

Stephen Jeffery  
128 France Rd  
Barrington, NH 03825

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Dear Planning Board members,

I oppose the Falzone Conservation Subdivision project as proposed for a number of reasons including but not limited to those listed below.

- 1) The project is scattered and premature because there is not a proposal to improve and utilize the existing Class VI road, Old Greenhill Road.
- 2) Conservation Subdivisions are residential and cannot include commercial and municipal uses.
- 3) The proposal does not include the required 100-foot perimeter buffer around the entire residential portion of the subdivision. The proposal indicates the commercial lots will provide the buffer. This presents a conflict of land ownership rights.
- 4) The proposed subdivision road design road does not fully take advantage of the topography on the site to limit road grades. The proposal does not include a frontage road as recommended in Barrington's regulations.
- 5) As proposed a large percentage of the individual lots do not have direct access to the open space.
- 6) The Zoning Ordinance includes protecting ridge tops as part of the open space. The proposal develops most of the accessible ridge on the site.
- 7) The application does not provide a detailed analysis of the area to be designated open space that is different from the area that cannot be developed as shown on the yield plan. I am concerned the areas that cannot be developed by regulations and location may exceed the maximum permitted for the open space by the zoning ordinance.

I request this letter be included in the project file.

Respectfully submitted,  
Stephen Jeffery

