

**Barrington Conservation Commission
January 11, 2024, 7:00 p.m.**

IN PERSON LOCATION: Town of Barrington (NEW TOWN HALL) 4 Signature Drive
(1/4-mile North of the Old Town Hall) Barrington, NH 03825

Join Teams

Barrington Conservation Commission Meeting – Virtual Access

Meeting Access

Remote Meeting Participation

Video: barrington.nh.gov/ccmeeting

Call: [+1 603-664-0240](tel:+16036640240) (one-click link)

Conference ID: 666 455 706#

MEMBERS PRESENT

Doug Bogen, Chair
Gary Imbrie
Paul Panish
Jack Gale, Vice Chair/Treasurer
Ken Grossman (via remote)
Rob Gibson, Selectboard liaison
Dan Cassidy, alternate
Scott Heron, alternate

ABSENT

Anne Melvin, alternate
Charlie Tatham, alternate
Jenny Stuart, alternate

Call to order Barrington Conservation Commission (BCC) Chair Doug Bogen called the meeting of January 11, 2024 to order at 7:01.

Delegation of voting members Chair Doug Bogen confirmed the presence of members as above .

Minutes review and approval The minutes of December 28, 2023 were approved as amended.

Treasurer's Report (Jack Gale) At year end, interest was \$1,318.29 and the balance was \$501,905.69.

NEW BUSINESS/OLD BUSINESS

- NH Primary info table CC members signed up for times to cover a joint information table for the CC and Trails Committee. Jack will check with Ron St. Jean about getting a space for the table.
- Wetland buffer analysis – GIS training Doug mentioned a UNH training course for use of GIS. Doug and Paul will look into the workshop.
- Zoning amendments Doug shared some warrant articles that will be voted on in March. Some specifically deal with amending the language to clarify existing

standards for conceptual development plans. There was discussion, both pro and con, about a petition article which would, if passed, increase lot sizes.

- Young Road project The PB continues to review this project. Doug will see if there is any more information about Strafford Regional Planning having input on this project with a regional impact study.
- Monitoring Gerrior has been done.
- Richardson Dam funding and Eco study Mark West is agreeable to doing an ecological study. There was consensus on the CC to go ahead with this study, and it was noted that there will be both an wildlife and wetland component to the report.
- Dudzik land conservation
- Purchase of lots 248-0001 and 248-0002 to expand Town Forest
- Coot Farm [243,244&230-MultiLots-23-Design \(Owner: Carla Williams\)](#) Doug reviewed the plans and shared the CC letter (below) which has been sent to the PB. There is a PB meeting scheduled for Jan 16th to continue discussion and review.

To: Barrington Planning Board

From: Barrington Conservation Commission

Doug Bogen, Chair

Re: 243,244&230-MultiLots-23-Design (Owner: Carla Williams)

Given this property's challenging terrain, associated soil types and close proximity to prime wetlands and existing conservation areas, the Conservation Commission is very concerned about potential environmental impacts from this development as proposed. We note that the region of town it would develop is our #1 designated conservation potential, as identified on the co-occurrence map, and it includes several of the Town's prime wetlands. So we strongly support a conservation subdivision approach for these lands. Maintaining the unfragmented quality of this region and protection of its associated waterways and wetland is of utmost importance to us, and we support designation of a large contiguous conservation easement on most of the property.

Our main concern is with the size of the proposed development, given the sensitive location and the seemingly problematic yield plan presented. And since the existing access roads for the development are designated as "scenic roads," the proposed size, extent and entrance/exit ways for the development could be problematic for maintaining the scenic character of these roads.

The plan maps for the proposal do not appear to include required wetland buffers or in some cases even complete wetland boundaries, making it difficult to assess suitability of many parcels and roadways for development. The three prime wetlands on the property and associated buffers are also not designated, which given their extensive nature, would help to understand potential impacts.

Regarding the yield plan specifically, all lots on the north-central section abutting prime wetlands appear to have very steep slopes down to the wetlands themselves, or are mostly wetlands themselves. We question whether these are buildable lots. The associated roadways for these lots require five separate stream crossings, three of which are in prime wetlands. Our understanding is that other lots, especially at the northern end of the property, are steep, have poor and very shallow soils. Would these support a septic system, and does that need to be determined for the yield plan?

We also note that much of the land in question is designated as highest ranked wildlife habitat in the state or the region, and it would be expected to be prime habitat for threatened species such as blanding's turtles. Maintaining wetlands, waterways and associated wildlife corridors will be key in protecting these lands for wildlife.

Given all these concerns, we would like to request that a full environmental impact assessment be done for the project, including identification of vernal pools on the property. With the proposed density of housing upgradient of sensitive waterways and wetlands, we would also like to see a hydrogeological study conducted prior to determination of the suitability of the development.

- Gerrior Rd. re-design [260&268-MultiLots-23-Design \(Owner: JE Development, LLC\)](#) This is a preliminary design. CC members commented that they are pleased about the proposed consolidation of conserved land.

CASES BEFORE THE PLANNING BOARD

No new cases until January 17th

Public Concerns

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COMMISSION

COMMITTEE REPORTS

A. Lands Committee, Trails Committee *Jack reported that the trails book is being revised, and a moonlight hike is planned*, Lake Associations

B. Isinglass River, Oyster River, and Lamprey River Local Advisory Committees.

Sightings mentioned were bald eagles, buffleheads, and an opossum.

The meeting was adjourned at 8:45.

Respectfully submitted,
Pat Lenzi