

**Raymond Conservation Commission
Meeting Agenda**

April 24, 2024

7:00 PM

Media Center

Call to order

Public Input - 3 min./person, 15 min. total

Agenda Items

- 01-Dredge and Fill - Review
- 02-Gemini Valve project and LRAC letters review
- 03-Chadwick Site walk review
- 04-Deaborn Big Tree -update
- 05-Dearborn abutter letters - update
- 06-Cassier trail sign - update
- 07-RCCD Workgroup participation - update

Finance

- 08-Conservation Fund Statement - if available

Approval of Minutes

09-March 27th, 2024

10-April 21st, 2024

Correspondence

- 11-Therese Thompson email - 4- 10 -24
- 12-PREP Workshops
- 13-Planning Board Letter - Autumn Trails

Other items that may come before the board

Future Items/Events

May 8th - CC Meeting - Lane Road Project review

May 22nd - CC Meeting

Non-Public RSA 91A:3, II (d) Real Estate

Adjournment (no later than 9:00)

The public is encouraged and welcome to attend. Comments may also be submitted to conscomchair@raymondnh.gov

Supporting documents may be found at the Town of Raymond Website: [Conservation Commission supporting documents](#)

Lamprey River Advisory Committee



c/o 71 Allen Farm Road
Northwood, NH 03261
www.lampreyriver.org

*Protecting the Lamprey, Little, North, North Branch, Pawtuckaway, and Piscassic rivers
that connect our fourteen communities*

Barrington, Brentwood, Candia, Deerfield, Durham, Epping, Exeter, Fremont,
Lee, Newfields, Newmarket, Northwood, Nottingham, Raymond

April 17, 2024

Mr. Michael Schlosser
NHDES
PO Box 95
Concord, NH 03302-0095

Re: Gemini Valve, 2 Otter Court
Raymond, NH
File Number: 20240311-053

Dear Mr. Schlosser:

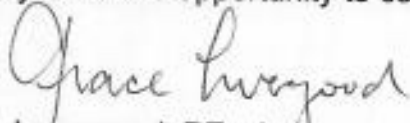
The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

1. Materials reviewed were alteration of terrain application, signed and dated February 24, 2024, engineering plans dated February 15, 2024, Natural Heritage Bureau Report dated December 12, 2023, and other supporting materials.
2. The applicant desires to expand existing buildings and parking on site, along with drainage improvements. The site has extensive frontage on the Lamprey River and lies within the 100-year floodplain. Total impervious cover will be 147,407 square feet. Slopes on site direct stormwater to the Lamprey River.
3. The Natural Heritage Bureau Report indicates that Blanding's turtles and black racers have been reported in proximity to the site. In addition, bridge shiners have been reported in the waters upstream and downstream of the site. We will defer to NH Fish and Game recommendations for these three rare species.
4. We note that the proposed stormwater infiltration pond is located entirely in the 100-year flood plain and that it is also within the protected shoreland. A shoreland permit is required and we have reviewed that separately. In the event

of a 100-year flood, the proposed storm management system will be underwater and could be rendered inoperable even after flood waters recede. We respectfully request that a professional engineer render an independent review of this system and its functionality. We question the purpose of this detention pond, especially when the natural riparian buffer will be removed to construct this pond.

5. The plan should include a scaled profile of the drainage system for this site.
6. There are no details for the septic system and leachfield.
7. We note that the inspection and maintenance manual includes a worksheet for de-icing. Given the proximity of the site to the Lamprey River, we strongly recommend that Green Sno-Pro certification be required for snow removal contractors to minimize the amount of salt applied to the parking lot.
8. The Walmart Distribution Center is located immediately to the northeast of the Gemini Valve property. The amount of already-massive impervious area in the floodplain in this area will grow larger with the addition of new buildings and parking lot proposed in this permit application. The Raymond Master Plan identifies flooding along the Lamprey River as a serious concern for the town. Additional development and impervious surface in and just outside the floodplain in Raymond does not serve the needs of the Lamprey River or the Town of Raymond. We recommend that this alteration of terrain permit as designed not be granted.

Thank you for the opportunity to comment on this project.



Grace Levergood, PE, chair

CC: Tracie Sales, NHDES
Raymond Planning Board, DL.Raymondpb@gmail.com
Raymond Conservation Commission, consomchair@raymondnh.gov
Peter Madsen, project engineer, pmadsen@keachnordstrom.com

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Lee, Newfields, Newmarket, Northwood, Nottingham, Raymond

April 17, 2024

Mr. Calvin Diessner
NHDES
PO Box 95
Concord, NH 03302-0095

Re: Gemini Valve, 2 Otter Court
Raymond, NH
File Number: 2024-00816

Dear Mr. Diessner:

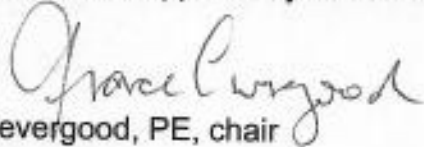
The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

1. Materials reviewed were shoreland application, signed and dated March 20, 2024, engineering plans dated March 26, 2024, Natural Heritage Bureau Report dated December 12, 2023, and other supporting materials.
2. The applicant desires to expand existing buildings and parking on site, along with drainage improvements. This project also requires an alteration of terrain permit. The site has extensive frontage on the Lamprey River and lies within the 100-year floodplain. Total impervious cover will be 147,407 square feet, with no impervious cover in the protected shoreland. Slopes on site direct stormwater to the Lamprey River. Total impacts to the protected shoreland are 52,752 sf, mostly in the form of stormwater infrastructure.
3. The Natural Heritage Bureau Report indicates that Blanding's turtles and black racers have been reported in proximity to the site. In addition, bridle shiners have been reported in the waters upstream and downstream of the site. We will defer to NH Fish and Game recommendations for these three rare species.

4. We note that the proposed stormwater infiltration pond is located entirely in the 100-year flood plain. In the event of a 100-year flood, the proposed storm management system will be underwater, not treating stormwater in any way, and could be rendered ineffective even after the flood recedes. Even under dry conditions, the bottom of the infiltration pond is at most 6" above the elevation of the river bank, so infiltration will not be robust. As designed, it appears the drainage apron will be just feet from the river.

5. The Walmart Distribution Center is located immediately to the northeast of the Gemini Valve property. The amount of already-massive impervious area in the floodplain in this area will grow larger with the addition of new buildings and parking lot proposed in the Alteration of Terrain Permit application. While this project does not add more impervious surface to the floodplain, it does further erode the land's ability to reduce flood risk and impacts. The Raymond Master Plan identifies flooding along the Lamprey River as a serious concern for the town. Additional development and impervious surface in and just outside the floodplain in Raymond do not serve the needs of the Lamprey River or the Town of Raymond. We recommend that this shoreland development permit not be issued.

Thank you for the opportunity to comment on this project.



Grace Levergood, PE, chair

CC: Tracie Sales, NHDES
Raymond Planning Board, DL.Raymondpb@gmail.com
Raymond Conservation Commission, consomchair@raymondnh.gov
Paul Chisholm, project engineer, chisholm@keachnordstrom.com

From: McMaster-Carr <nj.sales@mcmaster.com>
Sent: Friday, April 19, 2024 5:31 AM
To: >
Subject: Requisition for McMaster-Carr products 4/19/2024

has sent you this requisition for McMaster-Carr products from 4/19/2024.

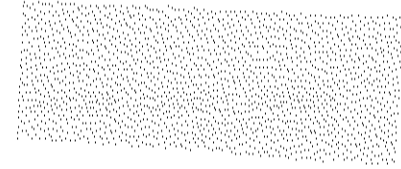
Ships
today

1	Corrosion-Resistant Extension Spring with Loop Ends 316 Stainless Steel, 4" Long, 0.5" OD, 0.037" Wire Diameter 4992N726	1 Pack of 2 each	\$16.98 Pack of 2 each	\$16.98
2	Bend-and-Stay Corrosion-Resistant 316 Stainless Steel Wire 1/4 lbs. Coil, Matte, 1/8" Diameter 92705K155	1 Each	\$16.00 Each	\$16.00
			Merchandise Total	\$32.98

Phone (609) 259-8900 **Fax** (609) 259-3575 **Internet** www.mcmaster.com **Email** nj.sales@mcmaster.com

EDIT AND PLACE THIS ORDER

CITIZENS BANK
 900 ELM STREET
 MANCHESTER, NH 03101



STATEMENT PERIOD
 FROM THROUGH
 03-01-24 03-31-24

PAGE 6 OF 29

TOWN OF RAYMOND
 CONCENTRATION ACCOUNT
 4 EPPING ST
 RAYMOND NH 03077-2529

COMBINED STATEMENT OF RELATED ESCROW MASTER AND SUB ACCOUNTS

SUB ACCOUNT DETAIL INFORMATION

NAME: TOWN OF RAYMOND
 SUB-ACCOUNT NUMBER: 10-8200294385
 INTEREST PAID THIS PERIOD: 697.24 INTEREST PAID THIS YEAR: 1,908.01
 CURRENT BALANCE: 404,224.82 FED TAX WITHHELD THIS PERIOD: .00
 AVERAGE RATE THIS PERIOD 2.04% FED TAX WITHHELD THIS YEAR: .00

EFF-DT	PROC-DT	DESCRIPTION CHK/DEP NO	CONFIRM#	DESCRIPTION CREDITS	DEBITS	BALANCE
02-29	02-29	BEGINNING BALANCE				403,527.58
03-31	03-29	INTEREST PAYMENT		697.24		404,224.82
03-31	03-31	ENDING BALANCE				404,224.82

001842 6/29



Town of Raymond
Conservation Commission DRAFT
March 27, 2024 minutes

Commission Members in Attendance:

Jan Kent, Chair
Michael Unger, Vice Chair
Kathy McDonald, Secretary
Warren Gibby

Meeting Called to Order by:

Jan Kent, Chair

Commission Members Excused:

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Public Input:

There was none

Jewett Warehouse - Conservation Language – Review

Ms. Kent said that the developer sent the updated deed restriction language to her based on the discussion from the last meeting. She noted that it seems as though they included most of the comments discussed by ConsCom, however they removed NHDES and NH Fish&Game references and did not add any of the “no hunting” language. Neither did they add any of the forest management language.

Ms. McDonald noted that adding a comment about replanting blueberry bushes should be advised. Ms. Kent said that they probably would plant that anyway but that she can check what the plans show.

Members went over the language and noted some discrepancies like missing numbering items which seemed to be only a misnumbering issue. They agreed that Ms. Kent will send it back to the developer noting the misnumbering issue and asking them whether they meant to remove the “no hunting” language.

Autumn Trails - 032-000-072- Site walk update

Ms. Kent said that Ms. McDonald and Mr. Gibby went to the site walk. Ms. Thompson from LRAC was there as well.

Members reviewed the site walk minutes for that site walk. Questions were asked about the timber cut permit and whether one was obtained; about the amount of disturbance and whether this was also permitted; the wetlands discovered where ledge was supposed to be and also at the top of the hill; wetland buffers; erosion on the property; storm water runoff into wetlands and the river; storm water calculations and whether peer review has to be required; etc.

Ms. Kent said that she emailed the Planning Board chair to request a re-review of the plan based on the impervious surface area changes.

Town of Raymond
Conservation Commission DRAFT
March 27, 2024 minutes

44 Members agreed that ConsCom would send another letter to the Planning Board
45 suggesting peer review of the plans by Dubois&King.

46
47 *Ms. Kent made a motion that ConsCom will write another letter to the Planning Board the*
48 *(after the site walk on March 25 and the minutes from it) requesting that Dubois&King*
49 *King go over the storm water calculations considering the additional stormwater runoff*
50 *from the hill. Ms. McDonald seconded.*

51
52 Mr. Unger asked if they should also point out the potential impacts to groundwater and
53 wetlands offsite, buffers to which may be affected.

54
55 *Ms. Kent made a new motion to send a letter to the Planning Board referencing the*
56 *ConsCom meeting of 3/27/2024 and the site walk of 3/25/2024 with the following points:*

- 57
58 - *the CC recommends that Dubois&King review the stormwater calculations with*
59 *consideration to the groundwater flow from the hill. Also review whether the*
60 *stormwater system and rain garden are appropriately sized based on the site plan*
61 *regulations.*
62
63 - *Planning Board minutes noted on line 68 a perennial stream that runs into Lamprey*
64 *River. Is the development within the 75 foot setback of this stream and require a*
65 *Special Permit from the Planning Board?*
66
67 - *CC is concerned about the lack of erosion controls at the site.*

68 *Mr. Gibby duly seconded and motion passed unanimously.*

69
70 Minutes from the 3/25/2024 sitewalk are to be attached to the ConsCom minutes for this
71 meeting.

72
73 **RCCD Workgroup participation**
74 Ms. McDonald will attend as she has some ideas to bring up. Members provided
75 suggestions to Ms. McDonald as well.

76
77 **Finance**
78 **Conservation Fund Statement - if available**
79 Conservation fund statement was not available.

80
81 **Funding Approval for Minutes - CF Form**
82 Ms. Kent said that she did a little research on the minute taker's pay. She wanted to ask
83 the members if they would consider raising the minute taker's pay to stay competitive.
84 Members discussed what the appropriate raise would be and 5 percent was agreed upon.

85

Town of Raymond
Conservation Commission DRAFT
March 27, 2024 minutes

86 *Mr. Unger Made a motion to increase the minute taker pay to \$20 per hour. Mr. Gibby*
87 *seconded and it passed unanimously.*

88
89 *Ms. Kent made a motion to approve spending for the minute taker from 04/01/2024 to*
90 *3/31/2025 not to exceed \$2,200 for the 12 month. to be paid out of Conservation Fund*
91 *account 06-8052-050 Mr. Gibby, and motion carried unanimously.*

92

93 **Approval of Minutes**

94

95 **March 13, 2024.**

96 Members reviewed the minutes and made small changes.

97

98 *On a motion by Ms. McDonald to approve the 3/13/2024 minutes as amended, which was*
99 *duly seconded by Mr. Unger, 3/13/2024 minutes were approved by a unanimous vote in*
100 *favor. Motion passed with a unanimous vote in favor.*

101

102 **Correspondence**

103

104 **LRAC**

105 Ms. Kent said that LRAC were looking for user friendly town forest and aquifer protection
106 overlay map layers to provide to the Stratford Regional Planning Commission. Ms. Kent
107 asked the Planning Department about those you layers and they could not provide her
108 with any answer. Miss Kent said that she will check if they were actually looking for the
109 Groundwater Protection Overlay because this is what the town has.

110

111 **Jewett letter from the Planning Board**

112 The letter from the Planning Board that was discussed at a previous meeting, and Ms.
113 Kent said that she could not find it. Ms. McDonald will find it and provide it to her.

114

115 **Letter to the Planning Board on the industrial warehouse**

116 Ms. Kent also said that she sent the letter to the Planning Board on the industrial
117 warehouse and will include it in the next meeting packet.

118

119 **Future Items/Events**

120 **March 30th - Big Tree Presentation - Deerfield Comm. Ctr 11 am**

121 **April 6th, 024 - Saving Special Places**

122 **April 10th, 2024 - CC Meeting**

123 **April 20th or 21st - Chadwick Site Walk**

124 **April 24th, 2024 - CC Meeting**

125

126 **Other**

127 Ms. McDonald said that Mr. Unger received the David S. Chase Award for Extraordinary
128 Achievements in Science Award. He was for recognized for the outstanding engineering

Town of Raymond
Conservation Commission DRAFT
March 27, 2024 minutes

129 and scientific contributions he has made as the lead to extend water from Manchester to
130 the Massachusetts border to solve water quality and quantity issues as part of phase I of
131 the Southern New Hampshire Regional Water Supply project. Members congratulated him
132 on the award.

133 Ms. McDonald said that all zoning amendments have passed.

134

135

136 **Adjournment**

137

138 *Ms. Unger made a motion to adjourn. Mr. Gibby duly seconded. Motion carried*
139 *unanimously.*

140

141 Meeting adjourned at 8:07 PM

142

143 Respectfully submitted,

144

145 Alvina

146

147

Town of Raymond, NH
Conservation Commission Minutes
Site Walk 3-25-2024
2023-012 Autumn Trails Realty, LLC

1 Conservation Commission Minutes taken in conjunction with Planning Board Minutes.

2 On Monday, March 25, 2024, the Planning Board conducted a site walk for the proposed contractor
3 bays located at NH 27 Map 32 Lot 72. The purpose of was to review the existing conditions of the site in
4 preparation of the continued public hearing on April 18th, 2024. Conservation Members also attended.
5

6 The meeting began at 5:00pm by Planning Board Chair-Dee Luszc:
7 Kathy McDonald opened the Conservation Commission Meeting @5:00pm also.

8 Roll Call was taken:

9 **Planning Board members present:**

10 Patricia (Trisha) Bridgeo-Selectman rep

11 Robert McDonald-Secty

12 Scott Campbell-Vice Chair

13 Jim McLoed

14 Dee Luszc-Chair

15 Gretchen Gott

16 Stacey Daigle

17 **Applicate attendees:**

18 Ken Robertson-Wetland Scientist-Fieldstone Land Consultants, LLC.

19 **Other attendees included:**

20 Kathy McDonald (Conservation Commission)

21 Warren Gibby (Conservation Commission)

22 Therese Thompson (Lamprey River Advisory Council)

23 Tom Daigle (Public)
24

25 Chair-Dee Luszc provided overview of the purpose of the site walk about with guidelines for questions.

26
27 Gretchen Gott asked Ken Robertson where the side lot lines were located and was provided answers. She
28 also asked if there would be any blasting during construction and the Ken Robertson indicated maybe
29 some blasting and hamming out the rock.
30

31 The group then walked up a steep hill to the rear property treeline. All trees at the front of lot had been
32 downed, some left in place. Large parts of hillside had been removed and left in a pile. We saw pooled
33 water and signs of water runoff. The soils were loose, rocky red, no erosion controls were seen.
34

35 Trishia Bridgeo asked where the rear lot lines were located and the Ken Robertson pointed to various
36 markers on trees. She also asked about the wet area's that could be seen in the area to the rear of the
37 lot, the wet area started from the lot to the left and extended through the rear of the subject lot
38 extending to the lot to the right side. Ken Robertson indicated that when he did his site inspection during
39 the summer, this area was also wet due the amount of rain during that time.
40

41 Trishia Bridgeo then asked if the flow of water to rear of the lot would be diverted towards the front of
42 the lot after the soils have been removed and would the proposed retaining wall handle the additional

Town of Raymond, NH
Conservation Commission Minutes
Site Walk 3-25-2024
2023-012 Autumn Trails Realty, LLC

43 water flow? Ken Robertson indicated that the proposed retaining wall would be designed to handle
44 the water flow.

45

46 Jim McLoed asked where the proposed rear retaining wall would be located and Ken Robertson showed
47 the site plan to the group and where we were standing was where the retaining wall would be located.

48

49 The group then walked back down the steep hill back towards Rt 27 where we started.

50 Getchen Gott asked where the proposed fire cistern would be located and the Ken Robertson pointed to
51 the area where it would be located. Front left of site near auto body shop.

52 Trishia Bridgeo asked where the soil would be transported from the site that needed to be removed and
53 the Ken Robertson did not have an answer at this time.

54

55 Bob McDonald asked if the group could walk along Rt 27 towards the right side of the lot where the
56 proposed "rain garden" would be located.

57

58 Bob McDonald asked where all the water would be heading from the site after the project is completed?
59 Ken Robertson told the group that stormwater would be 1st collected under the proposed parking lot in a
60 Stormwater Chamber System, then the water would be diverted to a "Rain Garden".

61

62 Jim McLoed asked Ken Robertson what is a "Rain Garden"? Ken R. indicated that is an area that would
63 have natural plants that like water such as blueberry brushes are a good example.

64

65 Bob McDonald asked a "what if" question. Can this "Rain Garden" handle a rain event like we had a few
66 months ago that washed out RT 27 further south? Also, where would the water flow to after exiting the
67 "Rain Garden"? Ken Robertson said the storm water system is designed for a 50YR rain event and the
68 Ken R. noted the water would run over the "Right of Way" on the next lot and then enter a perennial
69 stream which runs into the Lamprey River.

70

71 Bob McDonald then asked about a need for a culvert under the right of way? Ken Robertson said that
72 that right of way is not on the subject property and did have an answer to this question.

73

74 Getchen Gott asked where the corner of the proposed building would be located? Ken Robertson
75 pointed a pile of trees on the ground and Jim McLoed walked up to the approximate spot.

76

77 Kathy McDonald asked where is the erosion control? No erosion controls such as silk socks were noted.
78 All the trees have been removed and soils disturbed. There was evidence of eroded soils heading east
79 toward the logging road, flowing stream and culvert leading to the Lamprey River. Ken Robertson did not
80 have an answer to this question.

81

82 Chair- Dee Luszcz adjourned the meeting, a motion to adjoin was made by Bob McDonald and seconded
83 by Stacey Daigle at 5:25pm Conservation Comm also adjourned at 5:25pm on a motion from Warren.

84

85 Minutes by: Kathy McDonald, Secretary

Join Us in Adapting Together

New Hampshire is changing. Increased flooding, drought, heat waves, and extreme storms are more commonplace. In this time of change, you can inform **Adapting Together, a community-guided funding program** intended to help all residents of the Great Bay Watershed adapt and thrive. Attend an Adapting Together Workshop this spring and put your experience and knowledge to work in ways that will benefit your community. Your input will help shape a community-guided program that funds high impact projects that support natural resources and people. This program will begin in 2025.

Who we are

New Hampshire Coastal Adaptation Workgroup

Piscataqua Region Estuaries Partnership (PREP)

New Hampshire Sea Grant

Roca Communications

Rockingham Planning Commission

Strafford Regional Planning Commission

Seacoast Public Health Network

University of New Hampshire Cooperative Extension



Want to learn more?

Anne Cox
Watershed Resilience
Manager, PREP
(603) 862-0219
Anne.Cox@unh.edu

Abigail Lyon
Community Engagement
Manager, PREP
(603) 862-3729
Abigail.Lyon@unh.edu

Sponsor

This project is supported by the Great Bay 2030 partnership, which is funded by the New Hampshire Charitable Foundation.

Adapting Together workshops

- May 10, 9:00 AM to 1:30 PM
Hugh Gregg Coastal Conservation Center,
Great Bay National Estuarine Research Reserve
- May 22, 9:00 AM to 1:30 PM
Rochester Public Works
- May 29, 2:00 to 6:30 PM
Wakefield Gafney Library
- June 13, 2:30 to 6:30 PM
Kingston Community Library

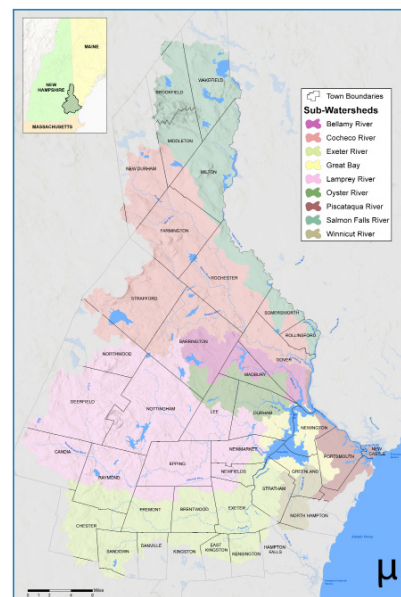
Lunch or supper provided. Visa gift cards will be available to thank you for your participation.

**Register
now**



At the workshop, you will...

- Share your community needs with regard to the impacts of climate change;
- Identify projects that would help your community address those needs;
- Network with other communities and technical assistance providers;
- Share what would make participating in this funding program easy for you;
- Walk away with ideas to collaborate on climate resilience projects.



Communities of the Great Bay Watershed.

