

To: Barrington Planning board

From: Christopher and Michele Villa

Re: The opposition as abutters of proposed development by John and Christine Maiorino on Map 112 lots 38 and 39

27NOV2023

We are the owners of MAP 112-40 (224 Nippo Court), abutt both lots in this proposal and have concerns about the proposed developments of MAP 112-38 and 112- 39 having a negative impact on Nippo Lake. A tremendous amount of effort, time and money has been spent on the rehabilitation of Nippo Lake in recent years because of a now remedied Cyanobacteria problem. Residents of the lake as well as NH DES have donated a large sum of money for the chemical treatment of phosphorous levels causing the cyanobacteria outbreak which was determined to be in large part from fertilizers. As you may know, the proposed development sits above the lake and rainwater sheds downhill from this site right into the lake. There is currently a runoff stream on Lot 39. The development of sixteen new dwellings and the lawn fertilizers that most likely will be used in the future will surely have a negative impact on the lake. Many residents including us still use the lake as their primary water source.

Another concern that we have is concerning Lot 39. We are under the impression that all of Lot 38 has deeded access to Lot 39 waterfront as beach access. If this is true, this development will effectively create a "public" beach of sorts. Including the two dwellings that already exist with this access this would bring the total to 20 families. If an average family is four people, eighty people not including guests would be using this small section of waterfront. This amount of people would bring trash and refuse concerns, parking issues, degradation of the private road which is maintained by abutters, privacy concerns, and possible boating issues. The new owners will surely want watercraft. and there is no place to put these without destroying more of the shoreline or creating moorings in the lake. All of these issues would also have an impact on our property value being right next door.

Please consider our concerns when making your decisions.

Christopher Villa

Michele Villa