

MITCHELL MUNICIPAL GROUP, P.A.

ATTORNEYS AT LAW
25 BEACON STREET EAST
LACONIA, NEW HAMPSHIRE 03246
www.mitchellmunicipalgroup.com

LAURA A. SPECTOR-MORGAN
JOSEPH H. DRISCOLL, IV
NAOMI N. BUTTERFIELD – OF COUNSEL

TELEPHONE (603) 524-3885

March 15, 2024

Justin L. Pasay, Esquire
Donahue, Tucker & Ciandella, PLLC
PO Box 630
Exeter, NH 03833

Re: Young Road, LLC & Paul Thibodeau
Map 240, Lot 8, Young Road

Dear Justin:

I am writing to summarize what I understand to be the Barrington Planning Board's requests and concerns regarding Mr. Thibodeau's application for approval of a conservation subdivision on his property on Young Road, Map 240, Lot 8, in Barrington.

As we discussed on March 5, the board would like the following information:

1. As required by Section 7.6.4 of the Subdivision Regulations, the board would like the environmental impact analysis to include, particularly, a study of rare, threatened and endangered species on the property, as well as and identification of and measures taken to preserve and improve onsite vernal pools.

2. Pursuant to Section 7.3.3 of the Subdivision Regulations, a post-development stormwater management plan which includes all of the standards and requirements identified in 7.3.4(1)-7.3.4(7). This will, according to the town's engineer, also require a site-specific stormwater analysis, limited to the development site itself, and not consider globally to the overall watershed.

3. Pursuant to Section 6.3.5 of the Zoning Ordinance, documentation regarding the required Homeowners Association to manage any and all common areas.

4. An analysis of whether the septic systems which are proposed to be 20 feet below the driveway will be able to be pumped by septic companies.

5. Recognizing that the zoning board granted variances to allow driveways and houses in the front buffer and a special exception to allow shared access points and driveways, the board would like to see a plan which demonstrates whether it is feasible to construct a collector/loop road, as shown in Figure 4B of the Subdivision Regulations, which would limit both the number of accesses onto Young Road, and would also address the board's concerns about the number of back lots.

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6. Pursuant to Section 6.7.1(6)(c) of the Subdivision Regulations, the board would like to know what efforts were made to retain the scenic views from the site and onto or over the site, taking economics and cost into account.

7. Please confirm that the driveways all comply with the town's driveway regulations, including that none exceed a ten percent (10%) grade or maintain a negative grade of less than two percent (2%) until it is beyond the ditch line, and that All the all have a 90 degree +/- 15 degrees intersection with a street.

The board is also concerns about the number of back lots. Section 4.1.3 of the Zoning Ordinance allows only two back lots in a subdivision. This subdivision has eight. A back lot is defined as "a parcel of land which does not meet minimum frontage requirements, is set back from the street where access is provided by means of a narrow, private right-of-way or driveway." While it is true that there is no minimum frontage requirement for some conservation subdivisions, Section 6.2.4 of the Zoning Ordinance does require a 75 foot lot width at the front building setback. The required front setback is 25 feet. Lots 8-3, 8-4, 8-9, 8-10, 8-16, 8-19, 8-20 and 8-21 are not 75 feet wide at the point at which they are 25 feet from Young Road. They are therefore back lots.

As you will recall, the board is prepared to meet with you again on April 2. If that is not feasible, please let Vanessa Price know, and she will rescheduled the hearing.

Thank you.

Sincerely,



Laura Spector-Morgan
laura@mitchellmunigroup.com

cc: Barrington Planning Board