close to the settlement of Savannah Sound and have a small boat.

This is a question for DEPP.

Best wishes,
Casuarina McKinney-Lambert

From: Casuarina McKinney-Lambert [<mailto:casuarina@breef.org>]
Sent: Wednesday, September 8, 2021 3:25 PM
To: Rochelle W. Newbold
Cc: DEPP Inquiries
Subject: Re: North Windermere Environmental Assessment - Additional Response

Dear Director Newbold,

Thank you for your email.

I know that some people have received responses back regarding questions raised about the proposed excavation of a boat basin on the west side of Windermere Island. I appreciate that the developer posted the video of the meeting on their website, and I was wondering when I might expect to get a response back to my questions?

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Best wishes,
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Casuarina Mckinney-Lambert

Executive Director

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Ph: (242)327-9000; Fax (242)327-9002

Website: www.breef.org Email: casuarina@breef.org

On Wed, Sep 1, 2021 at 12:25 PM Rochelle W. Newbold <rwnewbold@depp.gov.bs> wrote:

Dear Mrs. McKinney-Lambert,

Hope all is well, please see response included in the communication below.

Regards

From: Casuarina McKinney-Lambert [mailto:casuarina@breef.org]

Sent: Tuesday, July 27, 2021 6:13 PM

To: Rochelle W. Newbold

Cc: DEPP Inquiries

Subject: Re: North Windermere Environmental Assessment - Additional Response

Dear Director Newbold,

The website for the public consultation for the proposed Finley Cay development included posting the video of the video of the public consultation meeting on their website for people who did not attend the meeting to see afterwards. My understanding was that Finley Cay, as the first public consultation after the September 2020 passage of the EIA Regulations, was indicative of how public consultation meetings would be held and shared with the public.

Response: Can you please clarify what the question is as I am uncertain as to the issue. However, developers are not being required to post videos or audios of the public meetings. Some have opted to do so but none are being required to post as all do not audio/video record. They are required however, to retain the EIA, EMP and Public Consultation Reports or any other environmental document, up on the website until after construction works are completed at minimum.

Also here's the link to the youtube site with the Lighthouse Point meeting:

<https://www.youtube.com/watch?v=0VfcKYf2wv4&t=6s> As it was posted on youtube there was no cost to doing this. They also posted the transcript of the meeting on their website.

Response: Yes Disney chose to do this (YouTube) and was not directed to do so. All meetings are required to document the questions and responses of the public and post the completed document on the website.

Also, I have been checking in on the DEPP facebook page as I was under the impression that notices of public consultations would be posted there in addition to posting in the Nassau newspapers. There has not been any such notice posted on the facebook page regarding this proposal, although there have been notices posted for other projects.

Response: The law only requires posting in the print media, all other postings are subject to availability.

Please advise if it would be possible to get the recording of the Savannah Sound project somehow?

Response: You can contact the Developer directly for the audio recordings. If you are unsuccessful please advise and we can look into how we could possibly assist.

Also, what is the timeline for decision-making? Once questions and comments are received by the 19th August will there be an opportunity for the public to see the developer's responses before a decision is made?

Response: Once the 21 days are passed and the Public Consultation Report is submitted the document is posted on the project website. There is a *unspecified* period of time which passes which allows for the Department to review the document prior to reaching its final decision.

Best wishes,
Casuarina McKinney-Lambert

Casuarina Mckinney-Lambert

Executive Director

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On Tue, Jul 27, 2021 at 3:53 AM Rochelle W. Newbold <rwnewbold@depp.gov.bs> wrote:

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Additionally can you provide the details regarding your sailing observations, e.g date, time, tide level etc this would be most useful.

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Mrs. Rochelle W. Newbold

Director

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P.O. Box N-7132
Nassau, The Bahamas
Tel: 242-322-4546
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From: Rochelle W. Newbold
Sent: Tuesday, July 27, 2021 3:45 AM
To: Casuarina McKinney-Lambert; DEPP Inquiries
Subject: Re: North Windermere Environmental Assessment

Dear Mrs. McKinney Lambert,

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Tel: 242-322-4546

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From: Casuarina McKinney-Lambert <casuarina@breef.org>

Sent: Monday, July 26, 2021 3:31:58 PM

To: Rochelle W. Newbold; DEPP Inquiries

Subject: North Windermere Environmental Assessment

Dear Director Newbold,

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
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
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||

Public Meeting Transcript

WEBVTT

00:21:23.190 --> 00:21:28.830

RNewbold: Good afternoon, good evening to those of you who made it in on time.

00:21:31.800 --> 00:21:32.910

RNewbold: Umm well thank you for being a part of this public consultation meeting for North Windermere island, we will give another two minutes to allow any other persons who maybe wishing to join. To get in, but we will be starting promptly at six o' three for this meeting.

00:23:35.490 --> 00:23:50.190

RNewbold: Well, good afternoon everybody, the meeting is started, there are 12 participants identified as part of this public consultation meeting for North Windermere Island, we will start this evening's process by opening by a word of prayer.

00:23:51.960 --> 00:23:53.340

RNewbold: Let us, let us pray. Father We thank you so much for an opportunity to get together collectively and to really review and make decisions God that would benefit the country benefit the people. And God we pray that everybody here at this this particular venue would be respectful of each other comment appropriately and guide that this would be a very productive consultation in Jesus name, we pray amen.

00:24:23.700 --> 00:24:34.080

RNewbold: Thank you, Mr Felipe For those of you, my name is Rochelle Newbold, I am the director for the Department of environmental planning and protection, along with me, I have. Environmental officer, Mr Keith Felipe and joining us will be another officers from the Department who may be on this call, I want to thank you all for your willingness to participate in this public consultation process and Just to give you some background before we introduce the developer, and his team, relative to the undertaking tonight, I just want to one give some background to the public consultation process, and also a few housekeeping rules.

00:25:06.840 --> 00:25:15.540

RNewbold: First, the public consultation process, the public consultation process, as you may know, is something that has just come into being by virtue of the the regulations which requires that projects that have significant environmental footprint would be able

to go to public. To the public forums such that the general public would have an opportunity to review the information that has been provided to the government and provide feedback or to fill in any gaps or to have any clarity provided with respect to the information that has been presented on which a decision with regards to the sustainability of the intended development works can be approved to go forward. As of tonight. After the presentation and, at the conclusion of the meeting, the public will have an additional 21 working days. In order to provide written feedback, based on the information presented tonight and based on the information that is readily available on the website. And so having counted down that would be you have until August 19 at 5pm that's the beauty of email, you know it comes with a timestamp. To provide your information to us the Department of environmental planning and protection or directly to the developer. Please note, whichever option you choose by law, both the developer, and the Department are required to share any information that comes out of the public consultation process.

160

00:26:42.810 --> 00:26:55.020

RNewbold: After which anytime after the 19th the developer, has the opportunity to provide written responses to those comments that are raised tonight.

161

00:26:55.620 --> 00:27:00.390

RNewbold: As well as those that may be raised by our communication there after.

162

00:27:01.140 --> 00:27:18.090

RNewbold: This this document would then be placed back into the public forum, which therefore allows the public to affirm that the information or the question that they rule is was thoroughly captured and is reflected in a response through that documentation.

163

00:27:19.860 --> 00:27:34.740

RNewbold: That being said, you as the members of the public are strongly advised that the the meat of this process is to identify any discrepancies to identify any deficiencies and to identify any gaps.

164

00:27:35.310 --> 00:27:46.320

RNewbold: In the environmental presentation, as it relates to the intended development works, so, while you may have the opportunity at this meeting to indicate.

165

00:27:46.860 --> 00:28:00.750

RNewbold: Your personal preference for or against the proposed development, please note that we have an obligation as the department to consider only the facts as the land is.

166

00:28:01.800 --> 00:28:07.050

RNewbold: If the land has no restrictive covenants such as it's a protected area or or.

167

00:28:08.190 --> 00:28:21.690

RNewbold: There is something uniquely unique about the line and therefore that's been withheld from the developers ability to use it, we have to make sure that if the developer seeks to use the land that it can be done within the plans.

168

00:28:21.720 --> 00:28:23.340

RNewbold: And the guise of law without.

169

00:28:23.370 --> 00:28:35.610

RNewbold: any significant or long term environmental impacts, and that is why this process is important so that those of you who may be on the call who may be living next door or might have.

170

00:28:36.330 --> 00:28:48.660

RNewbold: A great understanding of that the property that's under consideration, you would be a great source of information to help assist in the final evaluation, with respect to the project.

171

00:28:49.800 --> 00:28:53.280

RNewbold: So That being said, the House rules for tonight, are.

172

00:28:55.290 --> 00:29:12.660

RNewbold: as we introduce the developer, and he introduces team, they will go into a presentation, they will complete the presentation, you are to hold any questions that you may have but relative to the presentation, or you can put your questions in the chat.

173

00:29:13.920 --> 00:29:24.300

RNewbold: After the presentation, the floor will be open to ask questions from the developer, and his team, we ask that you use the hand raised function.

174

00:29:24.900 --> 00:29:35.880

RNewbold: that's part of the Platform, you will find it in the reaction emoji at the bottom of your screen such that we would be able to call on you to ask a question.

175

00:29:36.270 --> 00:29:43.560

RNewbold: That being said, this meeting will go for one hour and 30 minutes, and therefore we ask you to be very direct and concise.

176

00:29:44.190 --> 00:30:01.140

RNewbold: With respect your questions, you will have two minutes to get your question out and the developer, will have the opportunity to respond, I also want to just for transparency and clarity the developer can give a response during this particular moment, and he can further.

177

00:30:03.240 --> 00:30:09.900

RNewbold: enhance that response in the public consultation document as well, such that it will give more clarity or substance.

178

00:30:10.260 --> 00:30:19.140

RNewbold: or respond in a more comprehensive way, so he is not limited to only what is said tonight, he can further embellish on on those responses.

179

00:30:19.680 --> 00:30:32.880

RNewbold: If for any unfortunate reason there is anyone who seeks to be very disruptive or belligerent with regards to the housekeeping rules, as we said in the prayer want everybody to be respectful of each other.

180

00:30:34.200 --> 00:30:42.510

RNewbold: If there is anybody who cannot adhere to those rules, you will be ejected from the meeting, and you will not be allowed to be back to come back and so.

181

00:30:43.530 --> 00:30:56.040

RNewbold: I just want to make sure that everybody has a clear understanding of that and we expect from what I see in terms of the individuals on the call, which is now 18 everybody looks to be very mature.

182

00:30:56.760 --> 00:31:12.720

RNewbold: and professional individuals from the names that I am for most familiar with so with that and without further ado, I now turn it over to Mr Brian Davis, who will then take it over from here with the introductions and the presentation, Mr Davis.

183

00:31:13.260 --> 00:31:14.700

Brian Davis: Thank you, Director Newbold, good evening.

184

00:31:14.700 --> 00:31:22.800

Brian Davis: Everyone as Director indicated my name is Brian Davis, and I work on the development of the project, along with number of my colleagues i'm joined tonight by.

185

00:31:23.010 --> 00:31:33.720

Brian Davis: Dan Casali who is on site at windermere overseeing the development philippa Kelly, who manages hospitality operations and guest experience for us, Melissa alexioi who.

186

00:31:34.050 --> 00:31:41.970

Brian Davis: works for waypoint consulting and performed the environmental study and assessment and Lambert knowles who is the project engineer.

187

00:31:44.010 --> 00:31:50.640

Brian Davis: So i'll start with just a history of the project and then we'll get into of the overall project and we'll get into this specific boat basin project.

188

00:31:51.030 --> 00:32:04.680

Brian Davis: So the north windermere development this this entire project started in the early 2000s under a different developer in 2003 a heads of agreement was signed with the government number of approvals were subsequently.

189

00:32:05.790 --> 00:32:12.360

Brian Davis: received and in 2009 the project received its final subdivision approval today it is approved for.

190

00:32:12.900 --> 00:32:23.280

Brian Davis: 52 single family for sale lots and there's a larger approved residential and commercial site any plans on that still have

to be approved for what ultimately gets developed.

191

00:32:23.940 --> 00:32:32.100

Brian Davis: In the 2010, along with many other projects, the global financial crisis, slowed this project down it received new financing in 2018.

192

00:32:32.970 --> 00:32:40.380

Brian Davis: Which brings us here today, and as a today the roadways at the project and the water infrastructure are all complete the electrical.

193

00:32:40.800 --> 00:32:49.320

Brian Davis: Infrastructure is partially complete and there are two finished homes and an office property and there are 13 bahamians that regularly work in the property as well.

194

00:32:50.850 --> 00:32:57.360

Brian Davis: Upholding the natural environment in windermere is important to both the residents and to the development team.

195

00:32:57.870 --> 00:33:04.500

Brian Davis: Each has a tremendous respect and appreciation for the natural environment and seeks to be a diligent steward in developing and enjoying.

196

00:33:04.830 --> 00:33:11.010

Brian Davis: This beautiful landscape and to that end its policy to minimize the impact of the environment, whenever possible.

197

00:33:11.310 --> 00:33:21.240

Brian Davis: This includes building in a way that respects the natural environment in its context, it means preserving as much of the natural environment natural vegetation is possible, whatever.

198

00:33:22.170 --> 00:33:30.870

Brian Davis: In general, all of the single family lost 75% of each lot remains untouched in our design guidelines.

199

00:33:31.380 --> 00:33:38.220

Brian Davis: When landscaping and means using native plants

encouraging natural insecticides, promoting watery captured conserving water use.

200

00:33:38.730 --> 00:33:45.870

Brian Davis: The project is dark sky compliant wherever possible, to reduce light pollution, it seeks to preserve the waterfront there's frequently.

201

00:33:46.260 --> 00:33:57.090

Brian Davis: A tremendous amount of commercial fishing trash that washes ashore, and which we diligently collect and discard we also encourage learning and understanding of the local environment, there are several of the.

202

00:33:57.630 --> 00:34:09.870

Brian Davis: lot owners in the land owners at the project, who had children that went to were students at the island school and they've encouraged many of their neighbors to take trips down there themselves and and our as a mindset, the entire community is focused on.

203

00:34:10.680 --> 00:34:18.300

Brian Davis: understanding and respecting the environment as much as possible I'll now pass it off to Dan Casali to talk a bit about the boat basin here.

204

00:34:20.310 --> 00:34:37.920

Daniel Casali: Thanks Brian good evening everyone, my name is Dan Casali, Brian mentioned the project manager for the North windermere development and have been living the Bahamas for last two years the boat basin began in the early 2000s and received approval in 2010 conditioned on an approved emp.

205

00:34:39.180 --> 00:34:39.420

Daniel Casali: In 2018

206

00:34:40.920 --> 00:34:56.910

Daniel Casali: The Bahamas environment, science and technology Commission the best Commission and the developer agreed to conduct a new baseline study for the project is the previous study with several years old, the study was conducted in 2018 2019 and a corresponding emp was submitted after.

207

00:34:59.700 --> 00:35:06.270

Daniel Casali: The boat basin will be comprised of a timber pile of boardwalk and I know you can't see my mouse there, but you can kind of see the slips down at the bottom.

208

00:35:07.020 --> 00:35:23.700

Daniel Casali: there'll be 26 boat slips the maximum vessel size is 37 feet with a three foot draft, which will allow the residents of the north windermere group to safely store and relaunch recreational watercraft, it is a private boat basin, so it will just be the residents that are able to use it.

209

00:35:24.960 --> 00:35:36.030

Daniel Casali: The project is going to be built in excavated from the land to minimize impactful local area so dredging is unnecessary, is all excavation is going to be landlocked and not open to the sound.

210

00:35:36.960 --> 00:35:49.170

Daniel Casali: Once the excavation and construction of the docks is complete the mouth of the boat basin will then be opened on the next slide you can get a good idea of what I mean when I say built in the land where it's currently all going to be landlocked.

211

00:35:50.400 --> 00:36:01.020

Daniel Casali: That blue section is going to be excavated the dock slips will be constructed and then those two mouths will be opened, which will allow water to you know flood the basin and then continue flushing is designed.

212

00:36:03.990 --> 00:36:08.190

Daniel Casali: Now i'm going to pass this the flushing study off to Lambert knowles who's the project engineer.

213

00:36:10.440 --> 00:36:11.280

LAMBERT: Good afternoon, everybody.

214

00:36:12.600 --> 00:36:20.550

LAMBERT: We conducted a flushing study not ourselves where we hired a company called Cummins and Cederberg who specialize in this and they.

215

00:36:20.580 --> 00:36:26.520

LAMBERT: We did several iterations to try and get the requirements of

85% flushing within 24 hours.

216

00:36:27.090 --> 00:36:33.330

LAMBERT: And after several different modeling we came up with a system that works this diagram basically shows the.

217

00:36:34.590 --> 00:36:44.790

LAMBERT: The final model that we came up with, and the modified the culvert outlets to size that accommodate what we needed, this is all based on a recommendation from depp.

218

00:36:46.230 --> 00:36:52.020

LAMBERT: And I believe in our last submission, we were able to get a flushing model that satisfies the requirements of Depp.

219

00:36:58.680 --> 00:36:59.850

Melissa Alexiou: Good evening everyone.

220

00:37:00.180 --> 00:37:00.990

Melissa Alexiou: Thank you Lambert.

221

00:37:01.050 --> 00:37:07.530

Melissa Alexiou: it's Melissa Alexioi from waypoint consulting now to get into the environmental baseline.

222

00:37:07.950 --> 00:37:20.370

Melissa Alexiou: And the botanical study, the purpose of the botanical study was to map vegetation types determine floristic diversity and identify the presence of protected trees and invasive species.

223

00:37:20.730 --> 00:37:31.410

Melissa Alexiou: These fields surveys were performed in November of 2018 the identified vegetation communities are wetlands, including black and red mangrove formations.

224

00:37:31.740 --> 00:37:52.320

Melissa Alexiou: sawgrass buttonwood saltwort Bay Marigold and cat tail additionally there was beach Strand and dry broadleaved evergreen formation and areas of human altered, there was a total of 84 vascular plant species, including one protected tree and four invasive species.

225

00:37:54.810 --> 00:38:02.790

Melissa Alexiou: And this is the vegetation map that identifies the various vegetation communities and their location on the site.

226

00:38:06.630 --> 00:38:20.310

Melissa Alexiou: In terms of the avian study I was to identify the presence abundance and habitat utilization of avifauna species on site, the avian surveys were performed also in November of 2018.

227

00:38:21.000 --> 00:38:29.610

Melissa Alexiou: The avifauna included 11 species, including the winter nonbreeding residents the Cape may warbler lesser yellowlegs and blue winged Teal.

228

00:38:30.090 --> 00:38:43.620

Melissa Alexiou: The permanent residence, where the white cheeked pintail bananaquit common ground dove tri colored heron the great antillian bullfinch the northern mockingbird yellow crowned night heron and the white crowned pigeon.

229

00:38:44.550 --> 00:38:53.820

Melissa Alexiou: Most of the activity within the wetlands, with some additional activity in the dry broadleaved evergreen formation, including some nest sightings.

230

00:38:57.330 --> 00:39:07.830

Melissa Alexiou: For the Marine aspects, the investigation was focused on identifying and describing benthic habitats and the presence and abundance of marine flora and fauna.

231

00:39:08.310 --> 00:39:17.250

Melissa Alexiou: The benthic habitat types that were identified are sand and silt bottom dominated by manatee grass and various algal types.

232

00:39:17.820 --> 00:39:24.960

Melissa Alexiou: The site acts as we know, as a nursery and feeding ground, the majority of activity was observed in the mangrove root system.

233

00:39:25.320 --> 00:39:40.140

Melissa Alexiou: There was a low density of fauna within the open flats, and there were commercially important and endangered species identified on site, including the green turtle queen conch mutton snapper and Caribbean spiny lobster.

234

00:39:42.780 --> 00:39:55.770

Melissa Alexiou: We do know that the boat basin will result in the loss of habitat it's 3.82 acres and the wetlands, that will be impacted are the interior saltwort and the button wood formation wetlands.

235

00:39:56.280 --> 00:40:04.740

Melissa Alexiou: The culverts and the basin entrance will result in the loss of red and black mangrove individuals. to offset this loss

236

00:40:05.310 --> 00:40:14.430

Melissa Alexiou: there's proposed mitigation and that is to create 0.8 acres of waterfall waterfowl habitat in the vicinity of the agricultural area.

237

00:40:14.910 --> 00:40:23.580

Melissa Alexiou: That schematic will be shown and the next slide there's the removal of mangrove individuals where only necessary for the culvert installation.

238

00:40:23.970 --> 00:40:30.300

Melissa Alexiou: And the use of best management practices during construction to limit sediment migration impacts.

239

00:40:30.690 --> 00:40:42.000

Melissa Alexiou: As Dan noted earlier, the boat basin is to be excavated with land plugs at the northern culverts and the southern entrance there will be turbidity monitoring during the plug removal.

240

00:40:42.750 --> 00:40:53.070

Melissa Alexiou: Planting and mangrove seedlings immediately following the culvert installation and the long term goal is for mangroves self recruitment to achieve an optimal replanting and resilience.

241

00:40:53.490 --> 00:41:06.600

Melissa Alexiou: As Brian also alluded to earlier, the subdivision design guidelines asked for 75% of the lot to be preserved, with a 25

foot vegetation buffer on the properties perimeter.

242

00:41:09.930 --> 00:41:25.470

Melissa Alexiou: So this is a schematic or a cross section of the mangrove mitigation in terms of the basin or the culvert design and the boat basin to have a natural edge to recreate habitat loss.

243

00:41:28.770 --> 00:41:39.900

Melissa Alexiou: And here is a schematic of the proposed mitigation for the waterfowl so there's three areas of wetland creation to enhance habitat.

244

00:41:41.130 --> 00:41:48.780

Melissa Alexiou: To bring the waterfowl to these areas and then there's a another cross section sorry of the embankment detail.

245

00:41:59.910 --> 00:42:01.350

Melissa Alexiou: And I think this is Brian.

246

00:42:01.980 --> 00:42:03.840

Daniel Casali: yep gotta gotta unmute myself.

247

00:42:05.190 --> 00:42:08.880

Daniel Casali: Bahamas marine construction has been contracted to build the north windermere boat basin.

248

00:42:09.330 --> 00:42:16.170

Daniel Casali: Since the early 1980s bmc has been designing and building extensive variety of private and public marine facilities throughout the bahamas.

249

00:42:17.160 --> 00:42:22.710

Daniel Casali: Some of the companies major construction accomplishments include earthworks of the Atlantis phase two Marina and tunnel.

250

00:42:23.220 --> 00:42:27.900

Daniel Casali: The Marine facility at blue lagoon and the Marina for the ocean club residences.

251

00:42:28.650 --> 00:42:41.970

Daniel Casali: bmc is a team of trained professionals familiar with the environmental resources located in the Bahamas, which allows them to work with DEPP and ensure all construction remains in compliance with the environmental regulations policies and best practices.

252

00:42:43.170 --> 00:42:55.740

Daniel Casali: And at this point, I think we're going to go to questions we're just going to ask that once you're called on you introduce yourself to everyone in the meeting and be mindful of time, so everybody gets a chance to ask some questions.

253

00:43:05.010 --> 00:43:09.960

RNewbold: OK, so the floor is now open, I see a

254

00:43:11.370 --> 00:43:16.050

RNewbold: I'm not sure how i'm going to pronounce this name but it looks like a cliff the door for.

255

00:43:17.910 --> 00:43:20.160

RNewbold: could you go ahead and take the floor please.

256

00:43:21.030 --> 00:43:41.340

cdifiore: Hi good evening it's carlotta difiore call on on the line, thank you very much for the presentation, I really appreciate it i'm a resident of windermere island for the past, I have to say more than 40 years and I appreciate you opening the forum to the public and.

257

00:43:42.390 --> 00:43:52.140

cdifiore: I have two questions, one being Is this the only boat basin, that is going to be constructed in the north end.

258

00:43:55.230 --> 00:43:59.460

Daniel Casali: Yes, that's correct there, there will be no other boat basins constructed on our property.

259

00:44:00.030 --> 00:44:24.870

cdifiore: All right, fantastic, and the second question is were you able to create your own conveyances for the North end to limit any Homeowners to build their own personal docs or their own personal boat moorings off of their lots and this is why you're doing this boat basin, particularly.

260

00:44:27.300 --> 00:44:44.220

Brian Davis: The docs would run through the same process as any other house on the rest of windermere so the short answer is there's there's not a limit but, of course, a dock is not practical on the in many, many places on windermere and on everything on the Atlantic.

261

00:44:45.120 --> 00:44:56.430

cdifiore: yeah i'm more concerned about the savannah side and just the just you know when a dock is built there's the destruction of the mangroves and you've taken such care to.

262

00:44:57.180 --> 00:45:07.890

cdifiore: For this boat basin to be created in the environmental that have you put in prep best practices for any of your residents for in their conveyances.

263

00:45:08.880 --> 00:45:21.240

Brian Davis: there's not a restriction in the conveyance and any resident that wanted to build a dock would have to follow the same laws and regulations, for you know as anybody on the southern part of windermere in terms of building a dock I guess.

264

00:45:26.130 --> 00:45:26.610

cdifiore: All right.

265

00:45:27.810 --> 00:45:30.210

cdifiore: Well that's dismaying okay.

266

00:45:31.680 --> 00:45:33.960

cdifiore: And when are you thinking.

267

00:45:34.050 --> 00:45:35.040

RNewbold: Sorry

268

00:45:35.100 --> 00:45:47.760

RNewbold: Miss DiFiore Thank you so much for your questions, I have to allow others to get an opportunity I see Mr Dr Davis, and then we have a few questions that have popped in the chat.

269

00:45:52.110 --> 00:45:53.610

Ancilleno Davis @SciPerspective: Thank you, Director Newbold.

270

00:45:54.630 --> 00:46:01.740

Ancilleno Davis @SciPerspective: I actually also have three questions they pertain, particularly to the impacts on the environment.

271

00:46:02.190 --> 00:46:14.280

Ancilleno Davis @SciPerspective: The first is with your commitment to land ecologies and groundwater per your website, will you cut through any aquifers and how will your dredging increase salt water intrusion.

272

00:46:14.550 --> 00:46:18.750

Ancilleno Davis @SciPerspective: or flooding and the neighborhood communities and the neighboring communities.

273

00:46:19.680 --> 00:46:31.590

Ancilleno Davis @SciPerspective: The next is your avian survey was only three hours for 3.8 acres and that seems much too short for me, I would like to know what protocol you use for your surveys.

274

00:46:32.220 --> 00:46:56.640

Ancilleno Davis @SciPerspective: And finally, in your 25 foot lot vegetation buffer are the buffers required to actually be native vegetation buffers or will the home owners, be allowed to plants, whatever they want and call that a vegetation buffer Those are my three questions, thank you for your time.

275

00:46:57.780 --> 00:47:03.810

RNewbold: Thank you, Dr Davis, can I ask both of you to lower your hand side and get confused with new hands that may pop up.

276

00:47:05.910 --> 00:47:09.300

RNewbold: I turn it over to windermere for responses.

277

00:47:09.900 --> 00:47:22.920

Brian Davis: And so, Melissa do you want to address or to extend melissa and Lambert, want to address the aquifers and can and the avian survey and then I can address the the last one just take them in the order in which Dr Davis ask them.

278

00:47:26.040 --> 00:47:34.890

Melissa Alexiou: Well i'll go ahead and start with the avian survey the event survey was performed by Predensa Moore in November of 2018.

279

00:47:35.250 --> 00:47:46.110

Melissa Alexiou: At this was prior to the environmental planning and Protection Act and the environmental impact assessment regulations and her methodology comprise, as you said.

280

00:47:46.620 --> 00:47:57.090

Melissa Alexiou: Three hours of active avian and ecological observation, this was during the fall migrant periods and, at the time it was considered sufficient for the report.

281

00:48:00.510 --> 00:48:12.150

LAMBERT: i'll address the aquifer we did a geotechnical study along, where the basin going to be, we put bore holes along the alignment that a basin, we had salt water and.

282

00:48:13.200 --> 00:48:26.580

LAMBERT: sand basically at the surface from about two feet down and along the baseline we did not find any fresh aquifer, so we made the confident we're not going to be disturbing an existing aquifer in the area.

283

00:48:28.770 --> 00:48:36.090

Brian Davis: And then on the lot vegetation buffer, so it is of a given lot 75% of it needs to remain.

284

00:48:36.630 --> 00:48:56.850

Brian Davis: The native vegetation, so you can only improve 25% which includes a driveway along with any living structure and then the 25 foot buffer is is untouched to other than small view corridor for certain in certain spots, but it is all largely untouched.

285

00:49:02.250 --> 00:49:03.990

RNewbold: OK, and now we have.

286

00:49:05.430 --> 00:49:16.920

RNewbold: three questions in the chat from one person Stacey moultrie first question how has the basin size more than doubled from the eds to the emp.

287

00:49:17.250 --> 00:49:29.790

RNewbold: Would that not negate the impact assessment in the EBS as it would have assessed a much smaller product project sorry and associated impacts and then her second question was.

288

00:49:30.840 --> 00:49:45.630

RNewbold: There is several references to a previously dredged area, creating silt in the area was this previously dredging was was this previous dredging done under legal permit and then her final question.

289

00:49:46.620 --> 00:49:53.400

RNewbold: Under what legal authority was the approval letter issued by the Ministry of Environment in 2010.

290

00:49:53.970 --> 00:50:09.900

RNewbold: To my knowledge, no such legal authority existed, this would make the letter mute and it would not be binding on the Depp or any other government agency so with respect to questions number one and two, can I get an answer please.

291

00:50:11.250 --> 00:50:20.220

Brian Davis: The boat basin size has not changed, and so we can clarify and make and make sure that that's clear, but the boat base, it has been the same size throughout the project.

292

00:50:20.580 --> 00:50:29.340

Brian Davis: And then the the dredge area that's reference was done, I believe in the 70s, well before there was any involvement from us, I believe, someone.

293

00:50:29.610 --> 00:50:43.950

Brian Davis: Further, not on our property further south on windermere I intended to build a Marina in the past as well, and that was what was done then but well before we were involved in this project began.

294

00:50:45.390 --> 00:50:52.290

Melissa Alexiou: i'd like to add a point to that comment, Brian about the size of the boat basin and.

295

00:50:53.130 --> 00:51:02.070

Melissa Alexiou: The discrepancy between the environmental baseline and the environmental management plan the 1.36 acres was for the actual boat

296

00:51:02.550 --> 00:51:12.330

Melissa Alexiou: birthing area and the 3.82 is for the collective area and itself, so I hope that provide some clarification.

297

00:51:13.230 --> 00:51:36.270

Melissa Alexiou: And referencing there are historic aerials found within the environmental baseline document that identifying the time period as to when the southern area was dredging how the land has altered somewhat since the 40s and 60s and and now satellite imagery is available via Google Earth.

298

00:51:46.590 --> 00:51:47.400

RNewbold: Thank you.

299

00:51:51.990 --> 00:52:03.960

RNewbold: as it relates to the letter referencing question number three I think that's better answered by ourselves, the letter that is being referenced to is a letter dated.

300

00:52:06.330 --> 00:52:27.120

RNewbold: 11th of March 2010 and it was signed by the then current Secretary, Mr Ronald Thompson as the Permanent Secretary would be the governing body or governing administrative person for the entire ministry, the question as to whether or not it was a legal authority would be a matter that.

301

00:52:28.290 --> 00:52:37.980

RNewbold: I would accept as being legal is that would not have been the acting legislation in place right now, right now, which speaks to a different authority.

302

00:52:38.730 --> 00:52:51.750

RNewbold: But, as also the Department on the best Commission would have been at that time under the ministry and be assumption that the government would have made a decision in what it considered the most favorable way to respond.

303

00:52:56.220 --> 00:53:12.750

RNewbold: i'm looking through to see if there are any other questions I see well, can we go to Mr denny's galaxy s 20 there are now 20 people on the call on the whole.

304

00:53:13.830 --> 00:53:23.670

Denny's Galaxy S20 FE 5G: Good evening all my name is Denny savannah sound and I just happened to live right across from where this proposed development is supposed to be taking place, you know and i'm.

305

00:53:24.570 --> 00:53:34.050

Denny's Galaxy S20 FE 5G: read over everything that i've got an heard so far, and you know early in the in this week there was some mention of protecting the national environment.

306

00:53:35.280 --> 00:53:43.440

Denny's Galaxy S20 FE 5G: My concern is even before this development gets to the basin itself, you know it has to be accessed from the sound.

307

00:53:44.160 --> 00:54:06.810

Denny's Galaxy S20 FE 5G: And what i'm looking at on that map It is this to access places, you know one on each side, and in order to access or depart that boat basin you're going to have to take out tons of mangroves to begin with i'm looking at the size of the vessels that may be berthed here up to 37 feet.

308

00:54:07.920 --> 00:54:15.270

Denny's Galaxy S20 FE 5G: And I know for a fact that you cannot take a 15 footer in some of these areas, right now, at low tide.

309

00:54:16.080 --> 00:54:27.780

Denny's Galaxy S20 FE 5G: So, my concern is how the heck are we going to get 34 to 30 plus footers in there without a buncha dredging taken place it's absolutely impossible.

310

00:54:28.590 --> 00:54:40.650

Denny's Galaxy S20 FE 5G: And, and this this area that adjoins I supposed to be joining this proposed built on boat basin is the largest and most important.

311

00:54:41.160 --> 00:54:53.040

Denny's Galaxy S20 FE 5G: salt water nursery on the Atlantic side of

this island, we got everything salt water species in here, you know lobster conch crawfish rays sharks tons of different species of fish.

312

00:54:53.610 --> 00:55:15.900

Denny's Galaxy S20 FE 5G: And if this takes place, you know I, my concern is what's going to happen afterwards it's going to affect this entire island and at least the Atlantic side of it there's just no way to even access that basin or the proposed based on without doing some serious, very serious damage.

313

00:55:19.080 --> 00:55:25.350

Daniel Casali: Thanks Danny for the question I the plans, can be a little I guess misleading if you're just looking at it briefly.

314

00:55:26.040 --> 00:55:30.270

Daniel Casali: Currently, the northern portion of that boat basin just has two culverts.

315

00:55:31.230 --> 00:55:38.280

Daniel Casali: that are going to be, you know installed and then vegetation is going to be put back over it, so you really won't even see it, and that is for the purpose of flushing.

316

00:55:38.730 --> 00:55:47.880

Daniel Casali: The southern portion of the boat basin is actually where the entrance is it's kind of adjacent to that previous dredging that we referenced that was done, you know 40 plus years ago.

317

00:55:48.840 --> 00:55:59.280

Daniel Casali: But we brought a 37 foot boat down here just to make sure that we could get through the sound, you know at high tide, I understand that at low tide there they're difficult areas.

318

00:56:00.690 --> 00:56:06.540

Daniel Casali: But most of these guys going out with a boat that size their intent is to be fishing anyway, so you know whether they go out.

319

00:56:07.080 --> 00:56:19.050

Daniel Casali: You know at slack tide on the high end or or mid day in the tide and come back there just kind of working around not coming back to low tide, but it does seem to be relatively easily navigable.

320

00:56:20.340 --> 00:56:24.240

Brian Davis: And I think, to be honest to Denny most of the boats are going to be the.

321

00:56:24.570 --> 00:56:25.170

Brian Davis: same as.

322

00:56:25.200 --> 00:56:35.190

Brian Davis: Like the boat that you have it's not you know that that both it's been down there is not going to be the common boat that people have it's going to be people exploring the sound and shallow draft boats that are.

323

00:56:35.550 --> 00:56:39.300

Brian Davis: flats boats in the same boat, that most of the folks on windermere have today.

324

00:56:42.240 --> 00:56:46.290

Brian Davis: And I don't know Melissa or if you wanted to touch it on the point about.

325

00:56:47.400 --> 00:56:52.380

Brian Davis: The the mangroves I know it's despite what a lot I think it's a lot less than.

326

00:56:53.610 --> 00:56:57.300

Brian Davis: What might be perceived, but just to highlight that, too, so it's clear for Denny.

327

00:56:59.370 --> 00:57:07.920

Melissa Alexiou: Well the, I wanted to, I thought was a good point of clarification, and that the boat birthing basin cannot be accessed by two.

328

00:57:08.550 --> 00:57:20.010

Melissa Alexiou: Points the northern point is for the installation of covert which will be burmed over so there's no boat access there, the only entrance would be from the south.

329

00:57:20.460 --> 00:57:32.790

Melissa Alexiou: And the mangroves will be removed individually, I believe the width Lambert i'm not sure exactly I believe it's 60 feet, please correct me if i'm wrong and then those areas.

330

00:57:34.140 --> 00:57:43.380

Melissa Alexiou: The mangroves will be removed on the southern side that the black mangrove formation, however it's not the whole way most of that is human altered.

331

00:57:43.710 --> 00:57:56.400

Melissa Alexiou: On the northern periphery, it would be the red mangroves and both species would be part of the mitigation plan for replanting and the creation of suitable habitat for them to propagate.

332

00:57:59.700 --> 00:58:07.020

RNewbold: Okay, thank you for that we have some additional questions in the chat i'm.

333

00:58:08.670 --> 00:58:19.020

RNewbold: Stacey mutairi says the EBS states 1.36 acres and the emp steaks 3.82 acres so the size is different.

334

00:58:21.000 --> 00:58:35.490

Daniel Casali: I think I think that question was asked right as as Melissa was clarifying that the 1.3 acres is just the actual boat slip area and the 3.82 acres is the total area of the water basin that we're putting in.

335

00:58:36.780 --> 00:58:40.590

RNewbold: Okay, then we have another question if they were indicating.

336

00:58:43.800 --> 00:58:55.530

RNewbold: moultrie i'm not sure what the dredging question was Oh, you were asking if the previously dredge permit was the previously previous dredging down under legal permits.

337

00:58:56.790 --> 00:59:03.450

RNewbold: The question was there are several references to a previously dredge area, creating salt in the area was this a previously.

338

00:59:04.890 --> 00:59:07.770

RNewbold: This previous dredging was it done under legal permits.

339

00:59:08.910 --> 00:59:20.820

Brian Davis: yeah and the answer that was we don't know that was done in the 70s under previous owners and developers long before our involvement, so I don't have the answer to that.

340

00:59:23.010 --> 00:59:35.010

RNewbold: Mr Culmer Denny Mr Denny galaxy could you put your hand down so i'm not confused and Mr Culmer your hand is noted i'm just going to take a few more questions from the chat so we don't get over.

341

00:59:35.520 --> 00:59:48.420

RNewbold: subscribed here, aside from the excavation that could occur during the creation of the actual boat basin which areas will be made deeper elsewhere in the sound to facilitate boat traffic.

342

00:59:49.110 --> 01:00:05.490

RNewbold: Most of the extent of savannah sound is very shallow less than three feet, water and low tide, that would not permit boat traffic for vessels of 30 foot that I think you've answered that to some extent, but I think the first question asked about any additional.

343

01:00:05.850 --> 01:00:22.560

Brian Davis: yeah there's there's no plan to do anything, besides what we described here and so nothing further you know beyond again this this boat basin and and then to the second half of it, you know many of the Pope the boats will not be a boat that a 37 foot vessel.

344

01:00:23.250 --> 01:00:36.000

RNewbold: Okay these questions that question was from his Casuarina mckinney lambert and she also had another question which was has there been any assessment done to the flood risk to houses in savannah sound settlement.

345

01:00:36.450 --> 01:00:45.900

RNewbold: the very shallow bars in savannah sound provide important natural barriers to flooding, protecting the lives and livelihoods.

346

01:00:47.460 --> 01:00:56.280

LAMBERT: I think the to that is we are not touching anything within this out we're not changing it we're affecting the shallow bars in anyway.

347

01:00:56.790 --> 01:01:05.010

LAMBERT: All the work is contained on the land and we're only opening up the one section, to allow the water to come through flush we're not doing any dredging we're not moving any of the shallow bars

348

01:01:06.690 --> 01:01:10.440

LAMBERT: Outside on the land and that's on the property now.

349

01:01:11.700 --> 01:01:16.440

RNewbold: Okay, Mr.Culmer, could you take the floor and present your question, please.

350

01:01:19.530 --> 01:01:26.340

Michael C. M. Culmer: Yes, a very pleasant, good evening to each and every one of you i'm just I took the opportunity to read through the.

351

01:01:28.050 --> 01:01:32.340

Michael C. M. Culmer: documentation that was presented on your website I to.

352

01:01:33.420 --> 01:01:37.650

Michael C. M. Culmer: raise the concerns as relates to the time of the year, when the.

353

01:01:40.290 --> 01:01:52.680

Michael C. M. Culmer: Avian study was done, being a local from savannah sound I do know that the mangrove species throughout the sound is someone nesting for many of the birds.

354

01:01:53.550 --> 01:02:05.430

Michael C. M. Culmer: I do also know that, during this time of the year in summer, there are many turtles who are nesting especially along the sandy banks found throughout the sound of savannah sound.

355

01:02:06.420 --> 01:02:25.380

Michael C. M. Culmer: I do know that right now we're discussing a single project, but when we begin now to develop this is the initial

project requesting any form of dredging removal of vital mangrove species.

356

01:02:25.890 --> 01:02:26.730

Michael C. M. Culmer: In the sound.

357

01:02:27.330 --> 01:02:36.240

Michael C. M. Culmer: i'm looking at the windermere north development, most of the properties, the coast of most of your properties, the leeward coast and most of your properties in the sound.

358

01:02:37.320 --> 01:02:43.590

Michael C. M. Culmer: Red mangroves and also you speak this the development speaks to.

359

01:02:43.650 --> 01:02:54.900

Michael C. M. Culmer: Two docks that are to be installed the areas from what i've seen I could be wrong and that the areas that these post docks are the red mangroves.

360

01:02:57.390 --> 01:03:04.410

Michael C. M. Culmer: What guarantees do we have as citizens of savannah sound and as.

361

01:03:04.470 --> 01:03:07.050

Michael C. M. Culmer: Environmentally Sound and conscious individuals.

362

01:03:07.800 --> 01:03:21.720

Michael C. M. Culmer: That should all commits to be glad to go that this is the this is Omega and not just Alpha and what I mean by that is that this is not the beginning of the.

363

01:03:22.800 --> 01:03:27.450

Michael C. M. Culmer: Environmental degradation of the sound of savannah sound.

364

01:03:28.920 --> 01:03:39.240

Michael C. M. Culmer: that's that's that's the consent that's just my one question mindful of all the vital species that have our turtles, the next scenario for that's in the mangroves.

365

01:03:41.250 --> 01:03:52.170

Michael C. M. Culmer: bonefish flats, the migratory birds that come in the summer for nesting what guarantees do we have that this is not, you can have some mega project that's coming.

366

01:03:53.670 --> 01:03:54.750

RNewbold: Thank you, mr. culmer.

367

01:03:57.990 --> 01:03:58.500

Brian Davis: Is.

368

01:04:00.870 --> 01:04:12.060

Brian Davis: scuse me, so I just highlight you know i'm on the on the mangroves i'm not i'm not sure the docks it's just as this kind of piece on the on the boat basin, there are some.

369

01:04:12.390 --> 01:04:21.030

Brian Davis: When you flip through it, there were some docs in the boat basin and those owners would have to get those permitted the same as anyone else to your broader question just about.

370

01:04:22.530 --> 01:04:35.910

Brian Davis: You know the concern of this is the the, the first of many are more to come the unique you know what savannah sound offers and the the rich environment and.

371

01:04:37.380 --> 01:04:45.810

Brian Davis: Animals and the landscape and everything about it, is the reason people want to come down and why we're able to sell lots of this project and so.

372

01:04:46.260 --> 01:04:47.310

Brian Davis: Protecting that.

373

01:04:47.550 --> 01:04:57.030

Brian Davis: we're doing something that damages that over the long term is in any way, and you know in our interest, even if you know in any way and so.

374

01:04:58.080 --> 01:05:05.970

Brian Davis: I think that the the incentives are very well aligned to protect that and manage that you know, to the best of our ability.

375

01:05:07.860 --> 01:05:17.370

Brian Davis: And I know there was there was a couple other points in there, so if I didn't fully answered it or Melissa or Dan you have anything else to add in feel free but, of course, go ahead.

376

01:05:18.240 --> 01:05:26.040

Daniel Casali: I just again on the under the mangrove comment, the docks that are shown on that plan that we're not a permanent thing right now.

377

01:05:26.610 --> 01:05:33.150

Daniel Casali: Those are being built in an area that I understand it may look that way from the water that you see in the plan, but that water is not currently there.

378

01:05:33.870 --> 01:05:39.450

Daniel Casali: So there are no mangroves they're currently the only mangroves that will be disturbing are those that Melissa mentioned.

379

01:05:40.290 --> 01:05:52.860

Daniel Casali: At both mouths and then the northern mouth, where the culverts are those are going to be mitigated so you know the intent is that within a couple years you can't see those culverts and the mangroves are back to normal right there.

380

01:05:55.650 --> 01:06:00.150

RNewbold: Thank you, Mr culmer could I ask you to lower your hand

381

01:06:01.560 --> 01:06:02.550

RNewbold: Ms Brooks here your hand is.

382

01:06:03.750 --> 01:06:07.200

RNewbold: we're going to take some questions from the chat before we call on you.

383

01:06:09.450 --> 01:06:15.180

RNewbold: Actually, the chat from Casuarina Mckinney, make sure yeah come Casuarina Mckinney is.

384

01:06:15.660 --> 01:06:31.200

RNewbold: What considerations are being made, given that this area is a high priority site that has been proposed as a marine protected area in the marine protected plan to help the Bahamas region costs 20% of its marine protected areas.

385

01:06:32.280 --> 01:06:32.790

and

386

01:06:43.410 --> 01:06:46.290

Melissa Alexiou: The marine protected area was noted in both.

387

01:06:46.590 --> 01:06:52.110

Melissa Alexiou: Both the environmental baseline and the emp is being part of the marine protection plan.

388

01:06:53.430 --> 01:07:07.140

Melissa Alexiou: So therefore the mitigation proposed accepts that this is a high priority area area and wants to create additional habitat and replant the mangroves that are lost within the system.

389

01:07:07.890 --> 01:07:08.910

there's no.

390

01:07:10.080 --> 01:07:17.250

Melissa Alexiou: effort you know there's there's a large effort to do mangrove replanting and create habitat that was lost.

391

01:07:20.250 --> 01:07:23.580

RNewbold: question was how was this meeting publicize.

392

01:07:23.970 --> 01:07:25.380

RNewbold: What are the next step.

393

01:07:28.680 --> 01:07:30.030

RNewbold: Well, should, I think I should I.

394

01:07:31.470 --> 01:07:32.670

RNewbold: with respect to.

395

01:07:35.790 --> 01:07:36.510

RNewbold: The Thank you.

396

01:07:38.640 --> 01:07:45.210

RNewbold: The meeting was publicized by the procedure that was required by law, it was placed in public.

397

01:07:46.560 --> 01:08:02.250

RNewbold: Newspapers was actually placed in the newspapers and it ran for three can not consecutive but three days prior to this date advising of this date, the time and website link for the meeting.

398

01:08:04.800 --> 01:08:17.310

RNewbold: And then, what are the next steps in the decision making process, as we said earlier in introduction and the conclusion of today's meeting there will be a 21 day period, which would allow individuals to.

399

01:08:19.020 --> 01:08:26.880

RNewbold: submit via writing to either inquiries at DEPP at government bs or at information at northwindermere.

400

01:08:28.500 --> 01:08:38.070

RNewbold: Any further questions or concerns or issues that need to be raised relative to where the proposed activity those documents i'm sorry those questions will be.

401

01:08:38.460 --> 01:08:43.680

RNewbold: responded to in the production of a public consultation report that will be available, not less than.

402

01:08:44.460 --> 01:09:03.900

RNewbold: 22 days after this meeting, and if there are anything that is substantively raised during the course of this meeting that would require a re-visit of the information or the proposed activities of the project those will be taken into consideration before final approval could be given.

403

01:09:05.460 --> 01:09:11.550

RNewbold: I see miss brooks has a question in the box, but she'll be taking the floor Next, I will allow that.

404

01:09:13.620 --> 01:09:30.390

RNewbold: I won't steal our thunder there so we'll move on to the next question Dr Davis asked when large numbers of white cheek pigeons gather that indicates nesting and killing them would go against the wild birds protection pact, how will the birds be protected.

405

01:09:39.780 --> 01:09:50.670

Melissa Alexiou: thanks for the question it's understood that there will be a loss of habitat for the installation of the boat Basin and the developers guidelines are there to.

406

01:09:51.090 --> 01:10:07.170

Melissa Alexiou: assist in maintaining the existing habitat, to the extent possible, with the exception of the placement of the home and that will help maintain the birds on site additionally we're creating the the waterfowl habitat.

407

01:10:08.280 --> 01:10:09.960

Melissa Alexiou: To offset the loss of.

408

01:10:10.200 --> 01:10:12.450

Melissa Alexiou: wetland habitat where the boat basin.

409

01:10:12.720 --> 01:10:14.040

Melissa Alexiou: is being placed.

410

01:10:16.980 --> 01:10:25.110

RNewbold: Okay, and then miss Mckinney asks a question to the department that can you please confirm that there would be no additional.

411

01:10:25.110 --> 01:10:26.100

RNewbold: dredging permitted.

412

01:10:27.330 --> 01:10:28.770

RNewbold: department response to the.

413

01:10:28.770 --> 01:10:30.780

RNewbold: fact that it can only consider what's.

414

01:10:30.780 --> 01:10:33.990

RNewbold: being presented to it at the time of presentation.

415

01:10:35.040 --> 01:10:36.450

RNewbold: And this is the only.

416

01:10:36.450 --> 01:10:37.920

RNewbold: presentation, that is.

417

01:10:38.100 --> 01:10:41.250

RNewbold: That is under consideration by the Department at this time.

418

01:10:42.330 --> 01:10:45.510

RNewbold: We, and we have no knowledge of any additional request.

419

01:10:46.830 --> 01:11:04.050

RNewbold: Then question from miss moultrie the excavation will open a much larger waterway for storm surge to move through what consideration has been given for potential impacts on the sound, I think, and under adjacent settlement, I think the question has been asked, but.

420

01:11:04.110 --> 01:11:05.940

RNewbold: If not, can you guys respond.

421

01:11:08.910 --> 01:11:22.230

Daniel Casali: Just like we don't intend to touch anything in the sound having a waterway, where it is will hydraulics of it just it there would be no effect on any surrounding area, including the immediate area.

422

01:11:24.330 --> 01:11:25.530

Hope that answers that question.

423

01:11:27.540 --> 01:11:31.380

RNewbold: Now, Miss brooks please take the floor and present your question.

424

01:11:32.370 --> 01:11:34.320

Annabelle Brooks: hi good evening Thank you hi I'm Annabelle brooks

425

01:11:35.370 --> 01:11:38.220

Annabelle Brooks: i'm serious research institute. (Unclear) living in Eleuthera

426

01:11:39.690 --> 01:11:59.100

Annabelle Brooks: For about 16 years and last couple years actually been studying habitats into the settlements of sound as well, so I feel some what appeased that would not be any need to dredge you in the Channel in terms of my customers, like Mr Jenkins, access to this boat basin. (Unclear)

427

01:11:59.190 --> 01:12:02.130

Annabelle Brooks: And so that would open up wider concerns as far as.

428

01:12:02.490 --> 01:12:04.710

Annabelle Brooks: To say look the other organisms on this flat so.

429

01:12:04.770 --> 01:12:06.960

Annabelle Brooks: If there is no to further dredging that channel and that.

430

01:12:07.620 --> 01:12:22.800

Annabelle Brooks: is good news, and I would like to ask tho, and this kind of support so so what Dr Davis is asking you know, in terms of what kind of methods are being used to do some of these foreigners survey so, for instance, you know looking for birds, three years ago, as a matter of days and just one season.

431

01:12:23.940 --> 01:12:27.030

Annabelle Brooks: i'd love to know more about you know how where the fish.

432

01:12:27.270 --> 01:12:28.380

Annabelle Brooks: assessed in terms of what kind.

433

01:12:28.380 --> 01:12:40.200

Annabelle Brooks: Of survey methods you used also some of the turtles I think it was just a mention of my turtle swim and I think i'm considering it's a protected species organism in the Bahamas.

434

01:12:41.190 --> 01:12:49.680

Annabelle Brooks: endangered green sea turtles critically endangered hotspot turtles using the sound using the same seagrass flats, and the whole area.

435

01:12:50.880 --> 01:13:04.800

Annabelle Brooks: Around the proposed development as well just love to understand a bit more about the kind of what survey work was done there, but also what are the expectations from the government in terms of the potential negative impacts of those kind of protected species as well, so.

436

01:13:06.600 --> 01:13:08.040

Annabelle Brooks: Is that was that this kind of questions.

437

01:13:11.520 --> 01:13:12.630

RNewbold: Thank you, Miss books.

438

01:13:15.690 --> 01:13:21.960

Melissa Alexiou: I can speak somewhat to the methodologies the the benthic assessment was performed in 2018.

439

01:13:23.520 --> 01:13:28.320

Melissa Alexiou: And it was I believe a two day field assessment by site.

440

01:13:29.370 --> 01:13:42.360

Melissa Alexiou: there's no at the time, there was no andhra methodology put in, but I can speak with a marine biologist he performed the survey to the to the exact methodology, there is the method statement.

441

01:13:42.930 --> 01:13:57.300

Melissa Alexiou: Within the environmental baseline report as well, identifying the weather conditions and the number of species, the descriptions the epiphone the algae and everything that was identified.

442

01:13:59.460 --> 01:14:05.040

Annabelle Brooks: And is there, therefore there's some kind of you know, I guess, I just question, maybe a small for DEPP, but when you're.

443

01:14:05.520 --> 01:14:13.140

Annabelle Brooks: Providing those kind of results is there a baseline or you know, like what's the reference point in terms of where that would be concerned.

444

01:14:13.440 --> 01:14:18.780

Annabelle Brooks: As far as impact and like I mentioned again I do want to bring back up the protected species that really haven't been.

445

01:14:19.380 --> 01:14:33.990

Annabelle Brooks: addressed at all in terms of both juveniles, the adults that have been mentioned as far as nesting there is also a disease in Savannah sound on the sea turtle so they already at quite a stress level, so if you could speak more to those protected species as well, please.

446

01:14:35.040 --> 01:14:45.120

RNewbold: We also interject Dr brooks if there is information in specifics, that you have on the sound, that was not captured in the environmental documentation that has been provided.

447

01:14:45.900 --> 01:15:01.890

RNewbold: We are very welcome and open to you, providing such information if it has bearings on the proposed project and the activities outlined in the presentation tonight, such that it may be able to weigh against any possible decision making process.

448

01:15:03.540 --> 01:15:04.320

Annabelle Brooks: Okay, thank you.

449

01:15:06.690 --> 01:15:08.280

RNewbold: Mr Julius Robin.

450

01:15:09.510 --> 01:15:11.010

RNewbold: Can you please take the floor.

451

01:15:12.750 --> 01:15:15.690

Julius n Robin: Good evening everybody just want to say that i'm.

452

01:15:16.920 --> 01:15:21.510

Julius n Robin: I think i'm single handedly you know other than Denny renkin I spend.

453

01:15:22.980 --> 01:15:32.850

Julius n Robin: Almost every day on these fats almost every day and the sound 37 years old and I spent for the better part of 33 years of that within the sound.

454

01:15:33.630 --> 01:15:44.970

Julius n Robin: The changes that i've personally seen or viewed over the last five years is is it would blow your mind and it's basically on the same.

455

01:15:45.960 --> 01:15:57.900

Julius n Robin: area that we're talking about now, especially on the Atlantic side and i'm talking about environment environmental impact from removal of trees removal of.

456

01:15:58.830 --> 01:16:10.440

Julius n Robin: endangered species or an invasive species, speaking of the casaurina trees on that side right what most people don't understand is in a very short period of time with removal of.

457

01:16:11.850 --> 01:16:29.430

Julius n Robin: Simple trees in the area it changed the sound change the layout it changed where bonefish used to be there they're not there anymore nowhere near what they used to be during that side after removing trees on the opposite side of the island.

458

01:16:30.870 --> 01:16:39.360

Julius n Robin: The impact that can possibly happen within the sound with removing mangroves from the sound side of the island.

459

01:16:40.050 --> 01:16:54.630

Julius n Robin: I don't know if anybody any of you can tell us what that impact would be over a long period of time, whether or not you plant trees back in place the time it takes for bonefish specifically

to come back to that area.

460

01:16:55.650 --> 01:17:06.090

Julius n Robin: Nobody can answer that the time it takes for turtles, to come back to that area, nobody can answer that so it's very hard for me to ask this specific question as to you know.

461

01:17:06.120 --> 01:17:07.920

Julius n Robin: Can you tell me what time because.

462

01:17:08.010 --> 01:17:12.780

Julius n Robin: Honestly i've seen it over a very short period of time, the amount of.

463

01:17:13.500 --> 01:17:26.400

Julius n Robin: negative effects to the sound when you remove plants and i'm talking about the removal of the opposite side everything that you guys are proposing right now is proposed on the actual sound side.

464

01:17:27.120 --> 01:17:40.380

Julius n Robin: So I think Mr Denny rankin, Mr Michael culmer they were talking about the flats and everything within that area guys we've seen it too much times before, where it starts with something small.

465

01:17:41.220 --> 01:17:50.910

Julius n Robin: And we affected, we are affected by something big in the long run it may start this way, but we are afraid because we've seen it happen before.

466

01:17:51.570 --> 01:18:02.760

Julius n Robin: And it's very, very hard for you guys, to give us a guarantee that the removal of these plants will not affect us in the long run the digging or the the.

467

01:18:03.210 --> 01:18:11.070

Julius n Robin: Non dredging area with the tide flow in that same area would not affect us during hurricane times, it sounds really well.

468

01:18:11.790 --> 01:18:22.050

Julius n Robin: But seeing the simple changes over a few years that

has been impacted like miss miss Annabel said, well, I also work really close with we've we've been seeing the dangerous.

469

01:18:23.190 --> 01:18:26.220

Julius n Robin: diseases and stuff with the turtles in that area already.

470

01:18:27.000 --> 01:18:36.810

Julius n Robin: You propose, not just the removal of the trees, but to bring in bigger boats when you're bringing in bigger boats to an area like the sound, which is so rich and so important.

471

01:18:37.440 --> 01:18:51.480

Julius n Robin: coming through that area like that, on a regular basis yeah gonna run some some of the fish, you know it's going to have one upside and it's going to have one hell of a downside, so my question is, can you tell me over a long period of time.

472

01:18:52.800 --> 01:18:57.480

Julius n Robin: what's going to happen to us, because we are already being affected as we speak.

473

01:18:58.980 --> 01:18:59.310

Julius n Robin: Thank you.

474

01:19:01.800 --> 01:19:13.920

Brian Davis: mean, of course, we don't have a crystal ball Julius and can't can't tell you exactly what will happen, but the best we can do is use all of the the modern analysis that we have available to us and.

475

01:19:14.220 --> 01:19:25.290

Brian Davis: The smart biologists and scientists that assessed and prepared the design for this and and do it in a thoughtful and intelligent way and that's that's what's been done here so far.

476

01:19:29.970 --> 01:19:32.940

Brian Davis: But, but I appreciate that you know, the question that comment.

477

01:19:35.460 --> 01:19:52.200

RNewbold: Thank you know we have a similar question in the chat post by Denny galaxy s 20 the entire proposed docking area is now a part of an existing extensive bonefish flat.

478

01:19:52.860 --> 01:20:05.190

RNewbold: Any thoughts given to that and its impact on the local bone fishing guides in the area who depend on the already limited resources to make a living.

479

01:20:07.260 --> 01:20:16.620

Brian Davis: I want let Melissa Melissa chime in a bit I know the the all the docking area is on the land today and so it's not it gets opened up in.

480

01:20:17.040 --> 01:20:31.440

Brian Davis: into the the sound after that, of course, Denny well you know we've worked to do a number of times for folks who have come down and you're an important part of of what they do and the experience people have, and so you know you being successful in your business is.

481

01:20:31.620 --> 01:20:32.760

Brian Davis: important to us.

482

01:20:33.720 --> 01:20:46.500

Brian Davis: You know, for folks there, and so you know, maintaining that and the integrity of the fishing experience is important, Melissa I don't know if there's anything to add on the bonefish in that area, specifically.

483

01:20:49.050 --> 01:21:05.040

Melissa Alexiou: Ah, no I don't have anything else to add other than Denny if you could provide some information on the bonefish area and we can take a look at it, as part of the public consult consultation process and include that in the report.

484

01:21:12.090 --> 01:21:13.980

RNewbold: Dr Davis, please take the floor.

485

01:21:15.750 --> 01:21:35.700

Ancilleno Davis @SciPerspective: Thank you again i'm Dr ancilleno Davis science and perspective so first a couple of notes the Eiger methodology was around well before 2018 so your statement and that

regard is incorrect, also in 2018 on a nearby lot and 27 species were found in four hours.

486

01:21:35.850 --> 01:21:37.170

Ancilleno Davis @SciPerspective: Very nearby.

487

01:21:37.530 --> 01:21:39.030

Ancilleno Davis @SciPerspective: and very similar to the one.

488

01:21:39.030 --> 01:21:39.450

Ancilleno Davis: That.

489

01:21:39.510 --> 01:21:49.500

Ancilleno Davis @SciPerspective: You guys have inside your area so so you can refer to that information it's freely available on e-bird to not only help you all do your due diligence.

490

01:21:50.460 --> 01:21:57.660

Ancilleno Davis @SciPerspective: Next, I wanted to ask about the silt transfer from dredging and how it will impact them, thereby reefs.

491

01:21:58.260 --> 01:22:07.590

Ancilleno Davis @SciPerspective: The mangrove and benthic habitat downstream, you stated that there would be no impact, but I would like to know what hydraulic study methods you use to determine.

492

01:22:07.950 --> 01:22:14.010

Ancilleno Davis @SciPerspective: there'll be no transfer of the silt or any other pollution after during dredging through those habitats.

493

01:22:14.550 --> 01:22:24.540

Ancilleno Davis @SciPerspective: And, along with that you also stated that there is only salt water and sand where you did your sample drilling which seems to be primarily for that dredging.

494

01:22:25.410 --> 01:22:43.560

Ancilleno Davis @SciPerspective: But those docs on the images seem to imply freshwater wetlands and so saying that your development is not connected to groundwater or freshwater resources it doesn't seem to match, for me, so if you could, if you could indicate to me what.

495

01:22:43.680 --> 01:22:45.390

Ancilleno Davis @SciPerspective: What specific data you use.

496

01:22:45.390 --> 01:22:47.190

Ancilleno Davis @SciPerspective: to determine that there would be no.

497

01:22:48.900 --> 01:22:53.040

Ancilleno Davis @SciPerspective: Damage to the hydraulics at that area, if you could share that that would be great.

498

01:22:55.290 --> 01:22:57.180

Brian Davis: Lambert are able to touch on that at all.

499

01:22:57.570 --> 01:22:58.800

LAMBERT: yeah I can touch on that good afternoon .

500

01:23:00.240 --> 01:23:18.000

LAMBERT: First of all like they said early excavation for the boat basin will be while while still landlocked there'll be no silt transport to the outside the excavated material is going to be stored on the land and I proposed area that's called out excited document and shown.

501

01:23:19.320 --> 01:23:31.410

LAMBERT: So it is other than the opening at about at the time at the completion of the basin there'll be no ability for silt escape into the sound so you should have.

502

01:23:32.640 --> 01:23:34.770

LAMBERT: no silt in the sound and we've done this.

503

01:23:35.910 --> 01:23:45.780

LAMBERT: Several times that I think everybody here the environmentalist it works we leave, we will leave a controlled wall and excavated the basin completely from the land

504

01:23:47.580 --> 01:23:49.080

LAMBERT: You won't you'll never know.

505

01:23:50.160 --> 01:23:56.970

LAMBERT: The second question is related to where we did the borings we did the borings on the perimeter of the excavation.

506

01:23:58.470 --> 01:24:09.000

LAMBERT: test pits on There we have see what a write up within 18 inches of the surface and we know we've tested the water we've taken samples.

507

01:24:09.660 --> 01:24:10.110

Daniel Casali: And there's.

508

01:24:10.620 --> 01:24:11.160

LAMBERT: All along

509

01:24:11.580 --> 01:24:12.510

Driven now, we did.

510

01:24:13.560 --> 01:24:19.440

LAMBERT: confident that there's no ground water again is another reason why we are confident, we can see that some of these areas were previously disturbed.

511

01:24:20.790 --> 01:24:34.410

LAMBERT: So we there's we're confident there's not groundwater table in that area we tested the water and we, if you look at the report that much of it will be wanted to share the Geotech report which has pictures of the test pit it's showing showing what the.

512

01:24:35.520 --> 01:24:36.180

LAMBERT: test results.

513

01:24:38.010 --> 01:24:48.960

LAMBERT: i'm not sure what the third question was, but I do want to reiterate over that you know there's a comment that the boat basin is located within a bonefish area.

514

01:24:49.410 --> 01:25:03.420

LAMBERT: Presently, the design for the boat basin is on what is land right now and you're walking on the land which has about 18 inches above high waterfall so the location, the boat basin is not located in

the area right now where bonefish are going.

515

01:25:08.490 --> 01:25:20.940

RNewbold: Thank you for the response i'm going into some questions in the chat again question from a Messiah Messiah Has consideration been taken.

516

01:25:21.570 --> 01:25:35.430

RNewbold: by the developer to selling lots without the boat basin windermere is already very desirable, as is what do the citizens gain by sacrificing protected slash endangered species and nursery grounds.

517

01:25:37.920 --> 01:25:43.350

Brian Davis: All of the again all of the where, the proposed boat basin area is on the.

518

01:25:44.370 --> 01:25:56.130

Brian Davis: On the land, today there are there are several lots to do not that are do not have any access to the water or in a very kind of landlocked and inaccessible.

519

01:25:56.520 --> 01:26:04.440

Brian Davis: Which is part of the boat basin in the boat base and provides an avenue for access that's in one place for all of the residents of North windermere.

520

01:26:05.730 --> 01:26:10.710

Brian Davis: similar to the docks and found at many of the homes elsewhere on on the rest of windermere.

521

01:26:13.380 --> 01:26:30.300

RNewbold: We also have a comment in the chat on a question from moutrees, stacey moutrees, as social impacts will woefully missing from the EBS will the project be required to actually do a social impact assessment before the review is complete.

522

01:26:34.710 --> 01:26:38.880

Brian Davis: So the I don't know with what social impacts.

523

01:26:39.180 --> 01:26:39.930

Brian Davis: That the.

524

01:26:40.680 --> 01:26:42.090

Brian Davis: baseline study and the.

525

01:26:43.110 --> 01:26:46.980

Brian Davis: Environmental Management Plan or, of course, focused on just the environment for the.

526

01:26:48.090 --> 01:27:05.340

Brian Davis: For this project as a whole, the build out on North windermere is projected to create about 200 construction jobs and 200 250 permanent jobs at a full build out, you know some substantial economic benefit to the to the immediate community.

527

01:27:09.660 --> 01:27:11.640

RNewbold: Okay, thank you for that um.

528

01:27:14.070 --> 01:27:17.700

RNewbold: I think that dr.Davey already made these comments.

529

01:27:21.900 --> 01:27:23.370

I think let's see.

530

01:27:26.280 --> 01:27:35.850

Ancilleno Davis @SciPerspective: Yes, I still think there's there was no clarification on whether or not those wetlands, with the dots are connected to groundwater and if those areas will be developed.

531

01:27:39.630 --> 01:27:55.170

Brian Davis: Melissa you can touch on I I don't my my understanding is there is the rain water and salt water there and it's a salt bog and that area is the boat basin area but Melissa please add if i'm missing part of that.

532

01:27:56.580 --> 01:28:08.430

Melissa Alexiou: Oh, based on on lambert's comments, all of the geo tech I indicated, to my knowledge that there's no existing freshwater around groundwater resources, the freshwater.

533

01:28:09.330 --> 01:28:26.970

Melissa Alexiou: That would be in some of the wetlands is probably a femoral in nature and and from rainfall I some of the wetlands will not be impacted they would be on private land and that would fall under under the developer, so the two main wetland areas.

534

01:28:26.970 --> 01:28:42.600

Melissa Alexiou: That would be impacted as the larger buttonwood area and the the saltwort formation, but there are wetlands on site in the vicinity of the boat basin, that would not be lost as a result of the.

535

01:28:43.740 --> 01:28:45.780

Melissa Alexiou: excavation of the boat basin.

536

01:28:50.520 --> 01:28:51.120

RNewbold: ms.brooke.

537

01:28:51.180 --> 01:28:52.710

RNewbold: I see your hand, you can take the.

538

01:28:52.710 --> 01:28:53.070

floor.

539

01:28:56.670 --> 01:29:04.530

Annabelle Brooks: And thank you again I just been making some comments in the chat I guess it's more and others have been bringing up the important points and so just.

540

01:29:05.400 --> 01:29:14.340

Annabelle Brooks: Supporting what their sandwiches in that and I guess my main thing being you know there's critically endangered elkhorn call on the antic side to those who are suggesting some more activity on that side instead.

541

01:29:15.030 --> 01:29:19.860

Annabelle Brooks: There is a lot of information out there, I think, if you Googled Eleuthera and bonefish or turtles or.

542

01:29:20.550 --> 01:29:26.400

Annabelle Brooks: number of other species cape Eleuthera institute will pop up, and so there is information they're showing that bonefish do in fact.

543

01:29:26.730 --> 01:29:38.400

Annabelle Brooks: use savannah sound, I would also like to support Mr Renkin who was asking about bonefish like clearly he is not suggesting it's bonefish on the land, but the areas where the culverts and the opening to the basin would be.

544

01:29:39.720 --> 01:29:50.220

Annabelle Brooks: adjacent to right where bonefish do use and we have studies that show movement of bonefish in and out of the sound and supporting integrations and so on how important those are in terms of contributing and.

545

01:29:51.600 --> 01:29:55.050

Annabelle Brooks: Yes, I will send them provide information on the turtles, as far as what we have.

546

01:29:55.500 --> 01:30:02.490

Annabelle Brooks: I am I, I appreciate 13 you built (unclear) using I can offer information, I would still love to hear like what are the expectations for this.

547

01:30:02.880 --> 01:30:07.800

Annabelle Brooks: Group to survey properly for those and also my final question was just what are the alternatives to this.

548

01:30:08.190 --> 01:30:17.070

Annabelle Brooks: And somebody else brought that up, but I would love to know, with all the amount of rock that needs to be removed from the basin, for instance, and and other materials like where did they end up just out of interest and.

549

01:30:18.810 --> 01:30:20.580

Annabelle Brooks: how'd you deal with that, thank you.

550

01:30:26.400 --> 01:30:37.710

Brian Davis: Sure so I know we engaged Melissa and her firm who engaged several marine biologists and and and others with expertise in.

551

01:30:38.490 --> 01:30:48.330

Brian Davis: In the field to conduct this and make sure it was done appropriately and so they would have engaged folks as as they saw appropriate.

552

01:30:49.020 --> 01:31:04.770

Brian Davis: There this doesn't I don't know there's been a couple of comments about this going to the Atlantic Ocean, it does, it does not, it is just on the down side there's no access or no reach out there, so this does not touch to the Atlantic and then I think I address about the.

553

01:31:06.720 --> 01:31:11.670

Brian Davis: We know why this is being built to scotts sawyers question earlier.

554

01:31:13.020 --> 01:31:27.030

Brian Davis: And the the fill gets staged on three areas split into three different piles based on on what type, it is, and then is able to be used elsewhere on the project, instead of bringing fill in.

555

01:31:33.090 --> 01:31:45.120

Melissa Alexiou: At the time of the survey is no no bonefish were identified, and I would greatly appreciate any information that you have to share, I think that would be great to include.

556

01:31:46.050 --> 01:31:56.340

Melissa Alexiou: Again this the TOR was developed under the the former best Commission and i'd have to look back at the exact date, but it may have even been as early as 2017.

557

01:31:56.910 --> 01:32:06.810

Melissa Alexiou: For just an environmental baseline survey at the time, so we'll take a look at the information Miss Brooks and thank you for for bringing that up.

558

01:32:11.760 --> 01:32:29.520

RNewbold: Dr Davis has posted i'm sorry Dr Davis denny's galaxy as 20 says, I grew up watching crabs eating cocoa farms on coconuts and watching coots in the very same area that the basin is situated it's an natural born.

559

01:32:31.680 --> 01:32:47.370

RNewbold: i'm sorry so then Dr Davis stated the sawgrass areas labeled on your map seem to be long term, not a femoral wetlands using multiple year satellite imagery please reassess and provide data.

560

01:32:49.680 --> 01:32:51.270

RNewbold: And then there is a.

561

01:32:59.460 --> 01:33:03.930

RNewbold: Okay, so Miss Brooks says the word encouraged was used.

562

01:33:05.340 --> 01:33:10.890

RNewbold: Can consumers clients Homeowners not be expected to use best practice.

563

01:33:10.920 --> 01:33:13.710

Brian Davis: No they can be expected to follow best practices.

564

01:33:21.270 --> 01:33:28.470

RNewbold: There are 27 persons presently involved in this public consultation effort and time of 7:12.

565

01:33:30.270 --> 01:33:31.140

RNewbold: We have.

566

01:33:35.460 --> 01:33:44.040

RNewbold: Until 730, are there any other questions any other comments that anybody wishes to have documented the part of the record.

567

01:33:51.390 --> 01:34:03.720

RNewbold: The individual who was using gas, you would need to pull it clearly identify yourself, please, such that you would be part of the record in order to have a response provided to your comment Could you provide your name, please.

568

01:34:06.150 --> 01:34:13.710

RNewbold: Okay, thank you, Miss Moss has asked the question, let me go find it problem.

569

01:34:16.170 --> 01:34:34.770

RNewbold: Probably a femoral is there any def definitive study or

documentation confirming freshwater resources in the area as a general question how much time was spent in the field documenting what currently exists, these responses seem very broad and general it's disconcerting.

570

01:34:39.690 --> 01:34:56.760

Brian Davis: I think Lambert had addressed it there we'll share the materials we had from the study on freshwater and the survey there and correct me if i'm speaking out of turn Lambert, and then I know there were two days spent in the field documenting the existing.

571

01:34:57.840 --> 01:35:01.950

Brian Davis: documenting the existing conditions and, again, Melissa correct me if that was incorrect.

572

01:35:04.110 --> 01:35:05.730

Melissa Alexiou: yeah I believe it was some.

573

01:35:05.820 --> 01:35:17.910

Melissa Alexiou: To it was two days November 2 to third in 2018 if there's concerns on the timing, please put them in and you know in writing and we'll address them in the public consultation report.

574

01:35:21.780 --> 01:35:28.110

LAMBERT: Your correct Brian well, I think we spent two to three days drilling on site.

575

01:35:33.330 --> 01:35:35.490

RNewbold: Okay, see the hand of miss brooks.

576

01:35:38.430 --> 01:35:45.030

Annabelle Brooks: Hello again thank you and Director newbold i'm sorry this is something that I just don't understand and perhaps it's the same for other so I wanted to ask.

577

01:35:45.690 --> 01:36:00.870

Annabelle Brooks: I would love to understand the significance of this permit in 2010 and how that relates to a proposal right now, and you know what is, what is the connection between the two, and why can that be why, why is it significant if I would just appreciate some explanation, thank you.

578

01:36:02.430 --> 01:36:06.090

RNewbold: I guess, we would need some clarity what permit, are you making reference to.

579

01:36:07.320 --> 01:36:09.030

Annabelle Brooks: You know, to the letter the march 2010 sorry from the secretary applied permit for activity (unclear)

580

01:36:21.990 --> 01:36:26.730

Daniel Casali: I think the relevance of mentioning that was just to give a little background of the history of the project.

581

01:36:27.150 --> 01:36:37.560

Daniel Casali: But you know it's it's not like we're renewing that permit where we're getting an entirely new permit that was just to be clear that you know this has been something that had previously been discussed and worked on.

582

01:36:38.280 --> 01:36:42.570

Daniel Casali: That and then you know, once we became involved in the project, we were taking that over.

583

01:36:45.600 --> 01:36:45.990

Brian Davis: It.

584

01:36:48.180 --> 01:36:55.650

Brian Davis: that's In fact it was confirmed when we came into it and the environmental management plan in the in the revised baseline is what we're doing here today.

585

01:36:57.210 --> 01:37:03.870

Annabelle Brooks: So this this proposal is basically subject to all current rules and laws and everything.

586

01:37:06.330 --> 01:37:23.160

RNewbold: Everything that was in the past and by law, we can reach backwards to undo, we can only utilize the law as we seek to move forward so everything they're proposing now subject to the environmental legislations that are presently enacted.

587

01:37:24.720 --> 01:37:25.770

RNewbold: We have.

588

01:37:26.220 --> 01:37:43.980

RNewbold: you're welcome another question in the chat from miss Mckinney Lambert, please could you share a nautical chart showing the developer recommended boat passage in an out of the boat basin and to the Atlantic.

589

01:37:45.240 --> 01:37:56.910

RNewbold: boat owners, especially of vessels up to 37 feet in length would need guidance on how to get in and out without running aground given the shallow bars that are present in the sound.

590

01:37:59.730 --> 01:38:00.150

Daniel Casali: I know.

591

01:38:01.470 --> 01:38:05.430

Brian Davis: I said, whenever that when that boat came in, we engaged a local.

592

01:38:06.900 --> 01:38:11.190

Brian Davis: person from savannah sound familiar with the waters to assist in that navigation.

593

01:38:15.570 --> 01:38:27.870

RNewbold: Okay, we have another comment, please note that social impacts is not only about job creation, decreasing climate resilience and changes to way of life are significant social impacts.

594

01:38:32.400 --> 01:38:36.120

RNewbold: Miss brooks your hand is up is that from the previous question.

595

01:38:37.410 --> 01:38:38.280

Annabelle Brooks: yeah sorry ill lower.

596

01:38:41.940 --> 01:38:50.370

RNewbold: It is now 718 and, as a matter of record, there are 27 persons involved in the chat.

597

01:38:52.710 --> 01:39:03.810

RNewbold: We have another question from Moss here says, will there be any additional studies done in the field, or is or is this the extent of the data collection of in the field.

598

01:39:06.420 --> 01:39:10.470

RNewbold: And I don't know the answer to that question is.

599

01:39:11.610 --> 01:39:20.220

RNewbold: As the, as this is a process whereby information is being sought from the general public and gives the general public the opportunity to.

600

01:39:22.380 --> 01:39:34.170

RNewbold: identify any gaps in the documentation that has been presented after review of all the information that's presented through this public consultation process.

601

01:39:34.800 --> 01:39:44.100

RNewbold: It will be a determinant of the department to do verify as to whether or not additional studies would have to be undertaken in order to satisfy.

602

01:39:44.490 --> 01:39:56.220

RNewbold: The questions or concerns that have been raised with regards to the environmental impact or environmental sustainability as being proposed by the development activities.

603

01:39:57.510 --> 01:40:04.320

RNewbold: um there's another question in the chat are the lots for home owners sold.

604

01:40:06.510 --> 01:40:09.990

Brian Davis: Yes, most of them are, although not all of them.

605

01:40:14.100 --> 01:40:21.180

RNewbold: It is now 719 there are 27 persons involved in this meeting.

606

01:40:26.100 --> 01:40:32.040

RNewbold: I see no additional questions in the chat I see no hand

raised.

607

01:40:33.120 --> 01:40:34.890

RNewbold: on the screen up.

608

01:40:36.060 --> 01:40:42.360

RNewbold: Dr Davis but coming up i'm sorry yeah Dr Davis.

609

01:40:45.450 --> 01:40:58.680

Ancilleno Davis @SciPerspective: So, in your statements that you survey for two to three days the the drilling time that you spent and the habitat assessment effort are two different things, I appreciate that you are there.

610

01:40:59.130 --> 01:41:12.000

Ancilleno Davis @SciPerspective: drilling for three days, but specifically for the avian and habitat assessments, I would like to see information on the survey metadata so for the avian surveys.

611

01:41:12.690 --> 01:41:22.380

Ancilleno Davis @SciPerspective: How long were the avian surveys conducted which you say is three hours but was that three hours over the two days or three hours.

612

01:41:23.010 --> 01:41:37.170

Ancilleno Davis @SciPerspective: In one day or those hours spread out throughout the day, so that you get morning evening afternoon birds also what distance was traveled during these surveys and what percentage of the area was covered.

613

01:41:37.740 --> 01:41:45.480

Ancilleno Davis @SciPerspective: And what methodology was used for the bird surveys there's Caribbean waterbirds census, which would be appropriate for the wetlands.

614

01:41:45.780 --> 01:41:55.050

Ancilleno Davis @SciPerspective: Their transact surveys that might be appropriate for your pathways and your survey lines and there's area search methods which would be appropriate for other areas.

615

01:41:55.470 --> 01:42:05.190

Ancilleno Davis @SciPerspective: Similarly for the habitat assessment what percentage of the area was surveyed how long were the transects lines lines that were run.

616

01:42:05.520 --> 01:42:14.760

Ancilleno Davis @SciPerspective: You know what type of plot samples, I understand that these are rapid assessments, but I would like to know some of that metadata behind that.

617

01:42:15.420 --> 01:42:26.670

Ancilleno Davis @SciPerspective: To see how how how thorough this assessment was you could share any of that that would be good, and I will post the end the chat as well, so that you can have that for a record.

618

01:42:31.500 --> 01:42:36.510

RNewbold: Thank you, Dr Davis, now we recognize.

619

01:42:37.530 --> 01:42:38.550

RNewbold: galaxy.

620

01:42:39.600 --> 01:42:42.780

RNewbold: denny's galaxy s 20.

621

01:42:44.190 --> 01:42:45.990

RNewbold: Dr. Davis if you could lower your hand, please.

622

01:42:47.070 --> 01:42:51.480

Denny's Galaxy S20 FE 5G: Again on one of my great concerns is that you know when I was growing up, and this is.

623

01:42:52.800 --> 01:42:53.550

Denny's Galaxy S20 FE 5G: Before.

624

01:42:54.720 --> 01:43:02.310

Denny's Galaxy S20 FE 5G: the time that the guys that are trying to do this development, now the area that this proposed Marina is to.

625

01:43:02.910 --> 01:43:22.020

Denny's Galaxy S20 FE 5G: is to be situated that whole area is

reclaimed when I was growing up that was the second largest bonefish flat in this area, the guys that that dredge that hole now that they're going to use as the dark an area.

626

01:43:23.190 --> 01:43:40.560

Denny's Galaxy S20 FE 5G: That was all dredged all the stuff was shot up into the flat, and now that flat no longer exists it's entirely in gone, you know so there's this this is kind of difficult for me, you know to to just take.

627

01:43:44.310 --> 01:43:57.180

Denny's Galaxy S20 FE 5G: people's words for a moment, much happened confer you to work with folks that are the beginning that area that if you look at where or that.

628

01:43:59.160 --> 01:44:01.410

Denny's Galaxy S20 FE 5G: The pool is and they're going to.

629

01:44:02.460 --> 01:44:10.440

Denny's Galaxy S20 FE 5G: that used to be the narrowest part of windermere island all back of there used to be bonefish flats.

630

01:44:11.910 --> 01:44:19.170

Denny's Galaxy S20 FE 5G: So the silt that came out of that hole went right into those flats, and now a solid land.

631

01:44:21.300 --> 01:44:24.990

You know and i'm i'm seriously, I think, maybe.

632

01:44:26.550 --> 01:44:28.470

Denny's Galaxy S20 FE 5G: What similar you know, taking place.

633

01:44:29.610 --> 01:44:32.250

LAMBERT: I just want to clarify one thing and i'm glad you brought it up.

634

01:44:33.360 --> 01:44:39.840

LAMBERT: Their location, that you say they dredge which is you're indicating is the proposed docking, it is not the proposed docking.

635

01:44:40.530 --> 01:44:49.980

LAMBERT: The proposed docking is going to be where they feel that we're going to open back up those flats where they closed in us where we're going to open back up and that is where the proposed dock is.

636

01:44:50.940 --> 01:44:59.760

LAMBERT: that there could be some significant benefit by doing this project, the way that they dredged in that you commented on we're not touching that we're not going anywhere near that.

637

01:45:00.300 --> 01:45:06.600

LAMBERT: we're going to where they filled in that's why where we did the geo tech, we found a dredgement that you're talking about.

638

01:45:07.020 --> 01:45:07.710

LAMBERT: Well that's why.

639

01:45:09.030 --> 01:45:10.890

LAMBERT: that's why we're confident, so no.

640

01:45:10.980 --> 01:45:14.340

LAMBERT: Know no what resources there because it is the area that.

641

01:45:15.510 --> 01:45:28.350

Denny's Galaxy S20 FE 5G: Okay, you see where that long jetty comes out on the right, you know if you're looking at it as as I look at it on my phone here it's the southern end of that deep area.

642

01:45:32.370 --> 01:45:37.500

Denny's Galaxy S20 FE 5G: From there all the way back to where you can have to remove those minerals.

643

01:45:38.670 --> 01:45:46.260

Denny's Galaxy S20 FE 5G: All the way back toward the East all of that used to be flat that used to be mangroves and salt water.

644

01:45:48.540 --> 01:45:49.050

Denny's Galaxy S20 FE 5G: All of it.

645

01:45:50.190 --> 01:46:02.040

Denny's Galaxy S20 FE 5G: You know where you take that the road from your gate to go into your main development area that you still all be flat, salt water flats.

646

01:46:05.370 --> 01:46:09.180

LAMBERT: We agree with you fully that's what we discovered when we did a investigation.

647

01:46:09.900 --> 01:46:22.800

LAMBERT: But I just want to reiterate what you're saying that we're not putting the not putting the dock in that dredge there were putting it in the area that was closed in so but i'll let you study the drawing a little bit more.

648

01:46:24.870 --> 01:46:29.220

LAMBERT: To be exactly where the new docking area is going to be.

649

01:46:29.880 --> 01:46:36.480

Denny's Galaxy S20 FE 5G: yeah cuz i'm seeing a building and i'm pretty sure i'm seeing slips with boats alongside them.

650

01:46:42.870 --> 01:46:43.680

LAMBERT: i'll let you meet up with.

651

01:46:44.910 --> 01:46:49.140

LAMBERT: Brian and Danny i'm sure you'll be glad to showm him onsite exactly.

652

01:46:50.190 --> 01:46:50.400

LAMBERT: where that is.

653

01:46:52.380 --> 01:46:54.690

RNewbold: Right Thank you Mr Denny Thank you Mr Lambert.

654

01:46:55.710 --> 01:47:18.690

RNewbold: Mr Julius robbins you would be our last question of the night any other questions people wish to catch in before the 730 cut off time you can put it in the chat as well, as I said, you can email both ourselves at inquiries at Depp.gov.bs or at information@northwindermere.com.

655

01:47:20.430 --> 01:47:27.030

RNewbold: And Mr Denny just so I don't get confused closing out, can you lower your hand and I heal the floor to Mister Robin.

656

01:47:29.100 --> 01:47:42.360

Julius n Robin: Good evening, again, I just wanted to know if the proposed project is you know it's all green light go how long is the project, you know how long do you guys figure that it'll take to.

657

01:47:42.990 --> 01:48:01.920

Julius n Robin: complete it, you know that that's that's my both myself and Denny that's our office, every day, where we do move around those areas bone fishing so it'll be good to have an idea as to okay we're going to be working on this for the next three months and or whatever that time is.

658

01:48:03.030 --> 01:48:07.980

Julius n Robin: So that we would truly have an idea as to to know that we can fish in those areas during that time.

659

01:48:09.030 --> 01:48:11.820

Julius n Robin: Because you, no matter what we're going to be affected.

660

01:48:11.820 --> 01:48:19.200

Julius n Robin: By it even if it's only for a short period of time, so my question is how long do you guys propose the project to take.

661

01:48:20.040 --> 01:48:36.840

Brian Davis: And Dan correct me if i'm wrong here but it's four months, although the majority of that again is all done in on the land, and so there is no open to the sound of that and so it's just a small period of time for that Dan and if there's any more color on there.

662

01:48:37.950 --> 01:48:43.080

Daniel Casali: yeah that's correct they actually anticipated really taking closer to three months, but they have four to finish it so.

663

01:48:45.750 --> 01:48:54.150

Julius n Robin: Okay, so that's that's basically within that time you

know it will be very hard for us to access that area um you know, especially when you open up the mouth.

664

01:48:54.480 --> 01:49:01.350

Julius n Robin: Because the amount of activity in the area will determine whether or not the bonefish would be there, so and i'm just letting you guys know.

665

01:49:01.830 --> 01:49:11.040

Julius n Robin: Even if everything's on the up and up and you got all of the right approvals, you know we are going to be affected, for that period of time, you know, I just want to kind of put that out there.

666

01:49:14.910 --> 01:49:33.510

RNewbold: Thank you Mister Robin all right, ladies and gentlemen, we're about to close the meeting it's now 728 there are 25 persons at the time of conclusion, I want to thank you all for your participation this afternoon well this evening.

667

01:49:34.680 --> 01:49:53.670

RNewbold: And, as I said, the next steps would be the compilation of the public consultation report, which should be reflective of all your questions or concerns and the responses that are provided by the North Windermere team, as well as they can add to any additional information based on that response.

668

01:49:54.780 --> 01:50:00.720

RNewbold: And those that information those questions the information provided with then also feed into whether or not.

669

01:50:01.860 --> 01:50:11.610

RNewbold: The project can go forward, as it is, or whether they need to be any revisions or amendments or any additional data that made me to be collected to verify the concerns that were raised.

670

01:50:13.890 --> 01:50:26.760

RNewbold: or dispelled any of the concerns that were raised so you still have 21 days in which to provide any additional questions or comments, please note the cutoff date is Thursday August 19 at 5pm.

671

01:50:27.450 --> 01:50:39.690

RNewbold: You are to send your questions by email to the department or

you can send it to the developer, please note by law either one of us, which receives any questions or comments.

672

01:50:40.110 --> 01:50:48.600

RNewbold: has to share that information with the other such that we ensure that the document on completion is truly comprehensive and reflective.

673

01:50:50.010 --> 01:51:03.360

RNewbold: I want to again thank you all for this opportunity, and thank you for your participation and exercising your right, as citizens of the Bahamas to question query and make your comments known, I wish you all a good evening and stay safe.

674

01:51:28.500 --> 01:51:41.730

RNewbold: Oh, Mr sands since you're still on the call please know your question that you asked as it is not an environmental concern we won't necessarily that will be something you might want to take up on a personal.

675

01:51:42.780 --> 01:51:43.560

RNewbold: inquiry.

676

01:51:46.980 --> 01:52:03.900

Ancilleno Davis @SciPerspective: Director Newbold to be cloud to be clear, after they turned back after they return the the document with their responses to our concerns how long, again, is it after that that we get to respond to whether or not our concerns were addressed.

677

01:52:04.710 --> 01:52:13.350

RNewbold: The law does not indicate any particular time for you to give back a comment or response with respect to what they have said.

678

01:52:13.830 --> 01:52:33.840

RNewbold: it'll be in your best interest after seeing that as soon as possible, or practical for you that you alert the department like I said this whole process is about determining any environmental deficiencies associated with the project once they send in the document to us, we will.

679

01:52:35.910 --> 01:52:36.690

RNewbold: everybody's still there.

680

01:52:41.880 --> 01:52:42.450

RNewbold: We will read.

681

01:52:42.480 --> 01:52:43.890

casuarinamckinney: Yes, still here yeah.

682

01:52:43.950 --> 01:52:45.990

RNewbold: We will review the documentation.

683

01:52:47.010 --> 01:52:48.930

RNewbold: And, as I said, if there is any.

684

01:52:50.460 --> 01:52:56.850

RNewbold: legitimately environmentally significant query comments or gaps that have been identified in this process.

685

01:52:57.810 --> 01:53:08.820

RNewbold: that the project will be reviewed in that light and the developer will be advised appropriately as to whether these concerns need them to make modification revisions or adjustments.

686

01:53:09.810 --> 01:53:30.510

RNewbold: Before the project can be considered for approval, so the onus is to make sure you get in your questions to us before the 19 such that by the 20th, which is the earliest any documentation can be submitted to us under this process or posted online, for your review.

687

01:53:32.490 --> 01:53:43.020

RNewbold: anytime after that, as quickly as possible, you, you should you look that up you saw your response you still feel as though there was in anything, it was entirely address.

688

01:53:43.980 --> 01:53:56.430

RNewbold: us know, or you may find within the documents response, the additional response from the developer your questions may be addressed by saying some additional may be undertaken, but we'll have to look at the report to determine.

689

01:53:57.660 --> 01:53:59.190

Ancilleno Davis @SciPerspective: Okay, thank you very much.

690

01:53:59.640 --> 01:54:00.450

you're welcome.