

MEMORANDUM

To: Barrington Zoning Board of Adjustment
From: Barrington Conservation Commission
Subject: James property, Small Rd (Ayers Lake): Request by applicant to request variances from Article 11.2 (1) 75' setback from pond over 2 acres.

At its meeting of November 5, the Conservation Commission reviewed the case referenced above. Daniel Olone from Berry surveying presented plans for removal of an existing house to be replaced with a two level house which would go on the existing foundation. Other existing buildings would be replaced with a two car garage. There is currently no deck, but they would like to build a 14' x 30' deck. Also proposed is removal of the existing impervious patio to be replaced with pervious concrete pavers.

It was explained that on this small lot there are very few options for renovating and/or improving its use without the need for variances. By and large we can support the project going forward, since the proposed impacts to Ayers Lake will not be much different from what they are at present. We were pleased to see that the applicant is aware of possible runoff/erosion issues. To address these, the proposal:

- ❖ Removes the existing impervious patio and replaces it with a pervious alternative
- ❖ Places a gravel bed under the proposed deck so that rainwater is absorbed into the ground rather than running off
- ❖ Uses the existing foundation, so much less lakefront land needs to be disturbed in order for the new house to be built.
- ❖ Adds additional plantings to the shoreline to increase the effectiveness of the vegetated buffer

That being said, we believe that the size of the proposed deck is somewhat excessive for the proposed house, and recommended that it be reduced with the reduction coming from the area closest to the lake. At our meeting the applicants said that they were willing to do this, so the plan which you will review may reflect this. Our suggestion was that the length of the deck be reduced from 40' to 30', and that further plantings be made lakeside from it.

If these conditions are met, the Conservation Commission can support the application.

Thank you for the opportunity to let us review these issues that can potentially affect the town's natural resources. If we can be of further service with this project please contact me via the Town Office at 664-5798.

Respectfully,

John Wallace, Chairman