

#6

Barbara Irvine

From: PETER DAWSON <poko@comcast.net>
Sent: Sunday, December 3, 2023 9:43 PM
To: Barbara Irvine; Lynda Brushett
Subject: Peter and Rosemary Dawson / Land Use development input / re. C. Berry, Berry Surveying & Engineering
Attachments: Planning board 6.jpg; Planning board 1.jpg; Planning board 4.jpg; Planning board 3.jpg; Planning board 2.jpg; Planning board 5.jpg; Barrington PB Maiorino dev_PDawson input.pdf

PREVIOUS VERSION
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Dear B. Irvine

Attached please find an extensive letter of concern with regard to the sub division proposal submitted by Mr. Christopher Berry of Berry Surveying & Engineering. The attached photos are directly related to the material contained in the letter, and the link below is coupled to a video taken this past summer by Ms. Ann Mackay (abutter to the development property). This video is an important input to my letter of concern.

The photos and video show in detail several aspects of the entire proposed sub-division.

Thank you and the entire Planning Board for reviewing them, and I will be present at the meeting Tuesday evening. I'll be bringing prints of these photos for the board to see (if any of you happen to miss looking at them).

Since I've spent many (many) hours in aerial photography (several trips from Portsmouth sometimes aborting flights due to weather), extensive time processing these photos using Photoshop and documenting all details, I'm formally requesting slightly more than the 3 minutes that is typically granted to abutters. Several of my neighbors are not going to be speaking, and have requested that I accept their "3 minute window" to fully detail my input.

I'm representing the entire lake association in bringing this material to the Planning Board since the aerial photos were impossible for other association members.

Please tap the link to view the video, and ensure your PC audio is active and turned up.

Thank you for your review and consideration; I look forward to meeting you Tuesday evening.

Best,

Peter W. Dawson
 17 Sarah Lane, Barrington, NH
 916 Elwyn Road, Portsmouth, NH
 603-433-1357

<https://drive.google.com/file/d/1d749IpPq1WqkckW6mGkguFEIk6w7Kxwn/view?>

cc. Mrs. Lynda Brushett, President, Nippo Lake Association

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Town of Barrington
Land Use Department
Barrington Town Hall
Barrington, NH 03825

12/3/23

Barrington Planning Board staff,

I am in receipt of your public notice scheduling a Planning Board hearing on Tuesday, December 5th regarding the development proposal (*Design Review*) for a subdivision located on Nippo Court and Rte. 9/202. The development proposal is by Mr. Christopher Berry (Berry Surveying & Engineering), representing Mr. John Mariorino.

Our seasonal home is located at 17 Sarah Lane, as such I am an abutter to this development property. Our tax map position is lot 111, lot 20 and we own 202' of waterfront on Nippo Lake.

This development proposal raises several immediate concerns, the majority of which are related to water and impurities runoff into Nippo Lake. The intended road and house lots in this development are approximately 180' (one hundred eighty feet) above the level of Nippo Lake. This elevation has been calculated by GPS measurement and maps.

Water runoff from this area may contain harmful chemicals (from many sources) during 12 months each year. I have a video clip taken by Ms. Ann Mackay (abutter) during this summer season clearly showing a stream of water running down towards the roads and lake. A link to this video is contained in my email (double click the link to show the clip).

I have also included with this letter several attached photos which directly apply to subjects discussed below. Photos are referenced by a number, located on each slide. Most of the images were taken by me during aerial flight(s) providing a much better understanding of the written details.

Photo 1 shows a clear picture of the lake front (lower right-hand edge), and the entire development area. I have utilized engineering calculations based on known elevations to compute a slope angle of 31 degrees from the level house lot(s) down to Nippo Lake (purple lines). The lines depict the slope location along Nippo Court.

Photo 2 is a clear indication of trenches formed in our driveway caused by runoff streams down the hill (from the development area). Again, running water from above is depicted in Ms. Makay's video.

Our home access (from Sarah Lane) is a dirt driveway down to the house which is at lake level. Water running "down" our property flows directly into Nippo Lake.

We have a wash of gravel and sand at the bottom of our driveway routing runoff to the lake. Our neighbors along Sarah Lane and Nippo Ct. have similar runoff issues.

The former owner of 17 Sarah Lane (Mr. Samuel Robinson of Stratham) visited this past summer, and told me of his approximately 70-year history on Nippo Lake. The original log cabin was built in 1932 (first structure on the lake).

He was surprised at the erosion in the driveway, stating that this was a new issue. He was also concerned about the lake based on its long history of a serene, and calm spot in the woods now being sought by developers.

Photo 3 shows a mud-filled area where the logging trucks were working during the spring and summer. This is obviously an expanse filled with water and mud, which coupled with streams are routing mixed impurities toward the lake.

Photo 4 is another overhead still taken from directly over the location of the proposed duplexes. As shown, the sloping hill is headed toward the lake. Impurities created by four housing units with their associated septic systems and lawn treatments coupled with rain and snow-melt will be routed down (as it did onto my own driveway (under the purple line on the photo)). This flow of surface water will be

coupled with a leaching process and take time, but will be using gravity for assistance. Additionally, the flow of impurities could potentially contaminate homeowners' wells.

The proximity of these proposed duplex living units to the lake and homes is clearly indicated in this photo, and their negative effect(s) should be studied seriously. An approval in this location should be considered carefully.

Photo 5 was taken from well above the lake and plainly shows the extensive tree cutting that took place this past spring and summer. The lake level is noticeably well below (elevation-wise) the open areas created by the extensive logging and deforestation.

With the umbrella of tree-cover now removed along with its water absorption capabilities, widespread erosion and additional water will now be present and flowing down toward the lake (along with any harmful chemicals picked up along the way).

Photo 6 is a composite combination of several aerial photos overlaid onto the town map of the Nippo Area. It clearly shows the logging area proximity to the lake. The scales are accurate in this multi-photo collage.

Rosemary and I have extensive concerns when considering every aspect of this proposed sub-division. The surprise of several logging trucks and equipment arriving without warning early in the spring coupled with a summer's worth of noise and commotion behind our house was mind-boggling. To have this entirely new neighborhood resting directly behind our road generates a fear of encroachment, and danger to our pristine lake and property.

We were overjoyed in 2021 when purchasing our property to find that Nippo Lake had been carefully studied and treated to improve its chemistry. It's now been labeled by experts as "high mountain stream" water quality, and is being routinely tested for any damaging chemicals.

The above evidence of runoff already flowing directly into our lake (very credible (not simply ideas)) has us at a heightened level of concern. Developments such as this one may bring pollutants to our pure lake water, which will place the Nippo Lake Association back years in its extensive maintenance plan. Other lakes in New Hampshire have been compared to Nippo, and its water quality has been placed well above many.

Thank you for reviewing and considering our deep concerns.

Sincerely,

Peter and Rosemary Dawson

17 Sarah Lane
poko@comcast.net
916 Elwyn Road
Portsmouth, NH
603-433-1357

Attached are 6 photos

The link to Ms. Mackay's video is located in the email. Simply tap that link. Ensure PC audio is turned on.

Hale Pond

Distance from waterfront to edge of logging areas is 320' based on town map for scale (Dawson waterfront to Nippo CT).

Anne MackKay GPS elevation from lake to flat terrain in this area is 184' Runoff angle from logging area to lake is 31 deg. based on triangle calculation. See water runoff video

06/01/2023

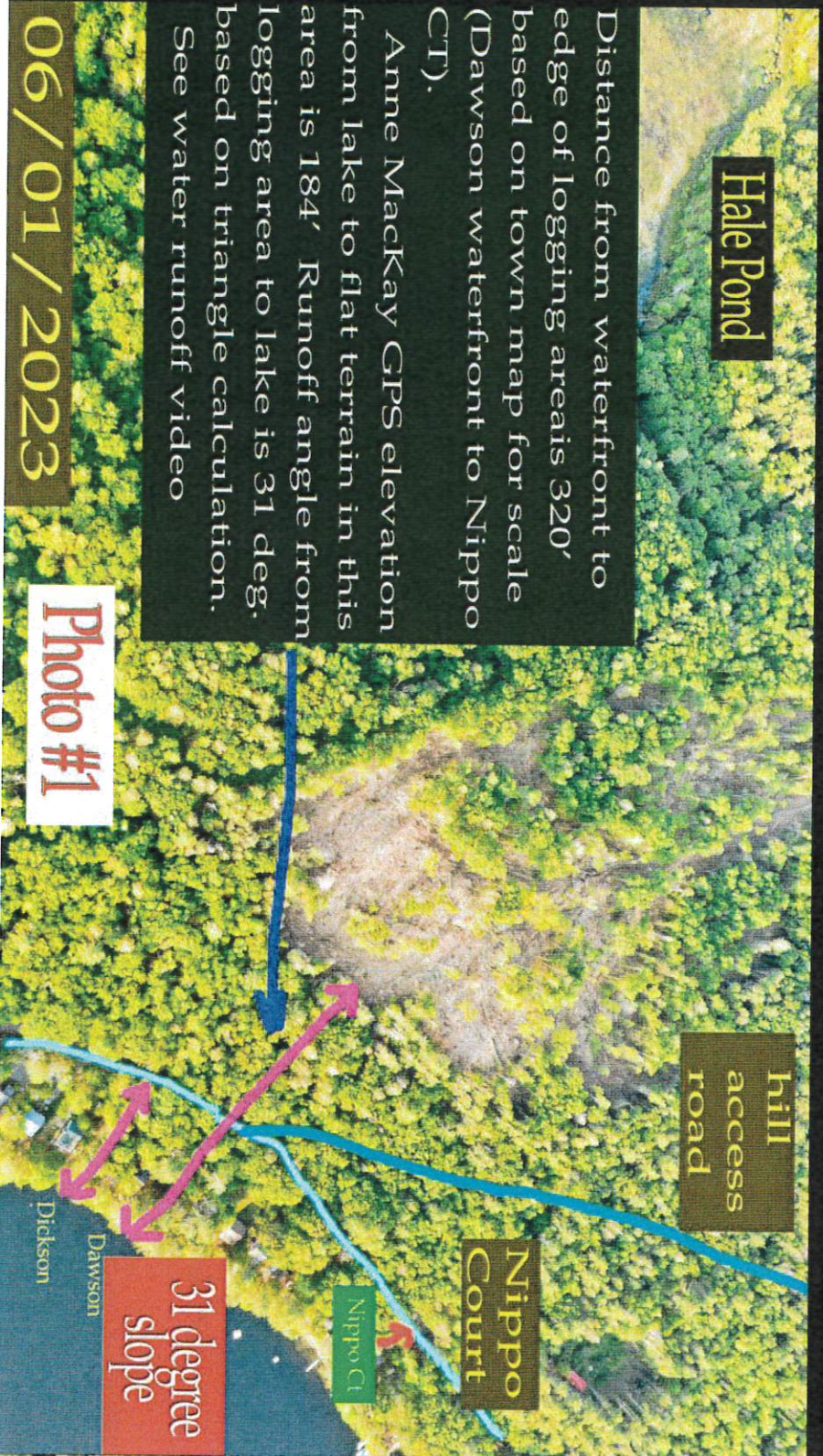


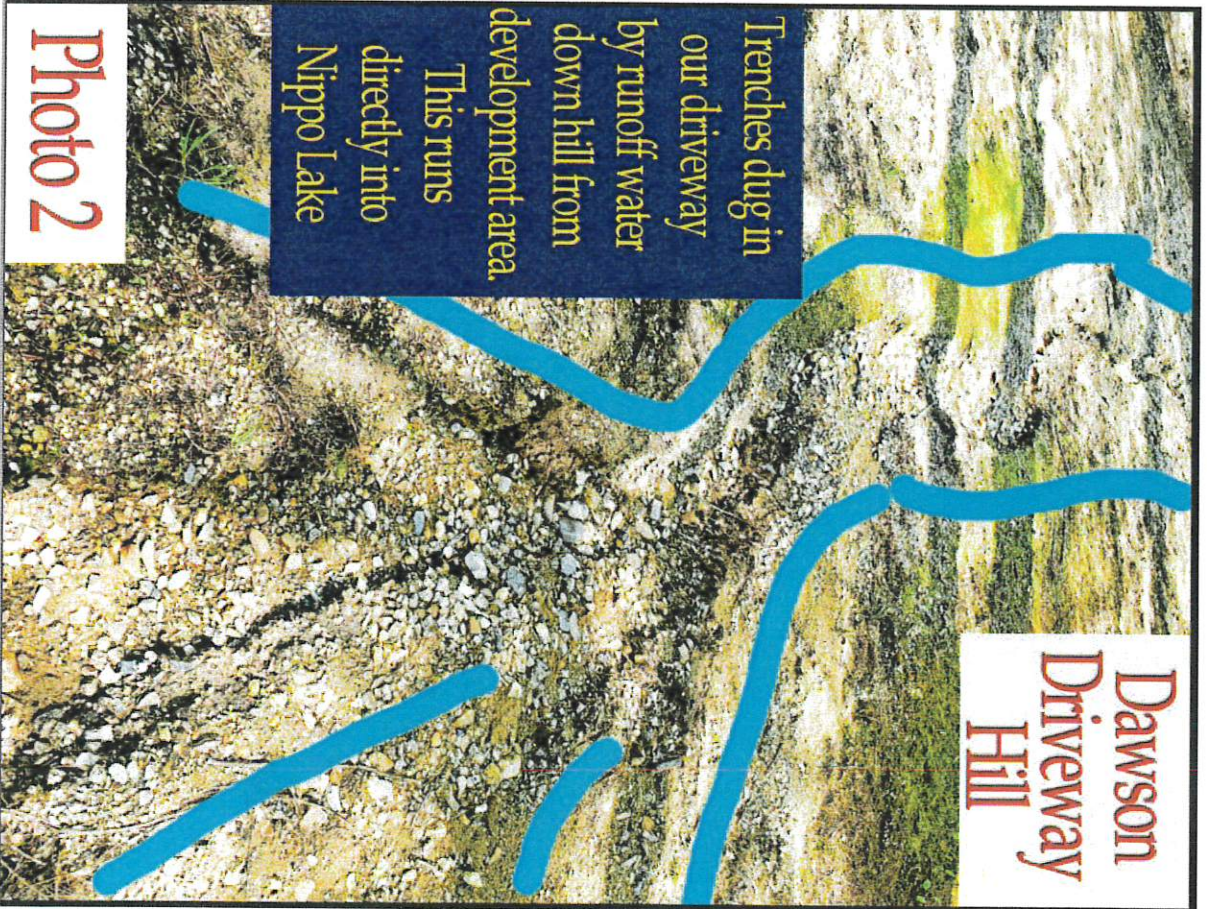
Photo #1

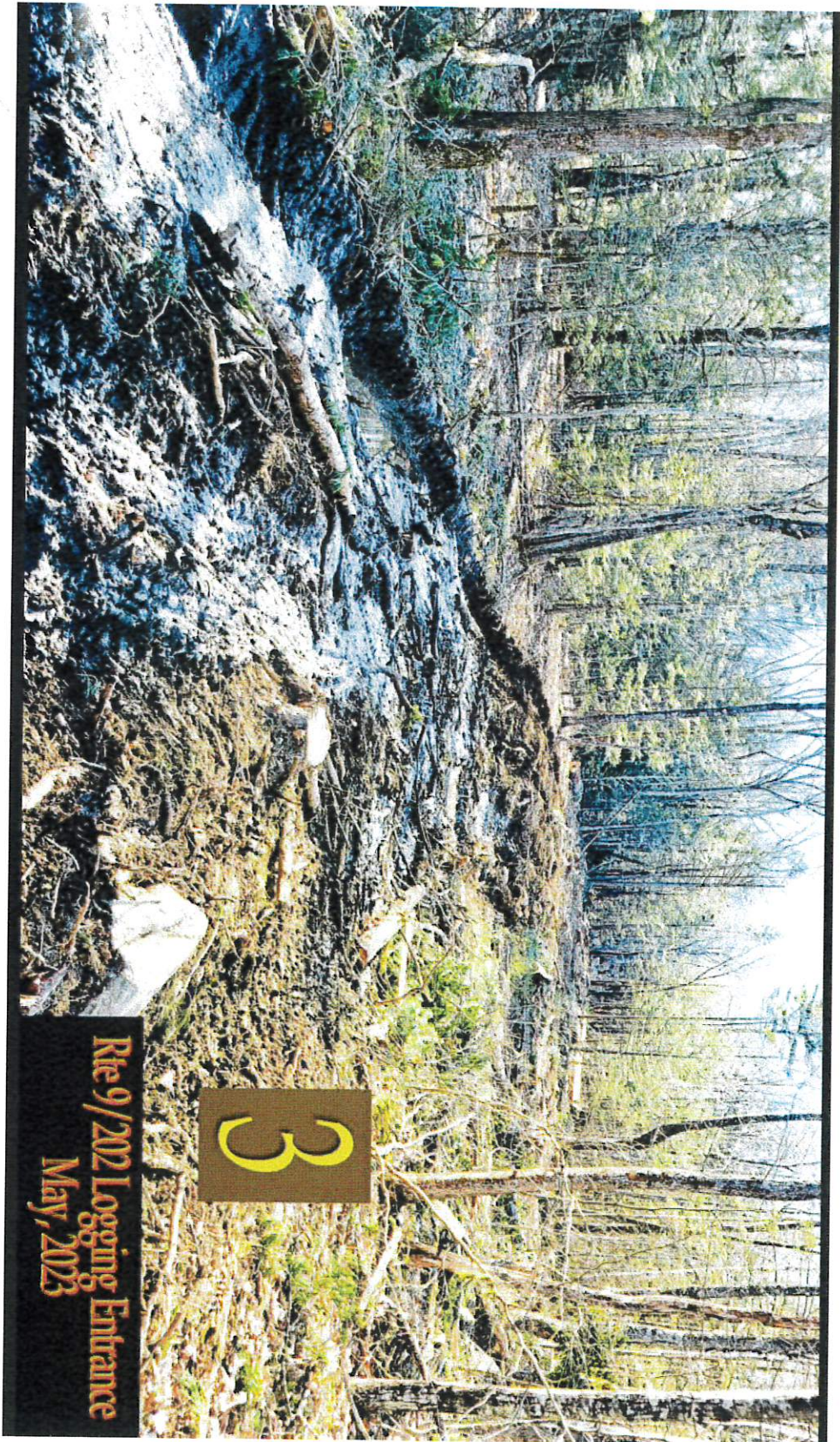
**Dawson
Driveway
Hill**

Trenches dug in
our driveway
by runoff water
down hill from
development area.

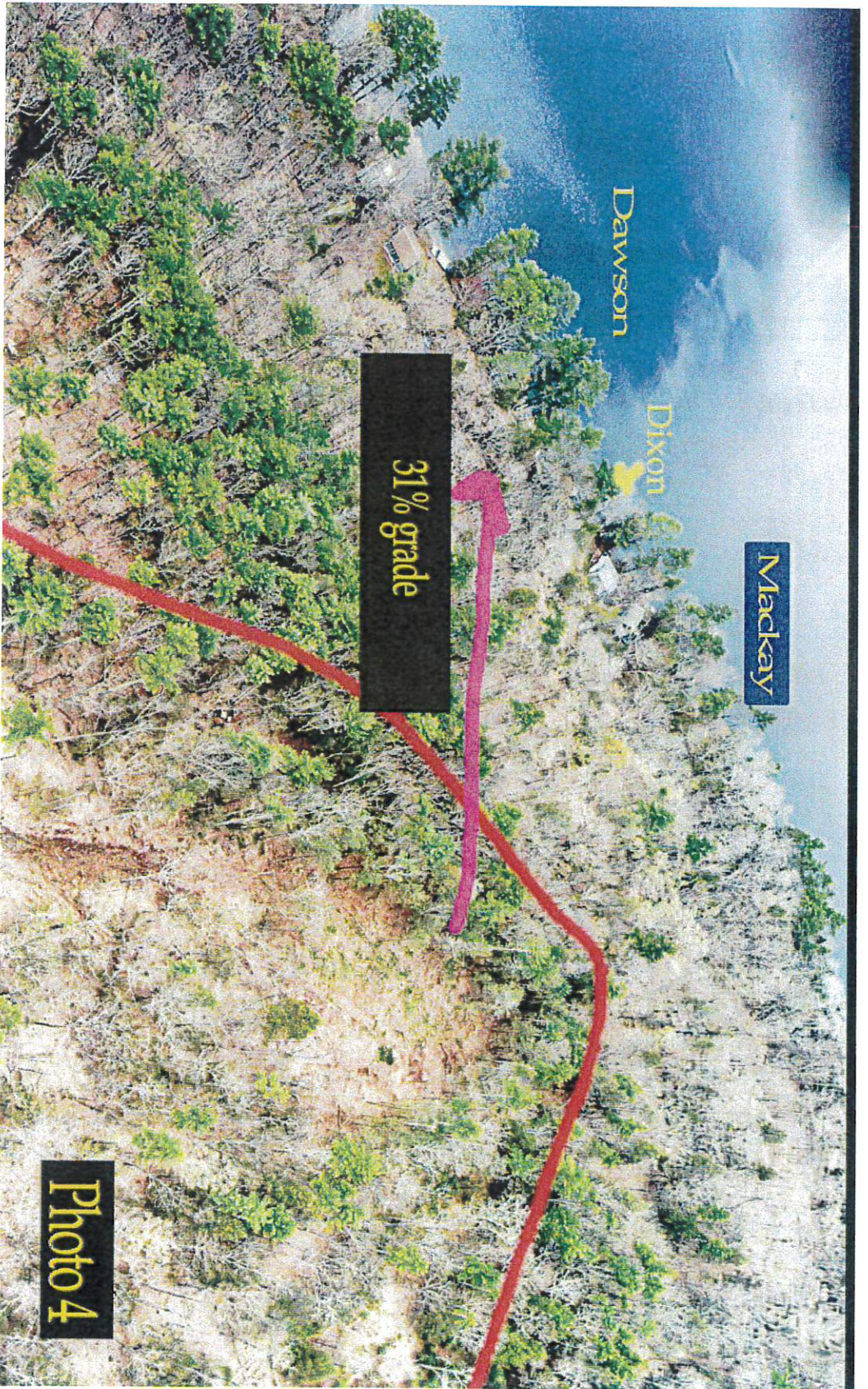
This runs
directly into
Nippo Lake

Photo 2





Rte 9/202 Logging Entrance
May, 2023



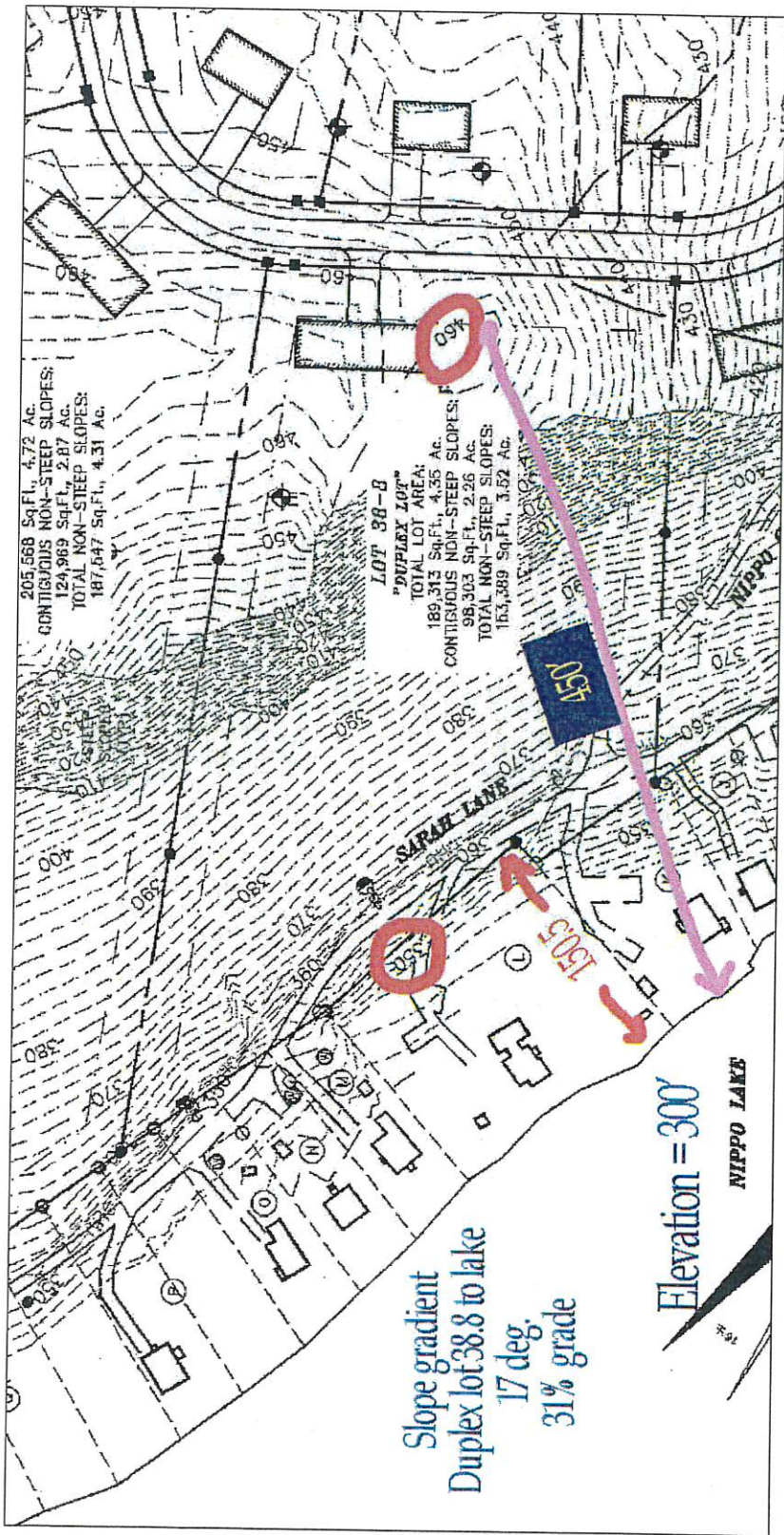
Mackay

Dawson

Dixon

31% grade

Photo 4



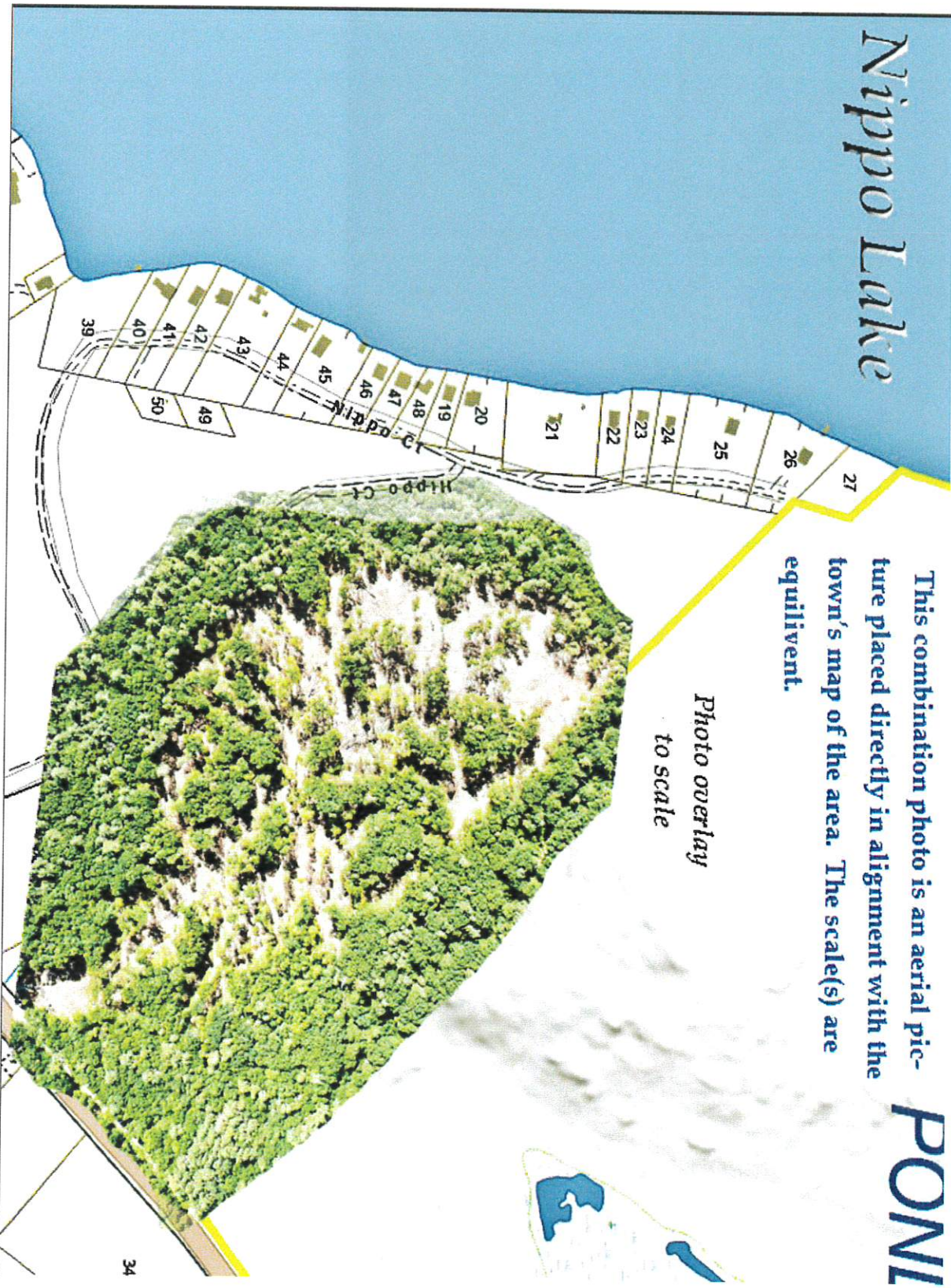


Tree Cover
Protection
Removed

Rte. 9

Photo 5

Nippo Lake



This combination photo is an aerial picture placed directly in alignment with the town's map of the area. The scale(s) are equivalent.

*Photo overlay
to scale*

PONL