

Dear Barrington Planning Board Members,

I am a 3rd generation Nippo Pond homeowner and am deeply concerned that the enormity of this project will have a severe negative impact on the land's ecosystem which will result in the degradation of the existing high quality of Nippo Pond's water and its spring fed source from Mt. Misery and Lot 38. Along with water degradation, the aquatic and land wildlife will also suffer. Mt Misery, which is the majority of Lot 38, is much too fragile to sustain the uprooting of trees and excavation of land required to build 16 units and the necessary infrastructure i.e. wells, septic, utilities, stormwater swales and retention ponds etc. for the proposed plan.

Concerns:

1. Nippo Pond is spring fed from Mt. Misery and Lot 38. These springs make up an underground and surface network, which flow directly into the pond. There are multiple visible locations of springs along the shore that flow into the pond 24/7, 365 days a year. Excavation will disrupt, redirect and destroy this underground spring system. Removal of trees and their root systems will increase runoff rather than allowing rain to gradually soak into the land causing erosion of the proposed project's terrain surface.
2. The devastating clear-cutting/logging of hundreds of trees on Lot 38, that took place in April-May of 2023, has already shown adverse effects. The loss of the tree canopies increased surface water runoff, which contributed to increased erosion of Nippo Ct access road as well as many shore residents properties. With the cutting of hundreds more trees for proposed lots and new roadway, this will further increase adverse effects on established shore residents wells, foundations and septic systems. The logging clearly depicts a design plan for a residential subdivision. I fear the current clear-cutting/logging over a large area of wet ground areas has caused irreversible damage to the groundwater system. **See attached document of photos.**
3. Lots 38 1-5 are proposed to be built on either side of a defined wetland. This large wetland drains directly into Nippo Pond. Even with the wetlands increased setbacks, stormwater management, including retention ponds, it seems highly unlikely that runoff of contaminants from roadways, lawn maintenance (fertilizers, weed killer) etc. will be prevented from reaching the lake.
4. The proposed new road entry/exit onto Lots 38 8-16 from Route 9&202 is extremely dangerous. The speed limit is 45 mph and traveled by subcompact cars up to 18 wheelers as a minor highway. Heading westbound you face an incline on a curve. Heading Eastbound you face increased speed due to the decline from the crest of the hill as well as a curve. The visibility is extremely low, if not considered a blind spot, and hazardous for 9 households with a potential of 18+ vehicles of traffic to be turning in and out of. Also include large service, utility and delivery vehicles, ie oil & gas delivery, Amazon, UPS, Fedex, etc. The existing Nippo Ct, entrance faces the same low visibility that increased traffic would escalate the hazard. These two access points are 1/10th of a mile from each other.

Questions:

1. What is the Class of the proposed new roadway?
2. Will the proposed new roadway be maintained by the Town of Barrington or an HOA?
3. Will a long term Bond be put in place as a warranty to remedy any environmental issues that may arise and maintenance of stormwater management if this project is approved?
4. What is the Proposed Easement being requested for Lot 39?

5. Will all proposed lots have access to the lake via Lot 39? If yes, what type of access - swimming and non-motorized recreation crafts only or will motor boats be allowed?
6. How will stormwater management and retention ponds be monitored and maintained to ensure no leaking of contaminants?
7. What lots require a Special Exception for buildable land and driveway access?
8. What is a 9.6 Permit?
9. What is an Alteration of Terrain Permit, what terrain is being altered?
10. Which test pits passed and failed?

I hope and pray that all easement and variance requests will be denied. If not, I feel it will only add to the detriment of the very vulnerable environment of the proposed project.

Thank you very much for your time and consideration.

Sincerely,
Annie

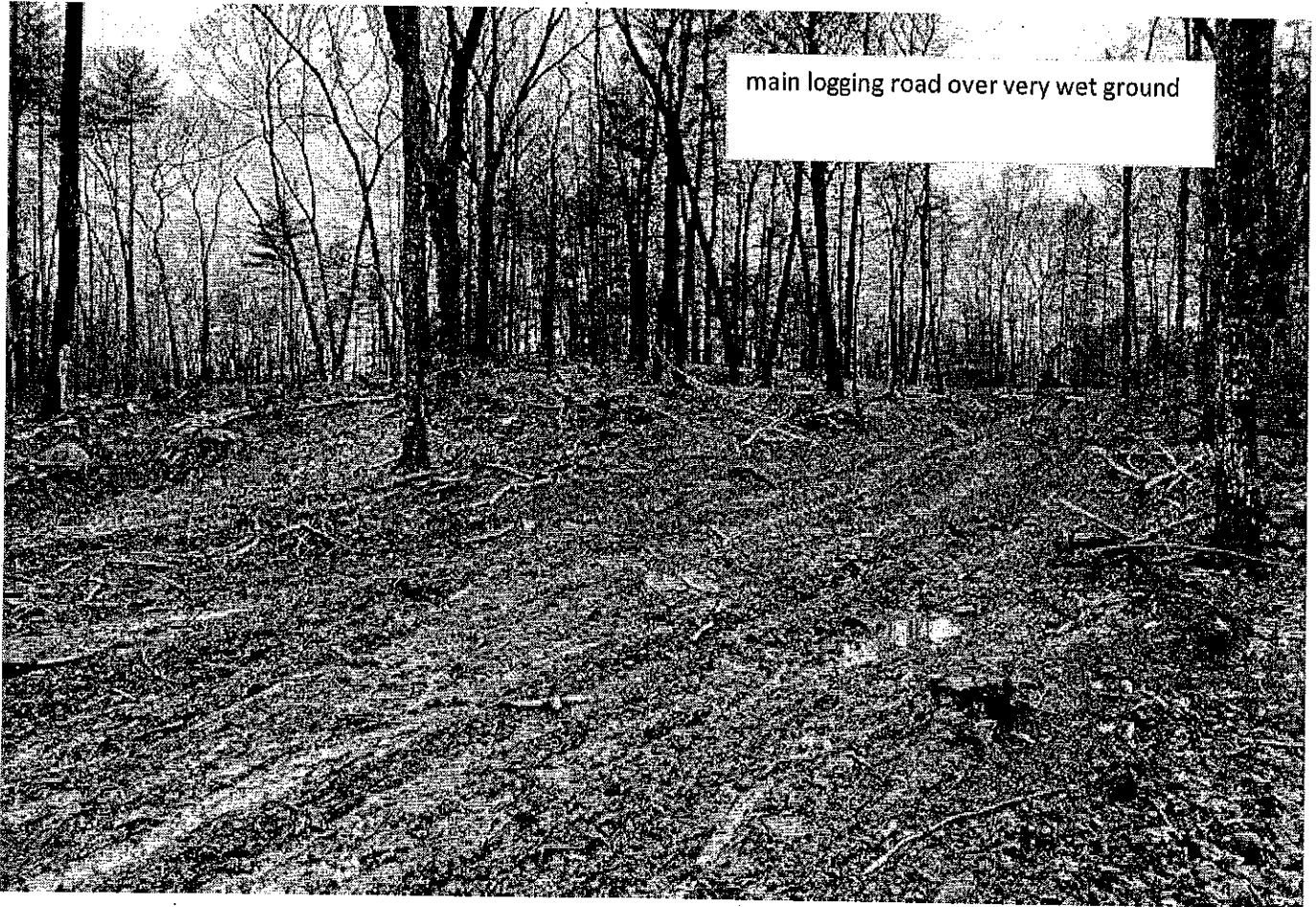
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logging truck sunk in wet ground



main logging road, truck sunk deep into wet ground



main logging road over very wet ground

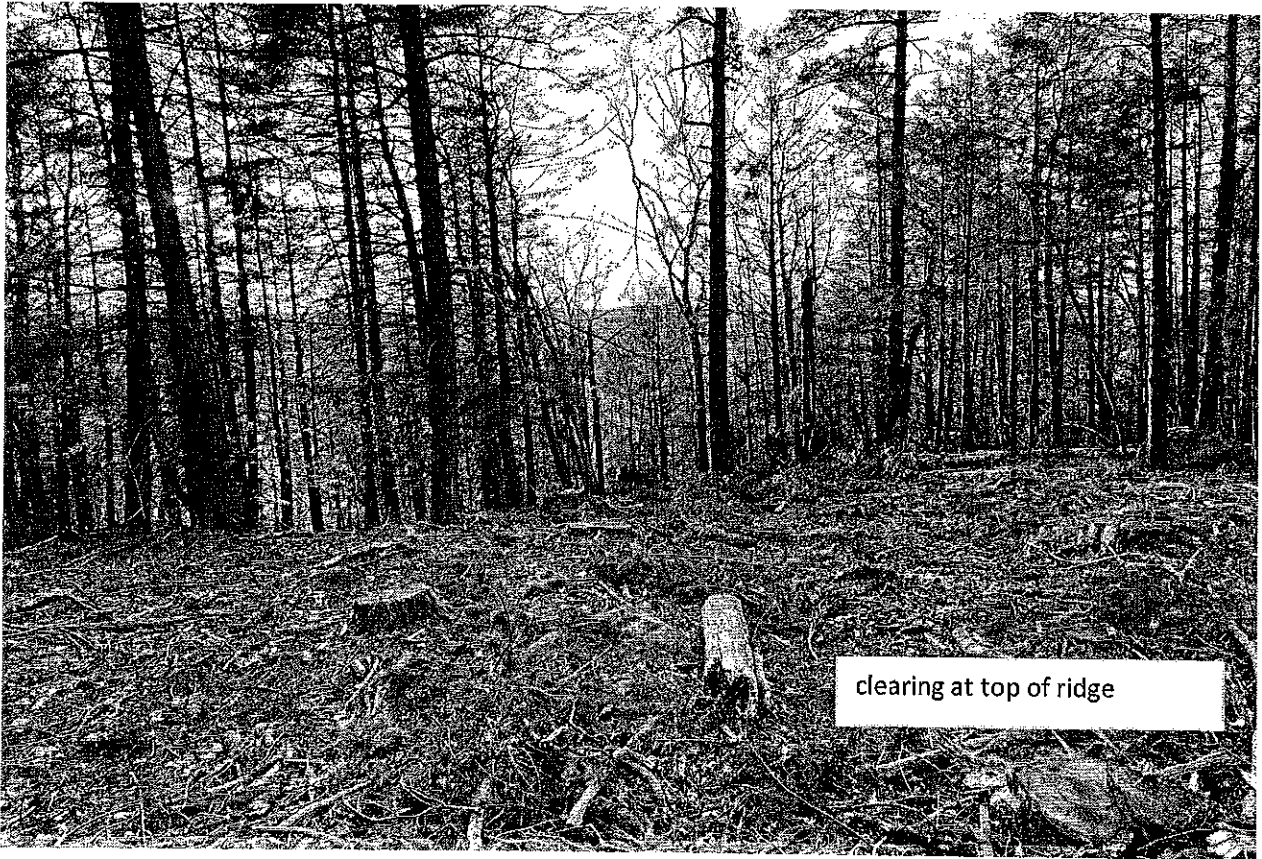


timber used to lay over wet ground to prevent trucks from sinking very wet ground.

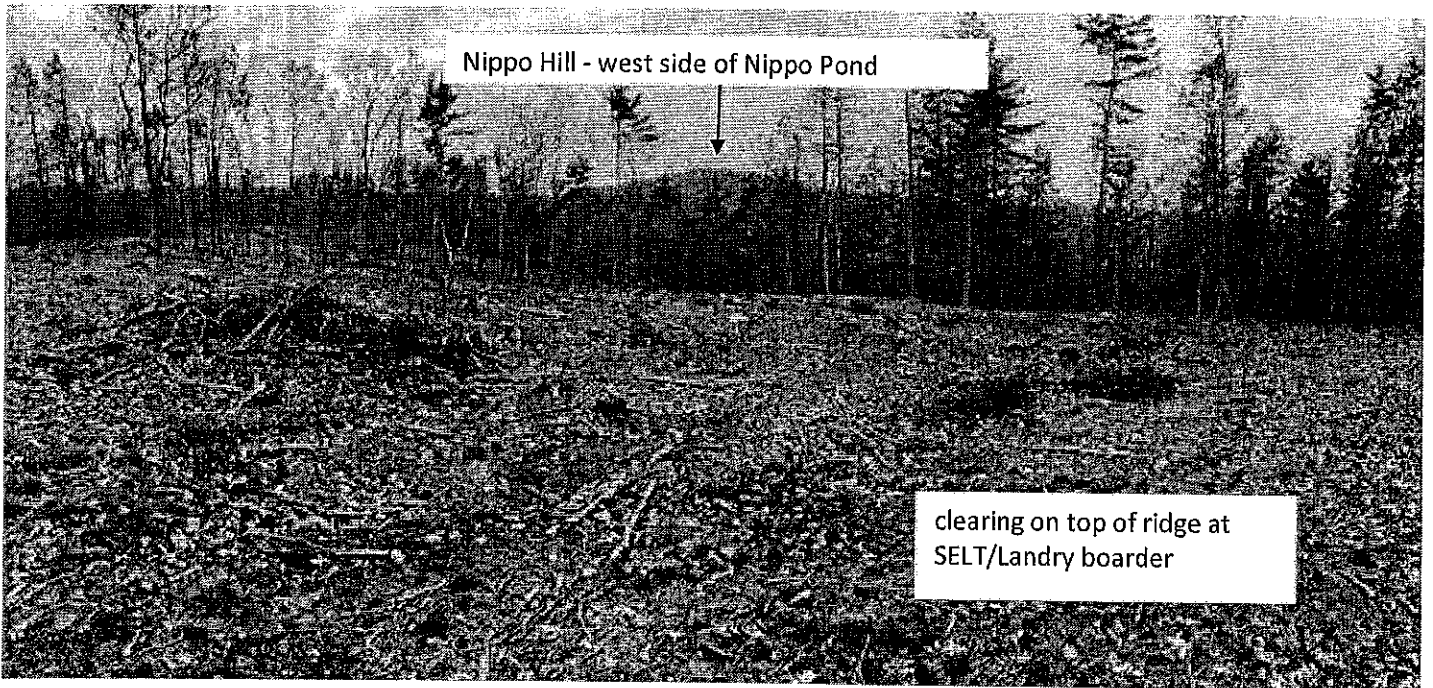


clearing for road design





clearing at top of ridge



Nippo Hill - west side of Nippo Pond

clearing on top of ridge at
SELT/Landry boarder

clearing for road design



