

Gibb 3 lots
Abutter

From: Gilbert Smith <smithscap@hotmail.com>
Sent: Saturday, August 27, 2022 8:01 PM
To: Barbara Irvine <birvine@barrington.nh.gov>
Cc: Rebecca Smith <bec.faye@yahoo.com>; Susan Smith <smithnnh5@hotmail.com>; Matthew Gomez <9mgomez@gmail.com>
Subject: Case # 223-9-GR/SDA22-3Lots Sub - Gibb Family Trust - Abutter Comments/Questions

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[EXTERNAL]

Subject :

Request by Applicant proposing a 3 lot subdivision with 1 backlot on Scruton Pond Road (May 223-Lot9) on an 18.88 acre site in the General Residential and Stratified Drift Aquifer Overlay Zoning District

By: Daniel O'Lone, Berry Surveying & Engineering 335 Second Crown Point Rd, Barrington, NH 03825

Representing, Matt & Rebecca Gomez, Gilbert and Susan Smith (owners) and abutters to the subject property (Map223-Lot 24)

we have reviewed the zoning application and related site maps as provided by the town and owners requesting the division of the subject lot into three lots.

While we do not want to hinder the approval process or request the Planning board to deny the request, we do have comments and questions/concerns relative to the subject lot and a portion of our lot:

- 1. These lots contain prime wetlands over a significant acreage of both Map 223-Lot 9 and Map 223-Lot 24.**
 - a. Lot 9 appears to be un-managed (18+ acres)**
 - b. Lot 24 has approx. 17 acres, of which 2 acres are managed with the balance of 15 acres unmanaged with 7-8 acres classified as unproductive (Assume this "means" wetlands)**
- 2. As a result of the above, we have three (3) questions/concerns (in order of importance) for consideration:**
 - a. With the requested division of the subject lot into three (3) lots, will this hinder town access to the wetland habitat?**
 - b. Has an impact study on the wildlife and habitat of the subject lot been completed and deemed to be acceptable?**
 - i. At present, there is significant wildlife in this area and will sub-dividing the lot and building three (3) residences alter the habitat and wildlife currently on the acreage in an adverse way?**
 - c. As New Hampshire has experienced drought conditions in 2 of the last 3 years, has an impact study to water resources been completed and deemed acceptable?**
 - i. Can this lot support and supply three (3) additional residences without impacting the abutters?**
- 3. Finally, while it is not an immediate issue, our Lot (Map223-Lot24) has an estimated 300 ft road frontage. Based on existing Barrington ordinances, should we desire to**

2101 & 2102
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4. sell 12-13 acres of land which can be residential, will we be able to get a zoning variance to allow for the acreage to be sold and developed using the backlot approach as the subject property has requested?

We will be in attendance at the meeting for this review/discussion

Thanks

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