

Barrington Planning Board
Land Use Department
01/04/2024

Attn: Barbara Irvine,

As an abutter to the proposed Ledgeview Development, I am submitting this in response to the application for a design review / lot mergers on Gerrior Drive (maps 260 and 268-1).

My concerns are:

- This application does not provide any details on the specific end use of the merged lots, other than for the purpose of a redesigned subdivision. We are being asked to comment on a project based on an application that lacks the full scope of the development.
- The description / purpose / intent section provided does not make mention of lot #72; however, the color-coded map provided indicates that lot #72 is to be merged with lots #70, 71, 73, 74, and 76 (the latter five lots were specifically identified for a merger). These two portions of the application (the description and the map) appear to be in conflict with each other. What is the disposition of lot #72? Earlier approved proposals were that these back lots were to be considered a “conservation easement”. Has this changed?
- The description section includes the notation at the bottom “then to subdivide to 2 separate back lot subdivisions”. This is confusing. Is this in reference to the merger of lots 1, 1-1 and 1.2; or to lots 1.6, 1.5, 1.4 and 1.3; or to a combination of these seven? Does this reference imply a further subdivision for the combined back lots (#70 thru 76)?
- The Homestead subdivision plan / map (lot #17 – now lot #72) indicates wetlands, not only in this one lot, but the surrounding lots as well. I am concerned that any substantial development in the back lots would adversely affect the flow of existing or future wetlands / vernal pools that could impact the abutting parcels of land.

Thank you for considering these concerns.

Christopher Carr
Parcel 124-0047