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December 3, 2023

Town of Barrington NH
Planning Board
4 Signature Drive
Barrington NH 03825

Dear Planning Board Members:

As a property owner in the North Cove of Nippo Lake, member of the Nippo Lake Association and 50+ year seasonal resident, I have deep concerns regarding the proposed Maiorino development of Nippo Court. I have witnessed many transformations of the lake over the years. It went from being one of the most pristine lakes in the state to one with serious environmental issues, mainly due to repeated toxic cyanobacteria blooms. As conditions worsened, NHDES designated the North Cove as a key contributor to the runoff problem. Past changes to topography at the top of the hill bolstered an increase in volume of water and sediments flowing downward to the lake, helping to fuel the blooms.

Being situated at the bottom of Golf Course Lane, I have witnessed the impact of runoff on a steep slope. Minimal alterations of terrain have maximum consequences. A residential development of this magnitude will produce challenges far exceeding any that have been dealt with in the past. Stormwater runoff is unavoidable given the location and slope of the Nippo Court parcel. Not only will it impact the quality of the lake and surrounding lands, existing homeowners on the east side of the lake will be dealing multiple complications. These include erosion to access roads and yards, plus water-related issues when land becomes saturated from the unavoidable flow of water downhill.

It's imperative we learn from past mistakes. In the North Cove I have seen how even slight terrain modifications can yield big problems and provide lasting effects for many homeowners. A development the scope proposed for Nippo Court will have overwhelming implications. It has taken the efforts of countless individuals, agencies and millions of dollars to conserve and protect this area of Barrington. As a united lake community, we all share concern about the long term repercussions. Do not undermine the revitalization of Nippo Lake and the surrounding conservation land. Do not make an everlasting mistake by approving this plan.

Sincerely,

Kimberly Weitzell
19 Bailey Way
Barrington NH 03825