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*Isinglass River Local Advisory Committee  
P.O. Box 224  
Strafford, New Hampshire 03884*

June 23, 2020

Alteration of Terrain Bureau  
Attn: Ridgely Mauck  
NH Department of Environmental Services  
PO Box 95  
Concord, New Hampshire 03302-0095

Re: File Number: 20200605-079 AoT Permit Application, Barrington Office-Storage, NH Route 125, Tax Map 220, Lots 54-7-1 and 54-7-2, Barrington, NH, Owner: Mill Falls Realty LLC

Dear Mr. Mauck and the Alteration of Terrain Bureau:

The members of the Isinglass River Local Advisory Committee conducted an on-site review for the above-referenced application on June 11, 2020, and we have the following observations and comments based on our review of the AoT application package for the Barrington Storage-Office project.


1. The stream located along the south edge of the property is apparently a small run off stream that likely drains directly to the Isinglass River.
2. The bio-retention/infiltration pond is located partly within Barrington's shoreland setback area, and part of the development area is within a wetland buffer. The property is also right on the edge of a groundwater protection area to the south.
3. The septic system for the front 5 units is located in "somewhat poorly drained" soil with a seasonal high water table at 7-14 inches below grade. We are concerned about the suitability of these soils for commercial development. Soils data in the application package appears to correspond to the soil characteristics and plants that we saw during our site review.
4. The location for the proposed septic system at the back of the development shows a seasonal high water table at 15-40 inches, and is labeled "moderately well drained". However, there are wetlands areas throughout the site and the entire site has a pretty shallow seasonal high water table. The proposed development occupies virtually all of the area of the site that is not wetlands or wetlands buffer under Barrington zoning.
5. The bio-retention pond and all other site runoff will drain to the very poorly drained soils (e.g., wetland soils) bordering the stream. These are also areas with the steepest slopes. Snow storage areas will all run off to nearby wetlands, most toward the stream.
6. The proposed stormwater management/inspection plan requires annual reporting to the Barrington Planning Department. The plan requires monthly inspection of catchbasins and removal of sediment, oil/grease as needed and inspection of the bio-retention area twice annually and after each 1-year storm (2.5 inches of rain in 24 hours). Our biggest concern about with stormwater management structures is always whether the post-rain event inspections will actually occur. Who will be responsible for those?
7. The application documents only include data for the 2-year, 10-year, and 50-year storm events. A 50-year event is 6.98 inches of rain in 24 hours. They should be looking at the 100-year event (8.33 inches in 24 hours).

We would particularly like to know why Tritech Engineering Corporation, the Agent for this application, did not include 100-year storm calculations. 100-year storm calculations are increasingly the norm, and given the soils and potential runoff from this site, combined with its proximity to the Isinglass River, we feel that 100-year storm calculations should have been done. The permit documents reference <http://precip.eas.cornell.edu/> as the source for precipitation data and that website says: "*in New York and New England where the frequency of 2 inch rainfall events has increased since the 1950s and storms once considered a 1 in 100 year event have become more frequent. Such storms are now likely to occur almost twice as often.*".

In conclusion, we would urge careful consideration of this proposal and we would like to express our concerns about stormwater runoff and potential impacts to the Isinglass River in the case of severe storms, coupled with our concern about the maintenance and inspection of stormwater management structures.

Please feel free to contact us with any additional questions or concerns about our comments.

Sincerely,



Elizabeth Evans, Chair  
Isinglass River Local Advisory Committee

cc: Robert Stowell, Tritech Engineering Corporation  
James, Jennison, Chair, Barrington Planning Board  
Ken Grossman, Chair, Barrington Conservation Commission