

#7

December 1, 2023

Barrington Planning Board  
Land Use Department  
PO Box 660  
Barrington NH 03825

To Whom it may Concern,

As a property owner and seasonal residents of Nippo Court, we request that our concerns about the proposed Maiorino subdivision on Map 112 Lots 38 and 39 be included in the Planning Board process.

This past summer several members of the Nippo Court and Sarah Lane Road Association met with Tina and John Maiorino and talked about the clear cutting of the land and the effect it was having on the road and several homeowner properties. We also discussed the proposed development of the land. At that point, surveying was still being done so nothing was set. But both John and Tina indicated that as soon as a plan was established there would be an informal meeting with abutting owners to listen to our concerns. In the past there had been some very negative interactions between the Maiorinos and some Lake Association members while the Lake Association was dealing with the cyanobacteria contamination caused in some part by the golf course and adjoining Golf Course Way road runoff. It was hoped that by having a preliminary meeting on his proposal, any past negative feelings could be "healed" and trust reestablished, with the ultimate goal being our mutual concern for the lake. Needless to say, the meeting never happened and now a plan is presented to the Town with most residents out of the area. Ironically, John and Tina told us how much they love Nippo Lake – how quiet and peaceful it is. The proposed subdivision proves that those words are meaningless and only money is important.

Concerns and questions presented by the Nippo Court and Sarah Lane Road Association are indeed very valid but deal only with the road. Additional concern is raised about the land itself.

After the clearcutting done by Mr. Maiorino during this past summer there was an increase in the amount of runoff onto our properties from the hills on the property. Yes, our area experienced a lot of rain, but the land clearing and loss of vegetation to soak up the water created constant water coming down the culvert on our property. Needless to say, that culvert eventually leads to the Lake. With new houses on the hill, even further clearing will occur and hence, more runoff.

This runoff could also have a negative effect on the existing wells and septic systems of current property owners. Several years ago, during a period of heavy rains, groundwater was so extensive that it caused some bubbling up from our leach field.

Thought must also be given to the landscaping of the new houses. Lawns and garden areas treated with fertilizers and chemicals can and will leach into the land and find its way into the lake. A large amount of personal money, in kind labor, and State of NH funds were spent to minimize future cyanobacteria outbreaks. All of this could be jeopardized by the new subdivision.

In addition to the wetlands on the property, there is a large amount of ledge. If blasting or rock chipping is required for any construction of homes or the road, concerns for the existing properties must be addressed. Most of the cottages on Nippo Court and Sarah Lane are constructed on partial foundations or cement pillars. Land movement and continuous vibrations are always a concern.

When currently exiting Nippo Court onto Route 9, visibility can be very limited, especially in a lower sitting car vs a truck/SUV. When turning left, the curve of Route 9 in addition to the incline coming up from Route 202 creates visibility problems. The large boulders on the right-hand side are also a sight hindrance. (Calls to NH DOT have been made in the past to have them moved, but to no avail. And the association at one point tried putting mirrors up on trees to see if it would help with sight.) With an increase in cars using this exit road comes an increase in the number of accidents.

We hope the Planning Board views all concerns in depth to determine an appropriate course of action. We do not want to be perceived as mere complainers who don't want to see changes to their neighborhood. The sustainability of Nippo Lake should take priority over any type of development.

Sincerely,

A handwritten signature in cursive script, appearing to read "Constantinos Houliares".

Constantinos Houliares

Fern Houliares

192 Nippo Court