

**Raymond Conservation Commission  
Meeting Agenda**

August 9, 2023

7:00 PM

Media Center

Call to order

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

**Agenda Items**

01-Project List Review

02-Recommendation for Special Permit changes

03-Review Zone G ordinance for recommendations to PB

04-Email regarding Flint Hill

05-August 3rd -Planning Board site walk - 11 Freetown Road-  
COU – follow up

06-Mareld Planning Board Meeting - follow up

07-Dearborn Bridge old decking

**Finance**

08-Conservation Fund Statement if available

**Approval of Minutes**

09-May 21, 2023

10-June 28, 2023

11-July 26, 2023

**Correspondence**

12-Pawtuckaway Expansion

**Other items that may come before the board**

**Future Items/Events**

August 23rd - CC Meeting

September 13th - Jewett Development - Follow up for PB letter

October 19th - PB Onyx Hearing - Comments and attendance

Adjournment (no later than 9:00)

The public is encouraged and welcome to attend. Comments may also be submitted to [conscomchair@raymondnh.gov](mailto:conscomchair@raymondnh.gov)

Supporting documents may be found at the Town of Raymond Website:

[Conservation Commission supporting documents](#)

Property	Item	Comments	Assigned	Status
Cassier	Replace items on Kiosk and plastic cover with lock to eliminate removal of items	New map in larger format, property owned/managed sign and endangered species sign. These were on the kiosk but removed. Melissa to contact Rue @ Bear-Paw for vendor sugg. Voss signs is who Bear-Paw uses. Kiosk is 42" High, and 44 " Long. 3/22/23 - Mike suggested we reach out to the school to print enlarged maps and building frames for the kiosk. 5/10/23-Mike will check with the school if a larger map could be printed on the plotter. 89 He did find out that 11" by 17" prints can be laminated.	Mike/Kathy	
Cassier	Culvert entrance by pond needs repair	Will require a wetland permit and a wetland scientist to look at. Hold for ARM discussion.	Mike	Hold
Cassier	Allowed uses sign	Install signs	CC mbrs	TBD
Cassier	Boundary markers	Work with Bear-Paw. 5/23/22-no target date yet. Flint Hill is priority for boundary markers. Jan has had discussions with Dennis G. 1/11/23- Bear-Paw monitoring report suggested boundary markers be installed by private properties.	Jan	Hold
Cassier	Dumping	Bear-Paw monitoring report noted abutter dumping on conservation land. Need a site walk to evaluate. Reach out to Dennis and schedule a walk	Jan	Site Walk Hold
Dearborn	Finish new map	This was started and needs to be finished with Bear-Paw. Hold until for new Bear-Paw staff	Jan	Hold
Dearborn	New bridge	We have some materials from old bridge to use. Melissa to reach out to Candia CC for info... 3/30/22-Plans received, Mike to review. 4/1/22-Trails permit is required. Bear-paw volunteer offered to assist with completing permit. 5/11-Mike reviewing permit, plans and building material. 6/8-Target construction-August. Bridge was completed in October 2022. There are some rebar that needs to be removed, but the bridge is done. 1/11/23- all but 3 rebar has been removed as tool broke. Follow up when tool is available. Hold until Spring. 4/12/23-Jan to follow up on required tool.	Jan/Mike	Hold
Dearborn	Fix kiosk and add new map and other info	Kiosk had a tree land on it. Can it be fixed or should it be replaced with remaining kiosk. Tricia to look for a resource to assist. 5/11-There is a bird nest in the kiosk so this is on hold until birds are fledged. 4/12/23 - Jan to follow up with Tricia	Jan/Tricia	

Dearborn	Drainage issue at the end of Jama Drive	CC to do site walk. 5/9-Rue Teel from Bear-Paw recommended how to address issue. Need to schedule the work. 5/11/22-Jan, Kathy and Tricia looked at the issue and suggested a solution. Jan to reach out to abutter. Letters were sent to abutters notifying them of future work. 4/12/23-Jan to follow up with Tricia	Jan/Tricia	
Dearborn	Dumping	Residents dumping material on conservation land and part of the wall has been removed. Need a site walk to evaluate issue. Schedule site walk in April. 4/12/23-Kathy and Kris to conduct site walk and file a report with the code enforcement officer for follow up. 5/18/2023-Site walk conducted by Kathy, Kris and Dennis Garnham. Photos taken.	Kathy/Kris	Site Walk
Dearborn	Allowed uses signs	Install signs		TBD
Dearborn	Big Tree Program- New Chestnut Oak	7/24/23-Notified of a larger Chestnut Oak than the one already identified. Need a site walk to locate the tree and move the Big Tree Sign. GPS is N 43.03650 W71.2269		Sitewalk
Dearborn	West Trail sign is missing	The West Trail sign that was on the rail trail is missing and other signs need to be adjusted due to tree growth.	Jan	TBD
Flint Hill	Conservation boundary markers	Follow up with Bear-Paw on conservation boundary medallions. Rue Teel is leaving Bear-Paw so may need to wait for new staff.		Hold
Flint Hill	Install kiosk and put map etc on kiosk	Need location for the kiosk. At the end of Sherburne drive was tried but the hole filled up with water. Schedule site walk for April. 4/12/23-Site walk scheduled for 4/23		Site Walk IP
Flint Hill	Allowed uses signs	Install signs. 4/12/23-Jan to distribute map of sign locations and group will evaluate tools and how to install. 5/21/23- All of the Flint Hill information signs were installed.	All	IP
Flint Hill	Address vehicle traffic from Route 27	Not needed after Route 27 Warehouse is developed. Check on status from TRC meeting comments. Kathy noted that the developer may need to come back to the CC. Jan to follow up with email. EM sent 2/21 to planning dept. 4/12/23 - Jan discussed this with Chris McCarthy and a gate will be installed with access for fire equipment.	Jan	Closed
Flint Hill	Sherburne Drive access	From Bear-Paw monitoring report - Propose gate on Sherburne Drive?- Reach out to fire department before taking any action. Sitewalk in April. 4/12/23-Site walk scheduled for 4/23.	CC mbrs	Site Walk IP

Flint Hill	Clean up firepit	Trash, bottles, metal, etc. Dennis will clean up. 4/2/22- Melissa and Jan visited site. Rocks around ring removed, most trash removed, charcoal remains in ring. There is still quite a bit of micro trash(glass pieces, etc.) Evaluate during site walk in April. 4/12/23- Site walk scheduled for 4/23.	CC mbrs	Site Walk IP
Flint Hill	Chadwick	Site walk to check boundaries. 4/12/23 - site walk date TBD	CC mbrs	Site Walk TBD
Flint Hill	Parking sign	Blue sign to point users to park on Sherburne Drive. 4/12/23-Kris to follow up.	Kris	IP
Other	Finish town property site walks	to be scheduled. 4/12/23 - Jan to compile list of remaining properties.	Jan	Site Walk
Other	ARM Project List	In progress. 3/30-Invite David Fredrickson to next meeting in May 6/6-Jan met with David Fredrickson and provided a high-level explanation of the ARM Fund. Jan to follow up with David in the fall for a date to come to a CC meeting. 1/11/23- Mike to reach out to contact at DES and schedule an education session with the board. 4/12/23 - DES will be conducting a Webinar. Mike will monitor for date.	Mike	TBD
Training	Plan reading	The next plan we receive. One training session was held and another one will be held at a future meeting in 2023	Mike	IP
Other	Allowed use signs for all properties	Signs to put on properties to state what is allowed/not allowed. Kris to draft list of allowed uses. Jan to find prev list (sent 2/23). 4/13-reviewed at CC mtg. 1/11/23-reviewed quotes, finalizing details and payment requirements. 3/8/23 - CF form signed and sent to Finance with invoices for issuance of checks. 3/22/23 - Kris will pick up the signs and they will be stored at Mike's house. 4/12/23 - Signs are at Mike's house and are ready to install.	Kris	Closed
Other	Turtle crossing signs	4/25/22-located prior documentation, discuss with David Fredrickson at mtg. 6/6-Jan met with David Fredrickson and he agreed that DPW can install the signs on Ham Road. Review past materials on 2/22/23	Kris	TBD
Zoning	Conservation Subdivisions	Work with Planning Board. 5/11/22-Jan sent subdivision link to members	CC mbrs	TBD
Zoning	No Net Loss	Work with Planning Board. Schedule for late March CC meeting. Schedule for May or June agenda	CC mbrs	IP
Zoning	Zone G	Review language and compile questions for Planning Department. 4/12/23 - Schedule for May or June agenda	CC mbrs	IP
Zoning	Zone G	Meet with Building Inspector/Planning Department to review procedure by March 8th. 4/12/23-schedule meeting with Paul	Jan/Kathy	IP
Other	High-Value Conservation Lands	Research and options. Write recommendation on Shattagee/Lane Road to BOS	Jan	

Education	Town Property Educational walks		Kris and Kathy	TBD
Education	Include description of trails on Website and maps	Leverage educational walks to create descriptions	Kris and Kathy	Ongoing
Education	Town Newsletter	On-going	All	IP
Colonial Dr	Recommendations to BOS	5/26/22-Jan informed town manager of tire dump. 5/27/22-P.Hammond: It does not appear to be active, at least not from this year. Could you more define where this tire location is in reference to the property lines?	Jan	Site Walk TBD
LRES	Eco-Center Signs	2/8/23-Asked by LRES about replacing worn/damaged signs. Jan emailed MJ back with cost of last sign of \$652, and the vendor name. Also informed her that the CC wanted to do a sitewalk. 4/12/23-Kathy and Kris will conduct site walk to evaluate damage.	Kathy/Kris	Site Walk



# TOWN OF BRISTOL PLANNING BOARD SPECIAL USE PERMIT APPLICATION

## STAFF USE ONLY

Fees	
Application: \$50	<input type="checkbox"/> Paid
Newspaper Advt.: \$65	<input type="checkbox"/> Paid
Abutter Notification: \$10 per abutter (including applicant and professionals)	<input type="checkbox"/> Paid
TOTAL: \$	<input type="checkbox"/> Paid

Office Designated Case Number \_\_\_\_\_ Date Received \_\_\_\_\_

Location of proposed Site Plan: Tax Map # \_\_\_\_\_ Lot #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Location is in the following Overlay District(s)/Area(s):

- Shoreland Protection Area  
 Historic  
 Pemigewasset  
 Wetlands Conservation  
 Floodplain  
 N/A

Applicant(s) Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Owner (if different from applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Letter Authorizing Representation of other than property Owner

Is this project:  Residential    Non-Residential    Multi-family (3 or more units)    Mixed Use Occupancy

Permission for Planning Board to access the site?    Yes    No

Permission for Conservation Commission to access the site?    Yes    No

Property Address: \_\_\_\_\_

Existing Lot Size: \_\_\_\_\_ Acres, or   Sq. Feet: \_\_\_\_\_

Abutting Streets: \_\_\_\_\_

Brief description of proposed plan and the proposed special use:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please attach a detailed project narrative that describes the existing conditions of the property and the proposed improvements as they relate to the requested Special Use Permit.

Include with this narrative:

- a scale diagram showing the lot, building(s) in relation to the lot (include building size, distance of all setbacks);
- parking spaces in relation to the building (include sizes);
- any additional structures/tanks/ etc. in relation to the building (include sizes).

Photos of the existing structure and/or site from various vantage points are helpful, together with any other information that will help the Board understand the project.

The Applicant may be required to submit additional information if deemed necessary by the Planning Board in order to fully evaluate the application.

Please provide contact information for each professional involved in the preparation of this application, including the engineer, architect, surveyor, attorney, wetland scientist, landscape architect, etc.

Name: \_\_\_\_\_ Profession: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Profession: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The applicant and/or owner/agent, certifies that this application is true and complete and that any additional costs for engineering or professional services incurred by the Bristol Planning Board in the application and review process of this property shall be borne solely by the applicant and/or owner.

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date



# Application for Special Permit

## Town of Raymond, NH

### **Site Information**

Property Address: \_\_\_\_\_

Map #: \_\_\_\_\_ Lot #: \_\_\_\_\_

### **Property Owner Information**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

### **Applicant/Agent Information**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

### **Project Description**

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**Applicant Signature\* (see page 2):** \_\_\_\_\_ **Date:** \_\_\_\_\_



# Submission Checklist

- **\*COMPLETED & SIGNED APPLICATION.** If the applicant is NOT the property owner, a notarized letter of permission from the property owner is required to be submitted with this application.
- **LIST OF ABUTTERS.** The list of abutters must include the following information:
  - Name of property owner(s)
  - Address of property owner(s)
  - Name of abutting property owner(s)
  - Address of abutting property owner(s)
  - Tax Map and Lot Numbers for all properties listed
  - Name and Address of any agents authorized by the applicant to represent them and whose professional seal appears on a plat submitted to the Planning Board (i.e. land surveyors, wetland scientists, engineers, etc.)

*(For more information, please refer to NH Revised Statutes Annotated 672:3 for a definition of the term "abutter," and RSA 676:4 for legal notice requirements).*

- **APPLICATION FEE.** The application fee to the Planning Board for a Special Permit is as follows:
  - \$100.00 base application fee, plus;
  - \$10.00 per abutter (including the applicant, property owner(s), and any agents authorized to represent the property owner(s))
  - **When writing a check, this amount must be kept separate from the Escrow Account (see below).** Please make checks payable to the Town of Raymond.
- **ESCROW ACCOUNT.** This is a separate account established by the applicant to cover the cost of any additional legal notification, engineering review, legal review, document recording or outside copying incurred by the Town. Any unused funds will be returned to the applicant.
  - \$250.00 – Minimum amount required to establish Escrow Account.
  - **When writing a check, this amount must be kept separate from the Application Fee (see above).** Please make checks payable to the Town of Raymond.
- **PLANS.**
  - One (1) 24" x 36" copy of the plan, plus ten (10) 11" x 17" copies shall be provided.
  - OR-
  - If the original plan is smaller than 24" x 36" in size, then one (1) copy of the original plan, plus ten (10) 11" x 17" copies of the plan shall be provided.

Zone G 2015

4.9.3. DISTRICT BOUNDARIES: The Conservation District is an Overlay District and is hereby defined as:

4.9.3.1. SHORELAND PROTECTION AREA: Is any area of land within seventy five (75) feet of the seasonal high water mark of the Branch River, Dudley Brook, Fordway Brook, and other perennial major brooks, streams or ponds existing within the Town of Raymond and also includes land within fifty (50) feet of the high water mark of any brook, stream or pond, or having flowing or standing water for six (6) months of the year as shown on the Water Resource Management Plan, Map 2 and [Article 14](#). (03/2009)

4.9.3.2. STATE PROTECTED WATERS: The Exeter River, Lamprey River, Pawtuckaway River, Governor's Lake, Onway Lake, Norton Pond, Dead Pond (a/k/a On Lamprey River), and Lamprey River Pond (a/k/a Dam in Ruins) fall within the jurisdiction of the Comprehensive Shoreland Protection Act (hereinafter "CSPA") as amended from time to time; the CSPA requires that local permits for work within the protected shorelands be issued only when consistent with the policies of the statute. The above listed waters shall lie within the Conservation District Shoreland Protection Area, but the more stringent standards of the CSPA shall control over any conflicting local standards. To the extent that the list of waters subject to

Zone G 2019

4.9.3. DISTRICT BOUNDARIES: The Conservation District is an Overlay District and is hereby defined as:

4.9.3.1. SHORELAND PROTECTION AREA: Is any area of land within seventy-five (75) feet of the seasonal high-water mark of any river, brook, stream, pond or lake as shown on the Water Resource Management Plan (3/2009). Also includes any area of land within seventy-five (75) feet of the high-water mark of any river, brook, stream, pond, or lake having flowing or standing water for six (6) months of the year not included in Water Resource Management Plan (3/2009).

4.9.3.2. STATE PROTECTED WATERS: The Exeter River, Lamprey River, Pawtuckaway River, Governor's Lake, Onway Lake, Norton Pond, Dead Pond (a/k/a On Lamprey River), and Lamprey River Pond (a/k/a Dam in Ruins) fall within the jurisdiction of the Comprehensive Shoreland Protection Act (hereinafter "CSPA") as amended from time to time; the CSPA

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Town of Raymond, NH

requires that local permits for work within the protected shorelands be issued only when consistent with the policies of the statute. The above listed waters shall lie within the Conservation District Shoreland Protection Area, but the more stringent standards of the CSPA shall control over any conflicting local standards. To the extent that the list of waters subject to jurisdiction under the CSPA is amended from time to time, then such amendment will apply with equal force to the provisions of this section. (03/2009)

Zone G 2022

4.9.3. DISTRICT BOUNDARIES: The Conservation District is an Overlay District and is hereby defined as:

4.9.3.1. SHORELAND PROTECTION AREA: Is any area of land within seventy-five (75) feet of the seasonal high-water mark of any river, brook, stream, pond or lake as shown on the Water Resource Management Plan (3/2009). Also includes any area of land within seventy-five (75) feet of the high-water mark of any river, brook, stream, pond, or lake having flowing or standing water for six (6) months of the year not included in Water Resource Management Plan (3/2009).

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dinance | Aug-22

4.9.3.2. STATE PROTECTED WATERS: The Exeter River, Lamprey River, Pawtuckaway River, Governor's Lake, Onway Lake, Norton Pond, Dead Pond (a/k/a On Lamprey River), and Lamprey River Pond (a/k/a Dam in Ruins) fall within the jurisdiction of the Comprehensive Shoreland Protection Act (hereinafter "CSPA") as amended from time to time; the CSPA requires that local permits for work within the protected shorelands be issued only when consistent with the policies of the statute. The above listed waters shall lie within the Conservation District Shoreland Protection Area, but the more stringent standards of the CSPA shall control over any conflicting local standards. To the extent that the list of waters subject to jurisdiction under the CSPA is amended from time to time, then such amendment will apply with equal force to the provisions of this section. (03/2009)

- 4.8. **Zone F – Historic District:** Those uses in compliance with the Town of Raymond Historic District Regulations.
  - 4.8.1. Please refer to the Area and Dimensional Requirements in [Article 15](#).
  - 4.8.2. Please refer to [Section 5.1.1](#) for a list of HISTORIC DISTRICT PROPERTIES
  
- 4.9. **Zone G – Conservation District**
  - 4.9.1. **PURPOSE:** In the interest of protecting the public health, safety and general welfare by preserving the Town’s lakes, ponds, river systems, wetlands and important local water resources for the benefit of all Town residents, this District is created for the following purposes:
    - 4.9.1.1. Preserve sensitive wetlands, shore land and other water bodies that provide flood protection, augment stream flow during dry periods, absorb nutrients and contribute to the viability of the Town’s groundwater.
    - 4.9.1.2. Protect the wetlands and water bodies that are close to high intensity development through restrictions such as limitations of certain land uses and buffering.
    - 4.9.1.3. Protect wildlife habitat and maintain the ecological values referenced in NH [RSA 483-A](#).
    - 4.9.1.4. Limit development in areas where the natural features are not favorable for development.
    - 4.9.1.5. Encourage those low-intensity uses that can be harmoniously and safely located in the wetland areas.
    - 4.9.1.6. Preserve and enhance aesthetic values associated with our lakes, ponds, river systems and wetlands.
    - 4.9.1.7. Encourage the preservation and/or restoration of Raymond’s Shoreland Protection Area as a natural vegetated shoreland buffer to filter sediment and pollutants from runoff and thus help protect the town’s water quality.
    - 4.9.1.8. Discourage the following activities in Raymond's Shoreland Protection Area: any alteration of stream paths; landscaping; mowing; dumping of litter or trash, storage of grass clippings, leaves or snow; use of fertilizer and/or pesticides.
  - 4.9.2. Please refer to the Area and Dimensional Requirements in [Article 15](#).
  - 4.9.3. **DISTRICT BOUNDARIES:** The Conservation District is an Overlay District and is hereby defined as:
    - 4.9.3.1. **SHORELAND PROTECTION AREA:** Is any area of land within seventy-five (75) feet of the seasonal high-water mark of any river, brook, stream, pond or lake as shown on the Water Resource Management Plan (3/2009). Also includes any area of land within seventy-five (75) feet of the high-water mark of any river, brook, stream, pond, or lake having flowing or standing water for six (6) months of the year not included in Water Resource Management Plan (3/2009).

- 4.9.3.2. STATE PROTECTED WATERS: The Exeter River, Lamprey River, Pawtuckaway River, Governor's Lake, Onway Lake, Norton Pond, Dead Pond (a/k/a On Lamprey River), and Lamprey River Pond (a/k/a Dam in Ruins) fall within the jurisdiction of the Comprehensive Shoreland Protection Act (hereinafter "CSPA") as amended from time to time; the CSPA requires that local permits for work within the protected shorelands be issued only when consistent with the policies of the statute. The above listed waters shall lie within the Conservation District Shoreland Protection Area, but the more stringent standards of the CSPA shall control over any conflicting local standards. To the extent that the list of waters subject to jurisdiction under the CSPA is amended from time to time, then such amendment will apply with equal force to the provisions of this section. (03/2009)
- 4.9.3.3. STEEP SLOPE: Any land deemed to be twenty-five percent (25%) or greater in slope for one hundred (100) continuous lineal feet according to the [Rockingham County Soil Survey Map, October, 1994](#) or any land twenty-five percent (25%) or greater in slope for one hundred (100) continuous lineal feet as determined by using the procedure described below in [Section 4.9.4.2](#) (Delineation of Steep Slope) and [Section 4.9.4.4](#) (Areas Incorrectly Delineated). (03/2000)
- 4.9.3.4. POORLY DRAINED AND VERY POORLY DRAINED SOILS: Those areas identified as such in the [Rockingham County Soil Survey Map, October, 1994](#). Additionally, all areas of Federal or State of New Hampshire Jurisdictional Wetlands, not otherwise delineated as poorly or very poorly drained soils, shall be considered as very poorly drained soils for the purpose of this Ordinance.

#### 4.9.4. PROCEDURAL REQUIREMENTS

- 4.9.4.1. DELINEATION OF WETLANDS: Location of a wetland boundary in a particular area must be determined by an on-site inspection. This data shall be prepared by a certified soil or wetland scientist using the following methodology: [Chapters Env-WT 100-800](#) of the NH Code of Administrative Rules; [Regional Field Indicators for Identifying Hydric Soils in New England](#), New England Interstate Water Pollution Control Commission (April 2004); [Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1](#), Environmental Laboratory, Dept. of the Army, 1987.
- 4.9.4.2. DELINEATION OF STEEP SLOPE: Except in the case where the [Rockingham County Soil Survey, October 1994](#), confirmed the absence of steep slope, location of steep slope twenty-five (25%) or greater shall be determined through a topographical survey as prepared by a New Hampshire Licensed Professional.
- 4.9.4.3. DELINEATION OF POORLY AND VERY POORLY DRAINED SOILS: The methodology to be used is described in the Site Specific Soil Mapping Standards for New Hampshire and Vermont, February 2011, prepared by the Society of Soil Scientists of Northern New England (SSSNNE) Special Publication No. 3 as may be superseded and amended. This document can be found at <http://sssnne.files.wordpress.com/2013/03/nh-vt.pdf>.
- 4.9.4.4. AREAS INCORRECTLY DELINEATED: Where it is alleged that an area has been incorrectly delineated as a wetland, shoreland protection area or steep slope, or that an area not so designated meets the criteria for such designation, the Planning Board shall determine whether the regulations contained herein apply. In making such a determination, the Planning Board may rely on the technical expertise of a qualified soil or wetlands scientist or other professional who shall conduct an on-site investigation of the area in question.

The Planning Board shall retain the right pursuant to NH [RSA 676:4, I\(g\)](#) to assess the expense of this determination to an applicant.

#### 4.9.5. ALLOWED USES TABLE – CONSERVATION DISTRICT

LEGEND: P = Permitted

SP = Special Permit required

Type of Use	Wetlands		Shoreland Protection	Steep Slope
	Poorly Drained	Very Poorly Drained		
<b>Agriculture</b> (no-till horticulture is exempt)	P	SP	SP	SP
<b>Forestry/Tree Farming</b>	P	P	P	P
<b>Public Recreation Areas</b>	P	SP	SP	SP
<b>Conservation/Nature Trails</b>	P	P	P	P
<b>Open Space</b>	P	P	P	P
<b>Utilities</b>	P	P	P	P
<b>Buildings &amp; Permanent Structures</b>	SP	SP	SP	SP
<b>Accessory Buildings &amp; NON-Permanent Structures</b>	SP	SP	SP	SP
<b>Roads/Driveways/ROWS</b>	SP	SP	SP	SP
<b>Expansion of Non-conforming Uses</b> (up to 25% expansion only)	SP	SP	SP	SP

#### 4.9.6. SPECIAL PERMIT (SP):

- 4.9.6.1. The Planning Board may grant a Special Permit for specific uses identified as “SP” if the Board has made a finding of fact that the requested use is consistent with the purposes of the Conservation District and meets the specific criteria stated in [subsection 4.9.6.2](#) below.
- 4.9.6.2. In granting a Special Permit, the Planning Board shall ensure that the following standards have been met:
- 4.9.6.2.1. A New Hampshire licensed civil engineer, or other appropriate New Hampshire licensed professional, shall provide a review of the design and construction methods for the proposed use.
- 4.9.6.2.2. The Raymond Conservation Commission has reviewed and provided comments on the proposed use.
- 4.9.6.2.3. Depending on the size of the proposed use and its impact, as determined by the Planning Board, the applicant may be required to prepare an Erosion Control Plan in order to minimize all detrimental impacts to wetland and shoreland resulting from the proposed use during and after construction.
- 4.9.6.2.4. The applicant shall maintain the site as nearly as practical and possible to its original grade, shape and appearance.
- 4.9.6.2.5. In accordance with NH [RSA 676:4I\(g\)](#) the applicant shall be responsible for

the costs of any outside technical assistance that the Planning Board requires as part of its review of the proposed use.

#### 4.9.6.3. SPECIAL PROVISIONS (03/2000)

- 4.9.6.3.1. The setback for a septic system, including the leach field, adjacent to a pond, lake or estuary shall be governed by the limitations contained in the Comprehensive Shoreland Protection Act, NH [RSA 483-B:9 V\(b\)\(2\)\(A\)](#).
- 4.9.6.3.2. In determining the minimum lot size for Zones A, C.1, C.2, D and E, no part of the minimum lot size shall include areas identified as being in the Shoreland Protection Area.
- 4.9.6.3.3. Uses which are not allowed, but existing at the time of the adoption of this amendment may be continued, but may only be expanded by Special Permit.

## ARTICLE 5: OVERLAY DISTRICTS

### 5.1 Zone F - Historic District

5.1.1. Zone F shall include the following parcels of land and buildings:

Tax Map	Lot	Address	Common Reference
23-0	60	10 Old Fremont Road	The Bean Tavern
27-2	29	10 Main Street	Former Severance Property
27-2	30	12 Main Street	Former Cobbler Shop (03/2001)
27-2	55	7 Main Street	Maclaren Residence (03/2001)
28-1	47	28 Main Street	Former Welch Oil Co. (03/2001)
28-3	58	1 Old Manchester Road	Former Doctor's Office
28-3	59	Main Street & Old Manchester Road	Jewett Elderly Housing (03/2001)
28-3	68	51 Main Street	Methodist Church (03/2001)
28-3	79	2 Epping Street	Brewitt Funeral Home
28-3	80	4 Epping Street	Town Office Complex
28-3	81	8 Epping Street	Sovereign Bank
28-3	82	Epping & Main Streets	Town Common
28-3	86	9 Epping Street	Pilgrim Inn Apartments (03/2000)
28-3	88	5 Church Street	Congregational Church (03/2000)
28-3	89	Church Street	Howard Buildings (03/2000)
28-3	90	56 Main Street	Howard Buildings (03/2000)
28-3	91	58 Main Street	Howard Buildings (03/2000)
28-3	95	Main Street	Former Railroad Depot

### 5.2. Groundwater Conservation Overlay District

5.2.1. AUTHORITY: The Town of Raymond hereby adopts this Ordinance pursuant to the authority granted, under [RSA 674:16, II](#) relative to innovative land use controls.



**From:** Jenny Bernitz < >

**Sent:** Friday, August 4, 2023 10:31 AM

**To:** conscomchair@raymondnh.gov <conscomchair@raymondnh.gov>

**Subject:** Flint Hill maintenance?

Hello,

I use the Flint Hill Conservation Area often for walking my dog, and I was wondering if there are plans to mow at all? I've been using the trail all summer but perhaps I'm the only one! I know there's a network of trails through the woods, though the path to access them is completely overgrown. Anyway, I just wanted to bring this to your attention.

Thanks,

Jenny Bernitz

Conservation Commission – June 28, 2023 – ZBA Meeting

Attendees: Kathy McDonald, Kris Holleran, Warren Gidding

Per the ZBA meeting on June 28, 2023.

Kris, Warren and I attended as private citizens. We were not there as Cons Com members, even though when we entered, we were told to sit at the table.

The ZBA chair refused to acknowledge Cons Com being invited to their meeting.

Keith said he was not noticed that the meeting was to be a joint meeting (which it wasn't).

He told us not to sit at the table and to sit with the public, which we did.

Any comments we made we made as private citizens.

Kathy McDonald

Conservation Commission Secretary

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**Commission Members in Attendance:**

Jan Kent, Chair  
Kathy McDonald, Secretary  
Warren Gibby

**Meeting Called to Order by:**

**Commission Members Excused:**

Michael Unger, Vice Chair  
Kris Holleran

**Commission Members Absent:**

**Recording Secretary:**

Alvina Snegach (taking minutes from the recording)

**Members of the Public in Attendance:**

Theresa Thompson from LRAC, Ben Grigas John from Turner Consulting, Dan Ray from Jewett Construction, Brendan Walden from Gove Environmental Consultants, Austin Turner from Bohler Engineering.

**Public Input:**

**Agenda Items**

**Route 27 Warehouse - continued discussion**

Ms. Kent said that NHDES wetland permit had been submitted and the Town received copies of it. She said that ConsCom received the packet of information regarding the permit and the project.

Mr. Turner said that nothing has really changed since the applicant's last visit to ConsCom. They have been to the Planning Board and continue working with the Planning Board. There were two new environmental documents provided to the Planning Board since then, that he will summarize to ConsCom, and they would like to know where they stand with the Commission and would like to receive a letter from the Commission with the comments to the Planning Board on the application.

Mr. Turner went over the new documents that have been submitted to the Planning Board and went over what was depicted on the plan. Wetland buffer alterations were shown on the plan. He said that all the pervious areas will be reestablished after the project. The only direct impact will be the isolated wetland system off the edge of the driveway less than 500 square feet, which is the lowest function value wetland. Then he spoke about the kidney shaped area, which will provide hydrologic connectivity for higher functional value wetlands.

Mr. Turner answered questions from ConsCom about certain features on the plan and how they would be addressed during the project; the increased 75 foot wetland buffer location and which portions of it would be revegetated and which will be paved; how much the new buffer changed the calculations (which only happened for the local permit,

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43 not the State one); the mitigation area vegetation plan which is required by the special  
44 permit for the Town; etc.

45 Next Mr. Turner went over the vegetation plan for the mitigation area, which will be  
46 created as part of the project. He explained that the knob that is currently there will be  
47 excavated and the materials will be used on site. Once it has been leveled, a new wetland  
48 will be created to provide hydrologic connectivity to the existing wetlands and will be  
49 restored with the use of wetland restoration plantings in the transition area and wetland  
50 seed mix past it.

51 Ms. McDonald noted that there was a discrepancy between the restoration plan and notes  
52 in how much topsoil will be used for restoring the area, and Mr. Turner and Mr. Walden  
53 confirmed that it will be one foot, and not six inches. Mr. Walden clarified that one foot  
54 would only be applied to the mitigation area and the rest of the oyster shaped area will  
55 be covered with six inches of topsoil. Mr. Turner than answered more questions about  
56 the grading of the restored areas that would match the grade of the existing wetland to  
57 provide hydrologic connectivity; erosion control measures to be implemented;  
58 coordination with NHDES and Fish & Game on the work related to the wetlands permit;  
59 the roofing materials and whether there is any fireproofing in it that could runoff into the  
60 vernal pool, which there were none; etc. Mr. Turner then showed the roof drain on the  
61 map and answered questions about the wetland disturbances both temporary and  
62 permanent.

63 Then Ms. McDonald asked Mr. Turner to explain existing hydrology on site. He went over  
64 the plan and how the hydrology works with the current grading and how the water is  
65 channeling and cascading down creating a shallow pool in the upper portion of the plan  
66 in the spring. He explained how the calculations were done based on the existing  
67 conditions to model the flow of water with the development on site to make sure that the  
68 vernal pool is getting the same amount of water as it does now. This was achieved by  
69 directing part of the roof runoff, which is considered cleaner runoff, towards the vernal  
70 pool. He then answered questions about the location of the pipe, the ways to slow down  
71 the flow from the pipe in order to mitigate the velocity of water going to the vernal pool,  
72 like installing rip rap and putting liner under it. He also answered questions about the  
73 calculations and whether the latest rainfall affected those. Mr. Turner said that they are  
74 required to model for a high level event so the calculations did not change.

75 Mr. Grigas spoke about the Environmental Assessment and the three areas of concern:

- 76 - area along the road where the gas station was;
- 77 - home heating oil tank that was abandoned on the property;
- 78 - are that was a make shift shooting range.

79 He said that the recommendation was to further investigate, therefore, Phase 2  
80 environmental site assessment was done. GPR survey was done on the gas station area  
81 and they were not able to find the tanks. They also performed soil sampling in the  
82 shooting range area for elevated lead levels, and did soil tests around the abandoned  
83 residential oil tank. No contamination was found around the oil tank, but elevated levels  
84 of lead were found in one spot at the shooting range. Further investigation showed that

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85 there were no impacts to the soils around the gas station, along with the NHDES letter  
86 found that did not require any further remediation actions for this site.

87 The lead investigation was also conducted around the area of the shooting range and the  
88 levels of lead dropped to normal going farther away from the testing pit where levels  
89 were elevated. There was a recommendation to remove those soils in that lead  
90 contaminated area during construction. There were questions about whether anything  
91 else was found, and Mr. Grigas said that there was some solid waste but it was nothing  
92 significant. He said that they were not able to find any evidence of any cars either stored  
93 or buried on site. There was a pretty significant amount of test pits and borings found,  
94 and there were no records of those finding anything bad as they all came back clean.

95 Mt. Grigas also answered questions about the notification requirements in case anything  
96 is found during the environmental assessment. He added that they did send all the  
97 documents related to the environmental assessment to NHDES as requested by the  
98 Planning Board.

99 Ms. McDonald said that there was anecdotal evidence that the site used to be a junkyard.  
100 Mr. Grigas said that their findings do not indicate this was true. He also said that they will  
101 also be monitoring the construction to make sure that all the best practices are followed.  
102 Then Mr. Walden went over the details of the wetland permit application. He described  
103 the wetlands that are going to be impacted both permanently and temporarily, proposed  
104 culvert for the wetland crossing, restoration measures, and two year monitoring after the  
105 project is complete to make sure that the restoration is successful, which is required by  
106 NHDES.

107 Mr. Gibby asked if the ConsCom would like to have a site walk after the mitigation efforts  
108 have been complete and to check out the restoration progress. There was general  
109 consensus that this was a good idea, and ConsCom asked Mr. Walden to notify the  
110 Commission when would be a good time.

111 After Mr. Turner gave an estimate of the construction timeline, it was noted that 2026  
112 would probably be a good year to go check out the mitigation efforts.

113 Ms. McDonald said that LRAC would also need to comment once they get the wetlands  
114 permit, and that she would like to wait until those comments to comment on the  
115 application to the Planning Board.

116 Ms. Kent said that the assumptions are that ConsCom is good with the mitigation proposal  
117 as it stated in its letter to the Planning Board and that she will add a comment that the  
118 developer needs to follow the recommendations of the Phase 2 Environmental Site  
119 Assessment.

120 Ms. Kent said that there is no need to do an intervention on the wetlands permit at this  
121 time, and other members agreed; therefore there would be no comments to NHDES. She  
122 also said that the letter from ConsCom to the Planning Board will be held until comments  
123 from LRAC have been received. Ms. Walden said that NHDES also has to review comments  
124 from LRAC.

125 Ms. Thompson from LRAC said that they would be meeting on August 15<sup>th</sup>. Mr. Ray said  
126 that they are going to the Planning Board on September 7<sup>th</sup>. Ms. Kent said that ConsCom  
127 will meet on August 23<sup>rd</sup>.

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128 Ms. Thomson said that she just found out that LRAC only mails its letters to the Towns  
129 and said that she got permission from the Planning Board to email them.

130

131 **Onyx site walk - follow up**

132 Ms. McDonald went over her observations of the site visit to which Mr. Gibby, Ms.  
133 Thompson, and she had gone. This site walk was for the excavation permit. GZA  
134 Environmental showed where all the test wells were and they will be drafting a plan for  
135 Onyx based on what has been found.

136 Ms. Kent said that the Planning Board hearing will take place on October 18<sup>th</sup> and they  
137 requested that ConsCom members send a representative to that hearing. She also said  
138 that ConsCom will need to provide comments to the Planning Board by that date.

139

140 **Dearborn-Chestnut Oak-Big Tree Program**

141 Ms. Kent said she included the email from the Big Tree Program into the packet. She said  
142 that the Program identifies the biggest tree species by county and chestnut oaks are the  
143 ones for the Raymond area. ConsCom has submitted a tree it found at Dearborn and it  
144 has been listed with the program; however they were able to find an even bigger tree at  
145 Dearborn and were requesting permission to list that tree in their database and if it is OK  
146 to use pictures of the tree for the program without any fees.

147

148 *Ms. Kent made a motion that it is OK for the Big Tree Program to list that tree in their*  
149 *database and that it is OK to use pictures of the tree for the program without any fees.*  
150 *Mr. Gibby duly seconded and motion carried with all voting in favor.*

151 Ms. Kent said that she will add to the Project list the need to move the sign to the new  
152 tree.

153

154 **Chadwick-Easement Monitoring**

155 Ms. Kent said that she heard from Bear-Paw about the easement on Chadwick and that  
156 they will be doing monitoring the property. She said that they asked whether the public  
157 could use private access to the property, which Ms. Kent said that they cannot.

158

159 **Water source protection plan-Steering Committee**

160 Ms. Kent included a letter from the Rockingham Planning Commission who are looking  
161 for a representative for the Steering Committee for the Local Source Water Protection  
162 Plan Update. Mr. Unger has volunteered and everyone was good with his candidature.

163

164 **Ice House Road -info only**

165 Ms. Kent received a call and an email from a surveyor working in the area for a landowner  
166 who would like to build a new structure. They asked if they needed a special permit, and  
167 after a consultation with the Planning Department, it was determined that they do not.  
168 She said that they will need a shoreline protection permit, but this does not involve  
169 ConsCom.

170

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171 **Kiosk update**

172 Mr. Gibby said that he has a trailer that ConsCom can use it. He just needs to figure out  
173 the dates and whether someone can drill some holes in the ground to install it. Ms. Kent  
174 said that she can walk the area with Ms. McDonald to see where to place the kiosk.

175  
176 **Finance**

177 **Conservation Fund Statement June**

178 The June statement was in the packet. Beginning balance was \$343,258.14 and ending  
179 balance was \$343,833.69.

180  
181 **Approval of Minutes**

182 **June 14, 2023.**

183 *On a motion by Ms. McDonald to approve the 06/14/2023 minutes as amended, which*  
184 *was duly seconded by Mr. Gibby, 06/14/2023 minutes were approved by unanimous vote*  
185 *in favor.*

186  
187 **Correspondence**

188 **- Bestway Wildlife Control letter (Sandown) - Removal of beavers.**

189  
190 **Future Items/Events**

191  
192 **- August 3rd - 5:30 - Planning Board site walk - 11 Freetown Road - COU Mareld**  
193 **Development, Planning Board meeting- Attendance requested – TBD**

194 Ms. McDonald and Mr. Gibby will attend.

195 **- October 19th - PB Onyx Hearing - Comments and attendance requested**

196 **- August 23<sup>rd</sup> – Conservation Commission meeting**

197 Ms. Kent said that she will check with other members if they would like to meet on August  
198 9<sup>th</sup> to do a work session.

199  
200 **Other items that may come before the board**

201  
202 **Adjournment**

203 *Motion made by Ms. McDonald , seconded by Mr. Gibby, and upon a unanimous vote in*  
204 *favor, meeting adjourned at 8:40 PM.*

205  
206 Respectfully submitted,

207  
208 Alvina Snegach  
209 Recording Secretary



STATE OF NEW HAMPSHIRE  
DEPARTMENT of NATURAL and CULTURAL RESOURCES  
**DIVISION of PARKS and RECREATION**  
172 Pembroke Road Concord, New Hampshire 03301  
Phone: (603) 271-3556 Fax: (603) 271-3553  
Web: [www.nhstateparks.org](http://www.nhstateparks.org)

August 4, 2023

The Division of Parks and Recreation after careful consideration and thought has decided to redirect the federal American Rescue Plan funds appropriated to Pawtuckaway State Park. The project scope will include a new dump station to service recreational vehicles camping in the park and to renovate toilet buildings on Horse and Big Island. The renovations to the toilet buildings will include interior renovations, upgrade of utilities and shower addition where feasible. The Division will not be pursuing construction of additional campsites.

Design and engineering for these projects continue and construction is expected to begin in the fall of 2024.