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December 1, 2023

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

To Whom it may Concern,

On behalf of the Nippo Court/Sarah Lane Road Association, I request that this letter expressing our concerns and issues regarding the Maiorino subdivision on Map 112, Lots 38 and 39 be included in the planning process.

The current "flow" of Nippo Court is 2 way from Route 9 to a "Y" in the road. At that point, it becomes 1 way. The upper road loops down the hill. At the bottom, Sarah Lane is to the right. To the left is the lower end of Nippo Court which loops back up to the "Y". During the winter, the upper road is closed off due to the steepness of the hill and ice buildup. All traffic is diverted to the lower road which then becomes 2 way. All costs associated with the maintenance of the roads (except any plowing) are paid by homeowners of Nippo Court and Sarah Lane. Up until 2 years ago, owners of the subject property paid nothing towards the upkeep even though the road was routinely used for access to the common lakefront lot. With the extensive remediation done to rid the lake of cyanobacteria, materials and practices to maintain the road are geared towards minimizing hazardous runoff into the lake.

The proposed plan utilizes a portion of Nippo Court as the "loop" for new homes. Will this become a Town maintained road? It appears on the proposed map to remain owned by Maiorino. If it does remain privately owned, will it be paved or dirt/gravel? The Association should not have to bear the extra cost of maintaining a new road that is much larger in scope and serves only as a benefit to Maiorino as a primary road for his subdivision. In addition, if the new homes have lake access as currently allowed in the deed, additional travel on our existing lower road will create additional upkeep and cost.

According to the plan, Lot 38-3 will be accessed via the lower outgoing road. The proposed plan shows no widening of that section of the road to accommodate the home. Since the lot is part of the subdivision, why is it not being required? Again, no responsibility should fall on the Association for the benefit of this proposal. Since the Town currently requires that 10% of the improvement costs be applied to bringing a private road up to town standards will it be 10% of the entire subdivision cost or just of this lot? What improvements will be required towards bringing that section of the road up to Town standards? And again, additional future maintenance costs should not be the responsibility of the Association! It appears that this residence is geared towards full time residency (vs seasonal as the majority of current owners). Who will be responsible for their plowing in the winter and any damage to the road when it is done? How will the Association be assured that the new homeowner will also contribute to ongoing road maintenance costs?

With the clearcutting that the Maiorino's performed last spring/summer, runoff from the land onto the upper road was extensive. Ditches along the upper road as well as the road itself could not handle the flow of water and several gulleys were created. Culverts could not contain all the runoff and flooding of several lots was extensive (particularly lots L and K on the map).

An additional concern will be the transition section where the new expanded road meets the existing upper road. What construction design will be done to ensure that additional runoff is not created?

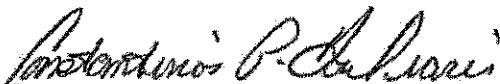
Attention must also be given to the name of the new road. Will it be Nippo Court Extension? Will the existing Nippo Court be renamed? Emergency/911 address concerns must also be addressed.

Not to discredit the professional environmental studies done on the land, years of experience living on Nippo shows us the true effect of runoff from the steepness of the property. A subdivision of this size and scope will be detrimental not only to the existing road, but also to the lake with the amount of runoff from the hills.

If further information or clarification of these concerns is necessary, please feel free to contact me at 603-664-7542.

Thank you.

Sincerely,



Constantinos P Houliaras

President, Nippo Court and Sarah Lane Road Association  
192 Nippo Court