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Barbara Irvine

From: Diane Dickson <dnickson@comcast.net>
Sent: Sunday, December 3, 2023 5:43 PM
To: Barbara Irvine
Subject: Proposed development by John and Christine Maiorino on Map 112, Lots 38 and 39

Microsoft Word
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We, as longtime residents on Nippo Lake at 33 Sara Lane, are very concerned about the potential adverse effects this proposed development could have on Nippo Lake and our properties. Nippo Lake is a very fragile spring-fed water body situated in a glacial-formed bowl. It does not flush out and depends on us, the Nippo residents, to minimize run-off from around the lake. With recommendations from engineers, DES, and Soak Up The Rain, we have made improvements that have proven to be effective in restricting materials from entering the lake. After years of study, water sampling, building water gardens and rubber razors, refiguring roadways, fundraising, and a costly chemical treatment, we have a pristine lake with mountain-clear quality water.

We have already seen an increase in runoff to our property from the mountain in the form of standing water that has occurred since the timber removal started. We can see and hear water dropping off the shoreline for the first time. Water flowing down Sara Lane and then down our driveway has increased and caused damage to both the road and the driveway. If fertilizers, soil, and pollutants join the flow, it will be much worse.

The Mount Misery conservation easement that was just secured November 17 on Jim and Joan Landry's property was another effort on the part of the Nippo Lake Association to protect the water quality of Nippo Lake. That easement protects 25% of Nippo's shoreline.

Another concern deals with lake recreational usage. Nippo is near its limit for the number of motorized boats on the lake. There are a handful of pontoon boats, a few jet skis, and some motorboats. If the new lots get deeded access to the Lake, an additional increase in paddleboards, canoes, kayaks, and inflatables could create safety and health hazards -- meaning these watercrafts and toys could bring in milfoil, bloodwort, etc.

We hope that the Design Review/Planning Board can help us continue to protect Nippo Lake. Please hear our concerns.

Diane N. Dickson
David K. Dickson

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Mr. Chairman and members of the Barrington Planning Board

My name is David Dickson. Our camp is located at 33 Sarah Lane.

I have been a part of the Nippo Lake Association Board since its incorporation and registration as a 501c3 organization. Our board and the members of the Nippo Lake Community have spent many hours working to fix the adverse effects of pollution that created massive algae blooms that eventually turned into cyanobacteria blooms. These blooms caused the lake to be closed for weeks during the prime summer months. This is what I observed over that period:

- Since the sale of the Nippo Lake golf course by Nancy and Lloyd Jensen to the current owners, there has been a steady decline in the quality of the water.
- Outbreaks became normal on the lake causing it to be closed and creating a deadly consequence for animals that drank or swam in the lake. Residents were no longer safe drinking or bathing in the water taken from the lake.
- Land development at the Don Bosco camp was proposed causing many lake residents to approach the Planning Board with their concerns. The Planning board listened and working with the developer we managed to get an agreement that, as much as possible, the drainage would toward the Isinglass River and not into the lake.
- I approached Jim Landry about conserving his land and eventually with the help of the Barrington Conservation Communion we entered into an agreement. Unfortunately, the Nippo Lake Association was not able to follow through with the needed funding and the agreement was cancelled.
- The Nippo Lake Association was incorporated and began working to correct the damage that had been done to the lake. Many studies were completed. The studies allowed the Association to identify Golf Course Way as a major contributor. The Association came to an agreement with the owner of Golf Course Way to rehab the road, the drainage ditch and culvert. This was not paid for by the owner, but by grants with matching hours of work by Nippo Lake residents and friends.
- Coring of the lake was completed to allow the application of an Alum compound. This application captured the Phosphate particulates in the water column and sealed the phosphate at the bottom of the lake. The lake is now clear.
- Now we are still faced with external loading of Phosphate. To help control that process, applications of crushed asphalt has been made to Nippo Court, Sarah Lane and Flower Drive. These are the major roads abutting the lake.
- Now the Landry property, with the help of the South Eastern Land Trust, DES, L Chip and other major contributors, has been conserved so that future generations can enjoy the beauty of the forest and the lake.
- Enter this proposed project. It was interesting to see the timing of this proposal. Many of the camps have been closed for the season, people have left the area, many are probably joining via Zoom from a great distance.
- Over the summer months Mr. Mairano was asked by residents why he cut the trees. His answer was that he was going to build a house for his daughter. When you look at the clear cut as

outlined by Mr. Dawson and his photographs, it is apparent that he was avoiding the normal process followed by most developers. He knew he was going to try to develop the top of the mountain yet he didn't file a plan for review by this board and the conservation committee. If he had done so, he may have been stopped before he spent time and effort circumventing the proper process. Is this the action of a good neighbor? I don't think so and hope you will agree.

- What has this done to my property and the property of both of my neighbors:
 - More water is coming down the mountain than ever before. The removed trees that help absorb the water are gone.
 - The water has cut across Sarah Lane.
 - That water partially washed out our driveway. Fortunately, I placed a rubber razor water diverter so it redirected some of the run off. Based on this past years' experience I will need to add a berm at the top of my driveway and another rubber razor next spring.
 - Small ponds have now formed on both sides of our property. This has created a potential health hazard for my family and my neighbors. Mosquitoes are now a constant nuisance.
 - Drainage has become a problem.
 - We have noted that across Sarah Lane, many more rocks have surfaced signifying even more erosion than usual has occurred.
- We have a tree at the top of the property that is within the scope of this proposed project that needs to come down. I have called Eversource because it will certainly take down wires that will cause disruption of service for the rest of Sarah Lane. That will also include cable lines that run on the same poles. I have notified Mr. Mariano, and he indicates he will have his loggers take it down when they come back. Eversource has not responded. I am concerned that more logging will be done.
- I am concerned about the runoff. The request made by DES to correct the swale from the golf course to the drainage ditch running down the side of Golf Course Way still has not been corrected.

Thanks for listening.