



# TOWN OF RAYMOND Planning Board Agenda

**March 21, 2024**

**7 p.m. - Raymond High School**

**Media Center - 45 Harriman Hill**

**Public Announcement**

*If this meeting is canceled or postponed for any reason the information can be found on our website, posted at Town Hall, Facebook Notification, and RCTV. \**

## **1. Pledge of Allegiance**

## **2. Public Hearing**

- A. Application # 2022-009 Jewett Warehouse:** A site plan application is being submitted by Greg DiBona of Bohler Engineers on behalf of Jewett Construction. The applicant proposes a 200,000 SF industrial warehouse with applicable access, parking, loading, landscaping, lighting, stormwater management, utilities, and erosion mitigation. The property is located on Route 27 and is identified as Raymond Tax Map 28 / Lots 9, 10, & 11. **\*\*Continued from 10/5/2023, 1/4/2024, and 2/15/2024 PB Meeting\*\***
- B. Application #2024-001 Scott's Roofing:** A site plan application is being submitted by James M. Lavelle Associates on behalf of Sean Nadeau of Scott's Roofing. The property currently houses an existing building previously used as an automotive garage, with proposed conversion through this site plan review to an office building to house office space associated with the roofing business, with parking of construction vehicles related to the business. The property is located at 27 Old Fremont Road which is identified as Raymond Tax Map 17 Lot 31-3 and within Zone C.2 of the Town of Raymond (Commercial/Residential). **\*\*Continued from 2/15/2024 PB Meeting\*\***
- C. Application #2024-002 Lamprey Waters, LLC LLA:** A lot line adjustment application is being submitted by James M. Lavelle Associates on behalf of James A. Gregoire of Littlewoods/Lamprey Waters, LLC. A variance request has already been approved by the ZBA in May 2023. The applicant is proposing to adjust the lot line configuration between Tax Map 27-3 Lot 12 and Tax Map 28-3 Lots 46, 47, 48, and 49, located at 19 Old Manchester Road in Raymond, NH. All lots are located within Zone A (Residential). **\*\*Continued from 2/15/2024 PB Meeting\*\***

## **3. Public Comment**

## **4. Approval of Minutes**

- A. January 4, 2024**                      **B. February 1, 2024**  
**C. Site Walk of February 26, 2024**                      **D. February 15, 2024**
- D. Other Business**
- ♦ Staff Updates
  - ♦ Board Member Updates
  - ♦ Any other business brought before the board.

## **E. Adjournment (NO LATER THAN 10:00 P.M.)**

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



# TOWN OF RAYMOND Planning Board Agenda

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## Planning Board 2024 Submittal and Meeting Dates

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)	
	Thursday, March 28, 2024	Work Session 6:00 PM Public Hearing for #2023-008 Onway Lake 7:00 PM
Wednesday, March 6, 2024	Thursday, April 4, 2024	#2023-005 Mardon Woods (continued from 12/21/2023, 1/18/2024, & 2/22/2024) #2024-003 Gemini Valve Eversource Long Hill Road Hearing
Wednesday, March 20, 2024	Thursday, April 18, 2024	#2022-008 Onyx Warehouse, CU, and SP (Continued from 11-2-23, 12-7-23, 1/18/2024 & 3/7/2024) #2023-007 Meindl Road Subdivision (continued 10/12/23, 11/2/23, 12/7/23, 1/4/2024, 1/25/2024 & 3/7/2024) #2023-012 Autumn Trail Realty (continued 12/21/2023, 1/25/2024 & 3/7/2024)
Wednesday, April 3, 2024	Thursday, May 2, 2024	#2022-016 Woodside Village #2024-004 10 Lane Rd-JDV Realty
Wednesday, April 17, 2024	Thursday, May 16, 2024	TBD
Wednesday, May 8, 2024	Thursday, June 6, 2024	TBD
Wednesday, May 22, 2024	Thursday, June 20, 2024	TBD
Wednesday, June 12, 2024	Thursday, July 11, 2024	*July 4 is a holiday, no meeting; TBD
Wednesday, June 19, 2024	Saturday, July 27, 2024	TBD
Wednesday, July 3, 2024	Thursday, August 1, 2024	TBD
Wednesday, July 17, 2024	Thursday, August 15, 2024	TBD
Wednesday, August 7, 2024	Thursday, September 5, 2024	TBD
Wednesday, August 21, 2024	Thursday, September 19, 2024	TBD
Wednesday, September 4, 2024	Thursday, October 3, 2024	TBD
Wednesday, September 18, 2024	Thursday, October 17, 2024	TBD
Wednesday, October 9, 2024	Thursday, November 7, 2024	TBD

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TOWN OF RAYMOND  
Planning Board Agenda

**March 21, 2024**

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Wednesday, October 23, 2024	Thursday, November 21, 2024	TBD
Wednesday, November 6, 2024	Thursday, December 5, 2024	TBD
Wednesday, November 20, 2024	Thursday, December 19, 2024	TBD

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**LEGEND**

- DP# DESIGN POINT
- EX.# EXISTING SUBCATCHMENT
- OVERALL ANALYSIS BOUNDARY
- SUBCATCHMENT BOUNDARY
- SITE SPECIFIC SOIL BOUNDARY
- TIME OF CONCENTRATION
- EXISTING FLOODPLAIN
- EDGE OF WETLAND
- HYDROLOGICAL SOIL GROUP "A"
- HYDROLOGICAL SOIL GROUP "B"
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**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	10/07/2022	TOWN COMMENTS	EVD	GD
2	02/23/2023	PROJECT TEAM COORDINATION	EVD	GD
3	05/16/23	STREAM DELINEATION	JE	GD
4	07/12/2023	DISTURBANCE AREA	VH	GD
5	09/01/2023	REVISIONS PER AOT APPLICATION	SMK/AP	GD
6	12/11/2023	TOWN COMMENTS	AP	GD

**811**

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PROJECT No.: W211232  
 DRAWN BY: EVD / RV  
 CHECKED BY: GB / JK  
 DATE: 08/16/2022  
 CAD ID: W211232-EDAM-0A

PROJECT:

**PROPOSED SITE PLAN**

FOR

**JEWETT CONSTRUCTION CO.**  
 DESIGN BUILDERS  
 CONSTRUCTION MANAGERS

PROPOSED INDUSTRIAL DEVELOPMENT

ROUTE 27  
 TOWN OF RAYMOND  
 ROCKINGHAM COUNTY,  
 NEW HAMPSHIRE

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 SOUTHBOROUGH, MA 01772  
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**J.A. KUCICH**

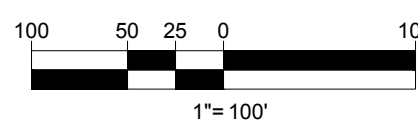
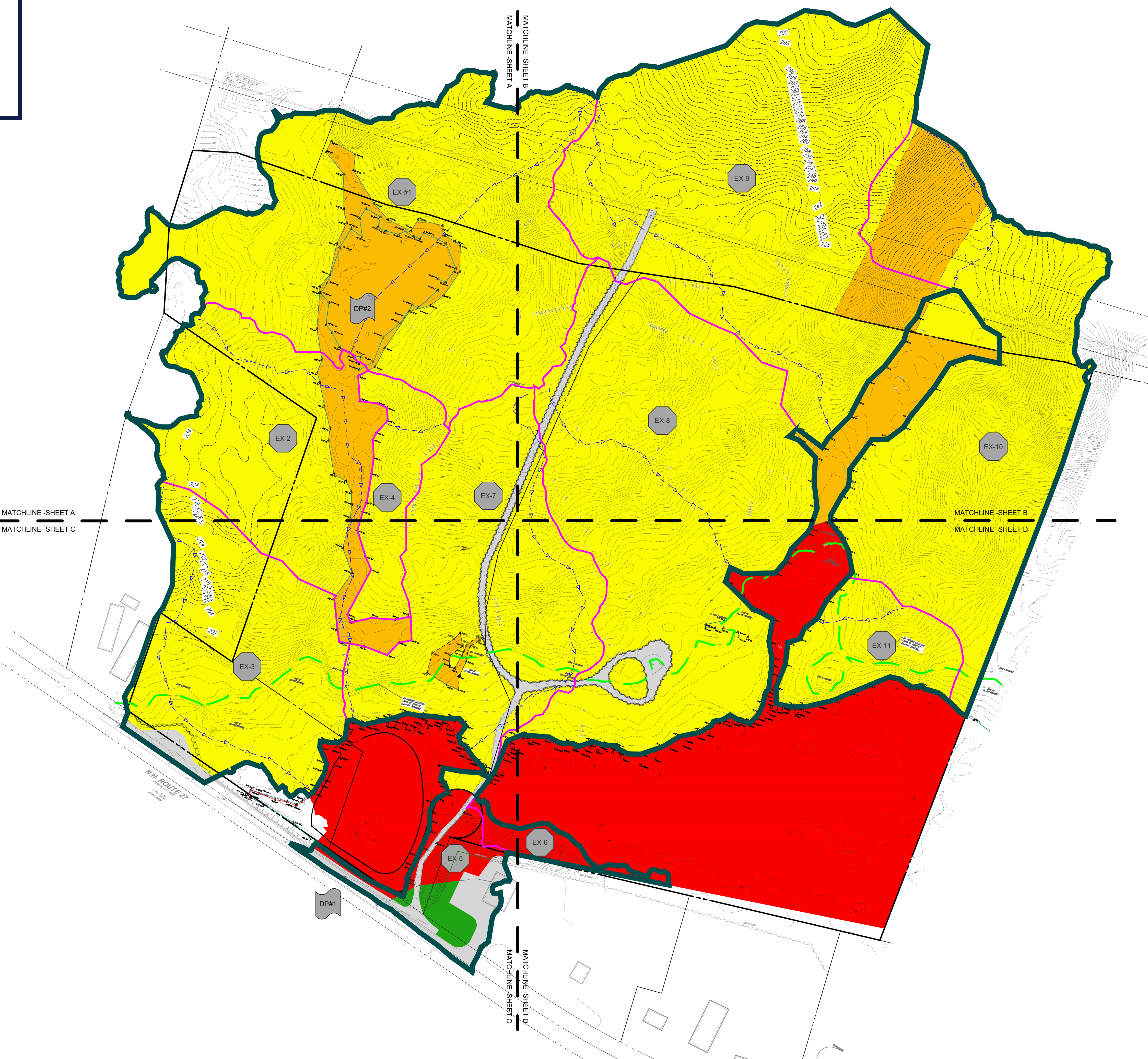
PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE NO. 4153  
 NEW HAMPSHIRE LICENSE NO. 15477  
 RHODE ISLAND LICENSE NO. 24716  
 MARYLAND LICENSE NO. 21453

SHEET TITLE:  
**EXISTING CONDITIONS DRAINAGE AREA MAP**

SHEET NUMBER:  
**EXDAM**

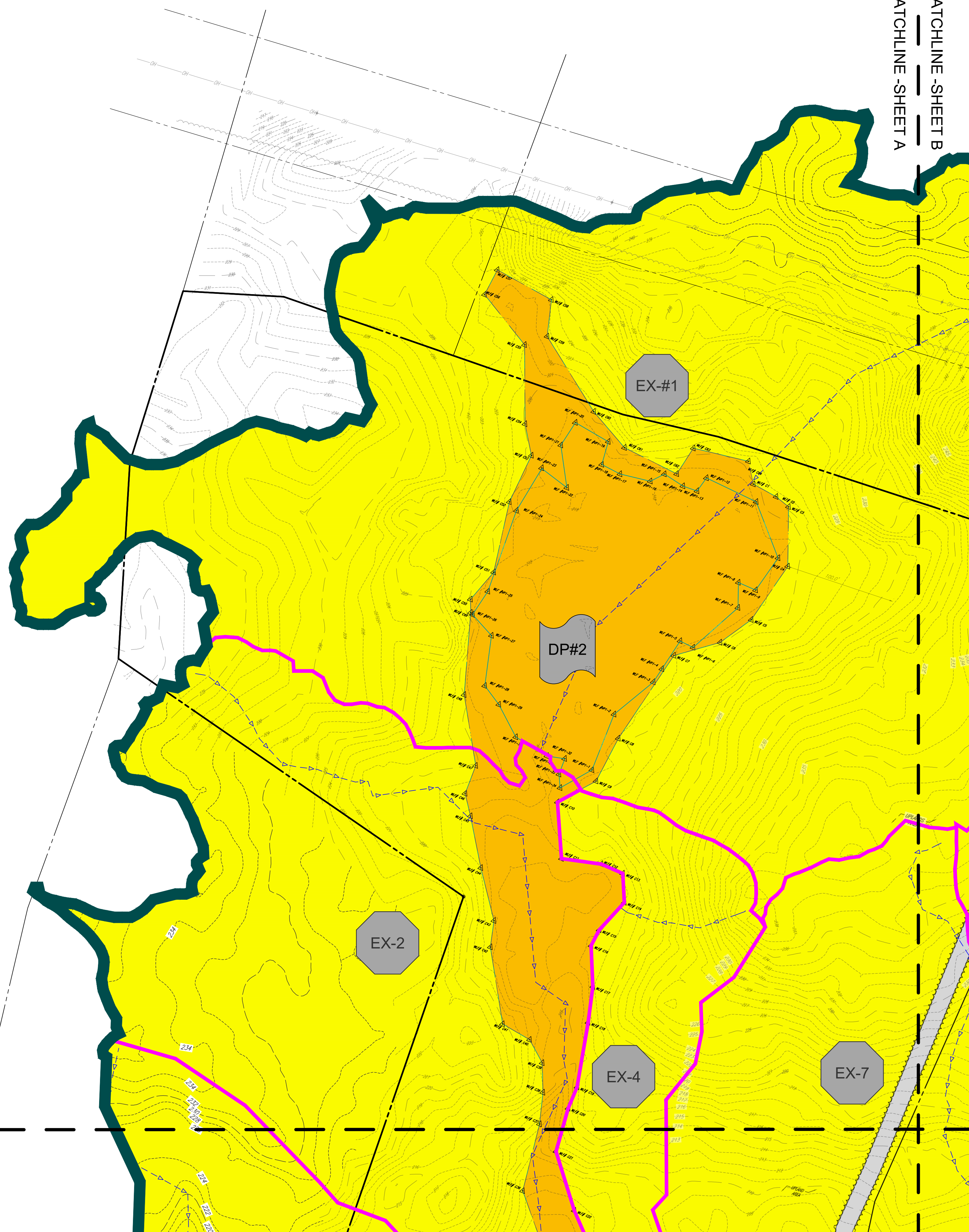
REVISION 6 - 12/11/2023



P:\11\211232\CADD\DRAWINGS\PLAN SET\DRAINAGE MAPS\W211232-EDAM-0A-1-1-LAYOUT-EXDAM 1-OVERALL.dwg



MATCHLINE - SHEET B  
MATCHLINE - SHEET A



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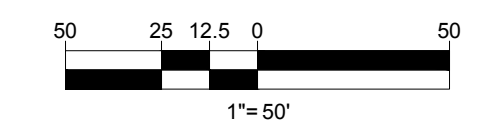
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CONNECTICUT LICENSE No. 20177  
RHODE ISLAND LICENSE No. 20716  
MONTANA LICENSE No. 21453

SHEET TITLE:  
**EXISTING CONDITIONS DRAINAGE AREA MAP A**  
SHEET NUMBER:  
**EXDAM**  
REVISION 6 - 12/11/2023

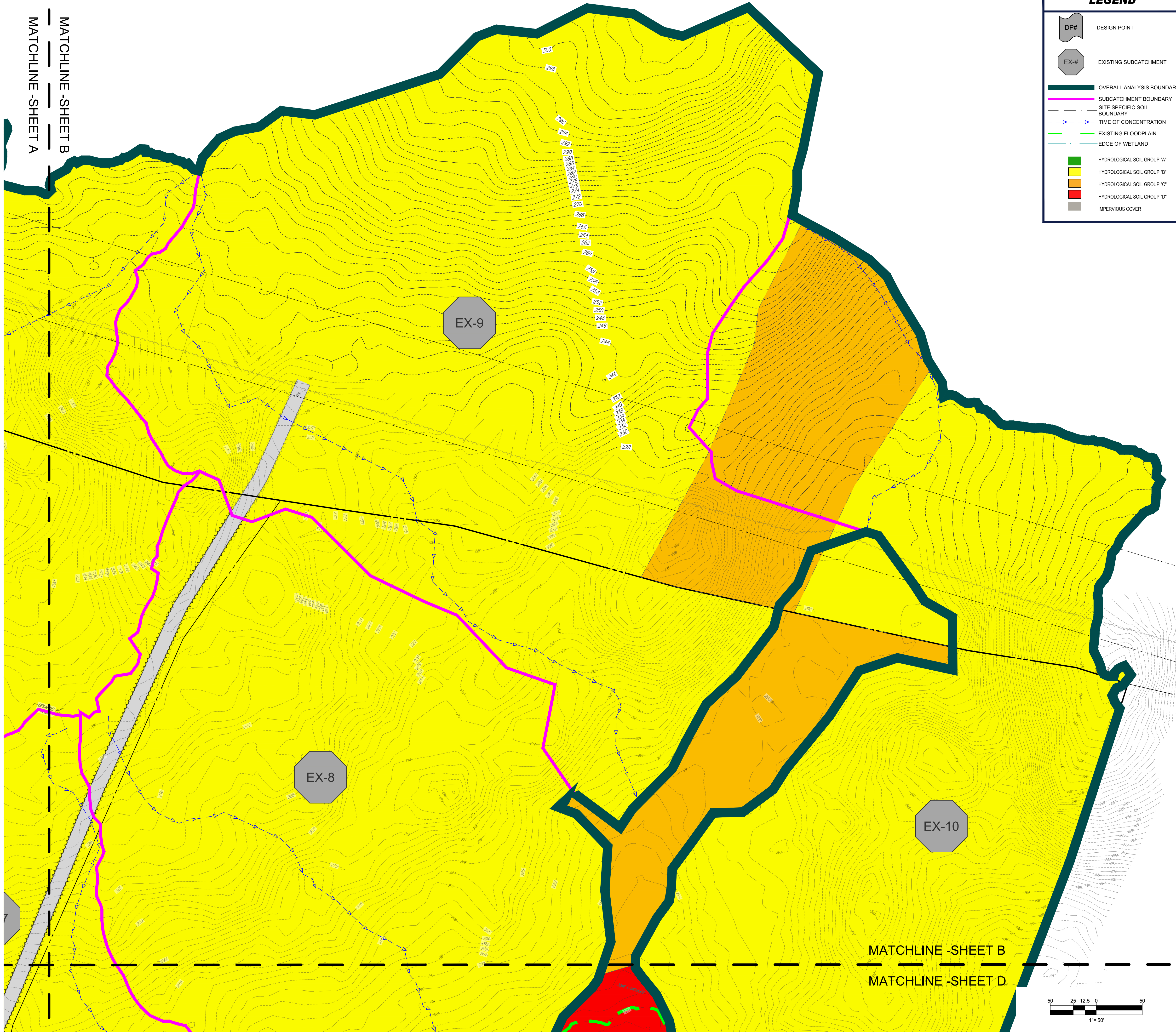


MATCHLINE - SHEET A  
MATCHLINE - SHEET C

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MATCHLINE - SHEET B  
 MATCHLINE - SHEET A



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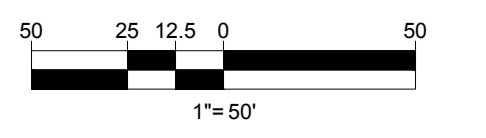
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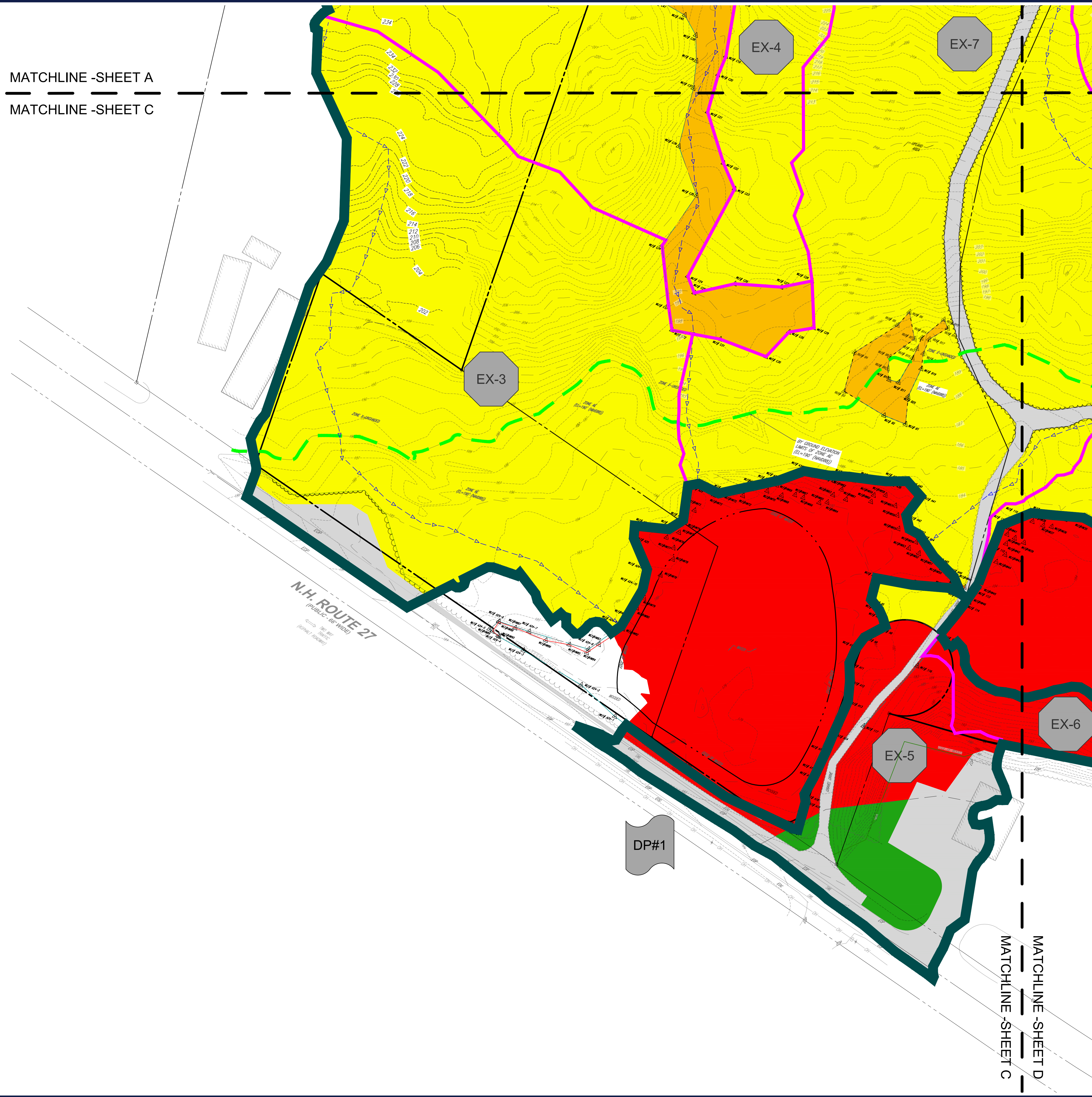
SHEET TITLE:  
**EXISTING CONDITIONS DRAINAGE AREA MAP B**  
 SHEET NUMBER:  
**EXDAM**  
 REVISION 6 - 12/11/2023



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MATCHLINE - SHEET A  
MATCHLINE - SHEET C



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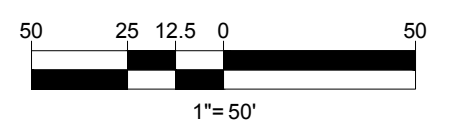
PROJECT No.: W211232  
DRAWN BY: EVD / RV  
CHECKED BY: GB / JK  
DATE: 08/18/2022  
CAD ID: W211232-EDAM-0A

PROJECT:  
**PROPOSED SITE PLAN**  
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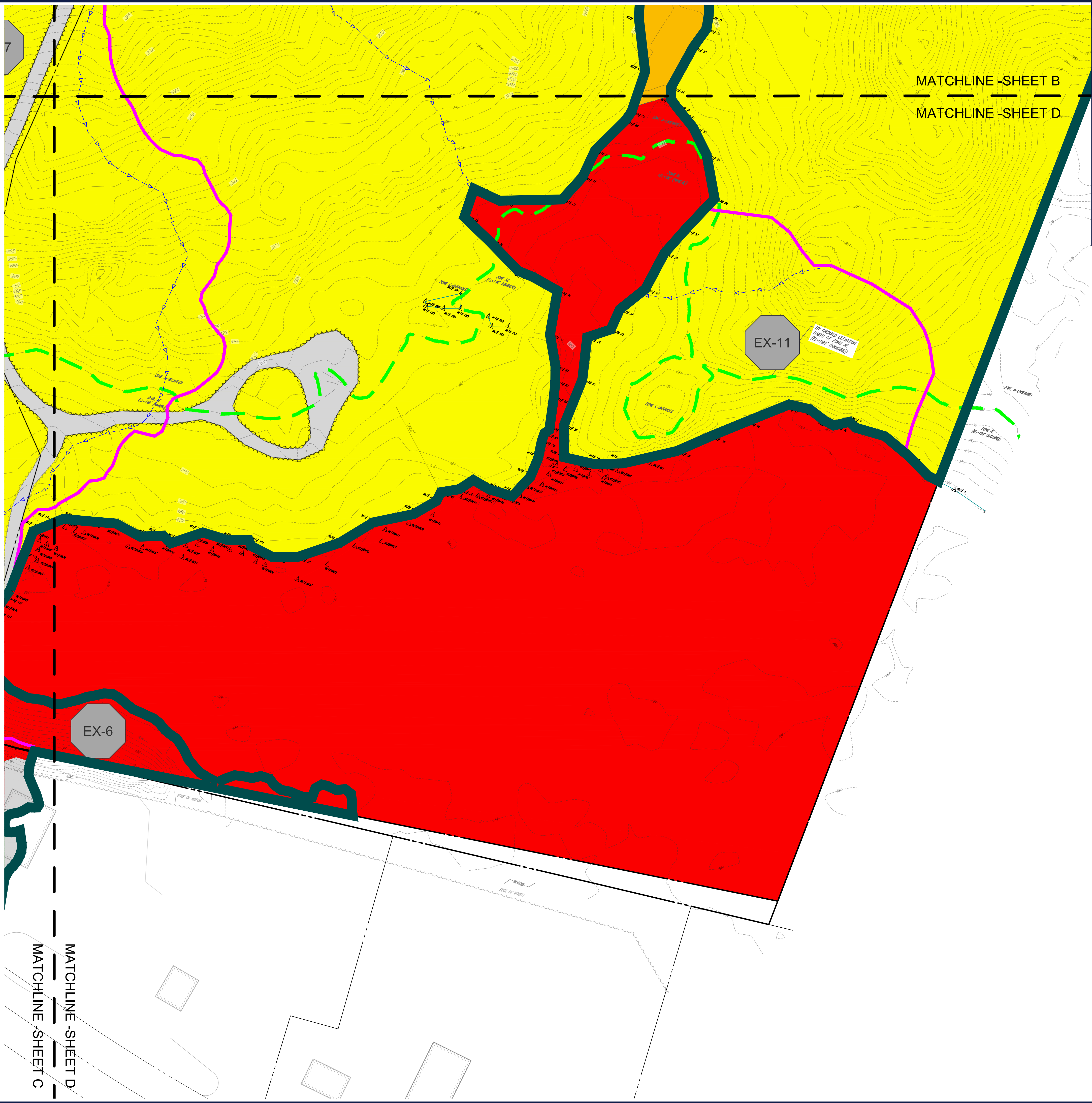
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RHODE ISLAND LICENSE No. 2474  
MONTANA LICENSE No. 2453

SHEET TITLE:  
**EXISTING CONDITIONS DRAINAGE AREA MAP C**  
SHEET NUMBER:  
**EXDAM**  
REVISION 6 - 12/11/2023



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**LEGEND**

- DP# DESIGN POINT
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PROJECT No.:	W211232
DRAWN BY:	EVD / RV
CHECKED BY:	GB / JK
DATE:	08/16/2022
CAD ID:	W211232-EDAM-0A

**PROPOSED SITE PLAN**  
 FOR  
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 DESIGN BUILDERS  
 CONSTRUCTION MANAGERS

PROPOSED INDUSTRIAL DEVELOPMENT

ROUTE 27  
 TOWN OF RAYMOND  
 ROCKINGHAM COUNTY,  
 NEW HAMPSHIRE

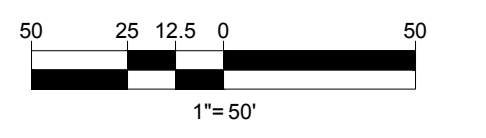
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SHEET TITLE:  
**EXISTING CONDITIONS DRAINAGE AREA MAP D**

SHEET NUMBER:  
**EXDAM**

REVISION 6 - 12/11/2023



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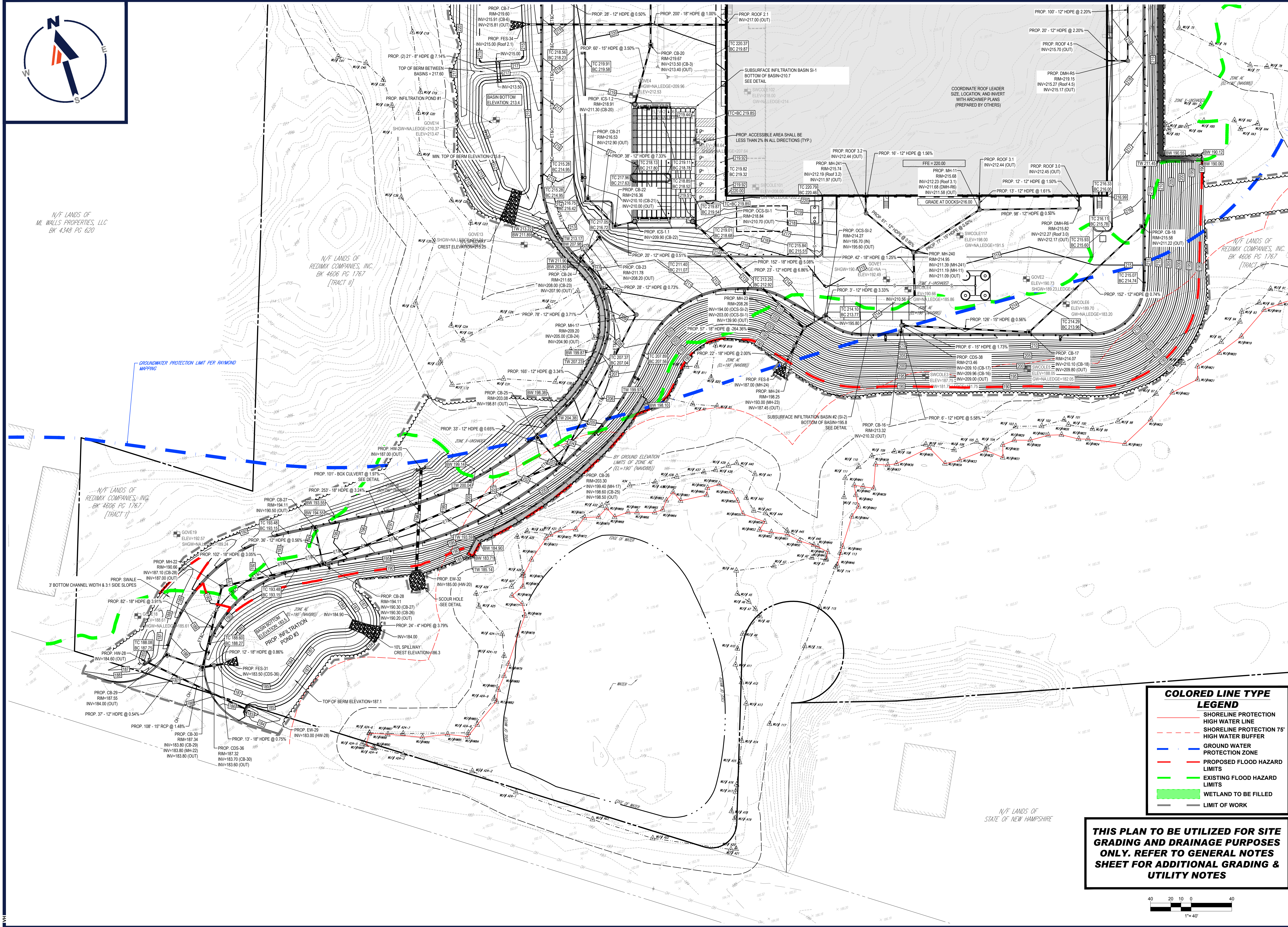
N/F LANDS OF  
M. WALLS PROPERTIES, LLC  
BK 4348 PG 620

N/F LANDS OF  
REDMIX COMPANIES, INC.  
BK 4606 PG 1767  
[TRACT 1]

N/F LANDS OF  
REDMIX COMPANIES, INC.  
BK 4606 PG 1767  
[TRACT 1]

N/F LANDS OF  
STATE OF NEW HAMPSHIRE

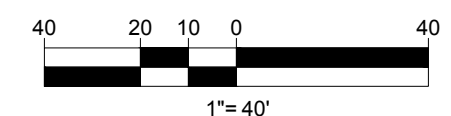
P:\11\211232\DRAWINGS\PLAN SET\11\211232\GDU1-7A.dwg - LAYOUT: C-402 GRAD\_DRAIN A



**COLORED LINE TYPE LEGEND**

- SHORELINE PROTECTION
- HIGH WATER LINE
- SHORELINE PROTECTION 75'
- HIGH WATER BUFFER
- GROUND WATER PROTECTION ZONE
- PROPOSED FLOOD HAZARD LIMITS
- EXISTING FLOOD HAZARD LIMITS
- WETLAND TO BE FILLED
- LIMIT OF WORK

**THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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SHEET TITLE:  
**GRADING & DRAINAGE PLAN A**

SHEET NUMBER:  
**C-402**

REVISION 7 - 03/01/2024

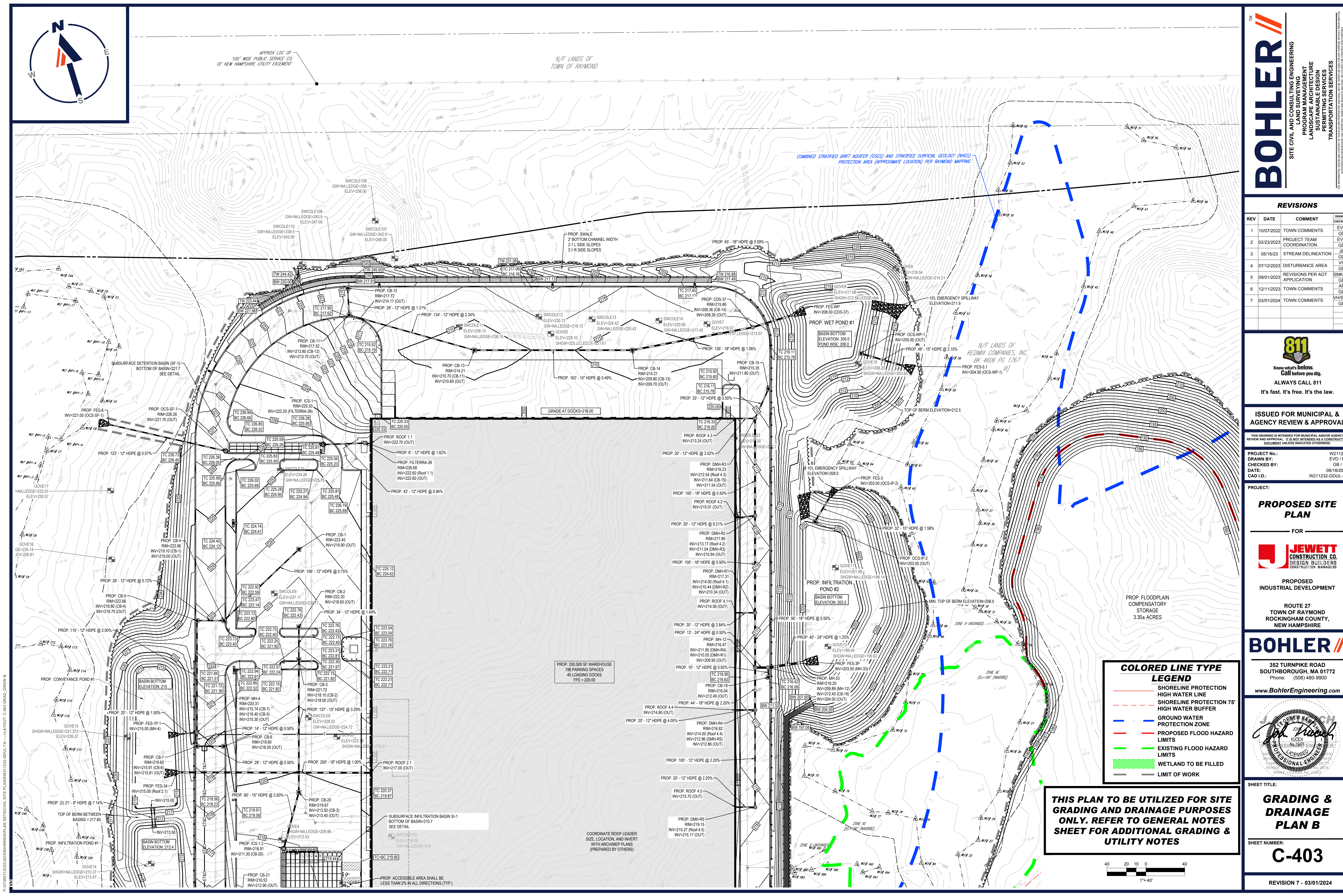


APPROX LOC OF  
100' WIDE PUBLIC SERVICE CO.  
OF NEW HAMPSHIRE UTILITY EASEMENT

N/F LANDS OF  
TOWN OF RAYMOND

COMBINED STRATIFIED DRIFT ADQUIFER (USSS) AND STRATIFIED SURFICIAL GEOLOGY (NHGS)  
PROTECTION AREA (APPROXIMATE LOCATION) PER RAYMOND MAPPING

N/F LANDS OF  
REDIMAX COMPANIES, INC.  
BK 4806 PG 1767



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LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
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3	05/16/23	STREAM DELINEATION	JE
4	07/12/2023	DISTURBANCE AREA	VH
5	09/01/2023	REVISIONS PER AOT APPLICATION	SM/AF
6	12/11/2023	TOWN COMMENTS	AP
7	03/01/2024	TOWN COMMENTS	VH/SMK

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CHECKED BY: CB / JK  
DATE: 08/18/2022  
CAD LID.: W211232-GDUL-7A

**PROPOSED SITE PLAN**

FOR

**JEWETT CONSTRUCTION CO.**  
DESIGN BUILDERS  
CONSTRUCTION MANAGERS

PROPOSED INDUSTRIAL DEVELOPMENT

ROUTE 27  
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ROCKINGHAM COUNTY,  
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SHEET TITLE:  
**GRADING & DRAINAGE PLAN B**

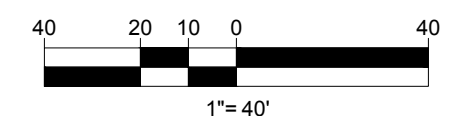
SHEET NUMBER:  
**C-403**

REVISION 7 - 03/01/2024

**COLORED LINE TYPE LEGEND**

- SHORELINE PROTECTION
- HIGH WATER LINE
- SHORELINE PROTECTION 75'
- HIGH WATER BUFFER
- GROUND WATER PROTECTION ZONE
- PROPOSED FLOOD HAZARD LIMITS
- EXISTING FLOOD HAZARD LIMITS
- WETLAND TO BE FILLED
- LIMIT OF WORK

**THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



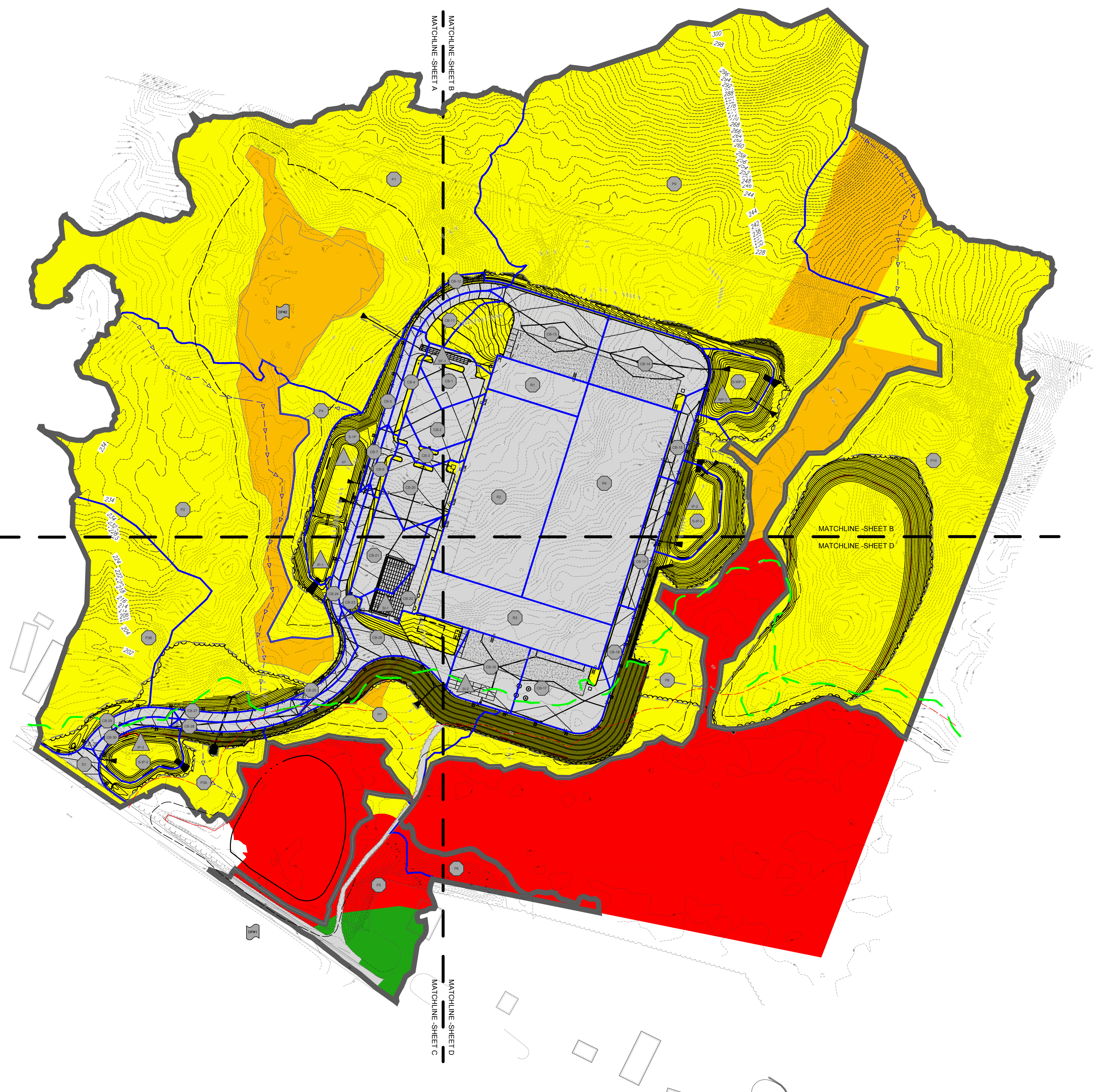
COORDINATE ROOF LEADER SIZE, LOCATION, AND INVERT WITH ARCHWAVE PLANS (PREPARED BY OTHERS)

PROP. 200,000 SF WAREHOUSE  
198 PARKING SPACES  
40 LOADING DOCKS  
FFE = 220.00

SUBSURFACE INFILTRATION BASIN S1-1  
BOTTOM OF BASIN=210.7  
SEE DETAIL

PROP. ACCESSIBLE AREA SHALL BE LESS THAN 2% IN ALL DIRECTIONS (TYP)

P:\211232\CAD\DRAWINGS\PLAN\BETRIEVE SITE PLANS\W211232-GDUL-7A-LAYOUT\_C-403\_DRAN\_B



### LEGEND

- DESIGN POINT
- SUBCATCHMENT
- BASIN OR MODELED STRUCTURE
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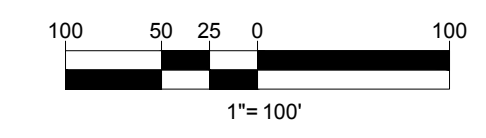
**PROPOSED SITE PLAN**  
 FOR  
  
**JEWETT CONSTRUCTION CO.**  
 DESIGN BUILDERS  
 CONSTRUCTION MANAGERS

**PROPOSED INDUSTRIAL DEVELOPMENT**  
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 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 4074  
 MARYLAND LICENSE No. 21433

SHEET TITLE: **PROPOSED CONDITIONS DRAINAGE AREA MAP**  
 SHEET NUMBER: **PRDAM**  
 REVISION 6 - 12/11/2023



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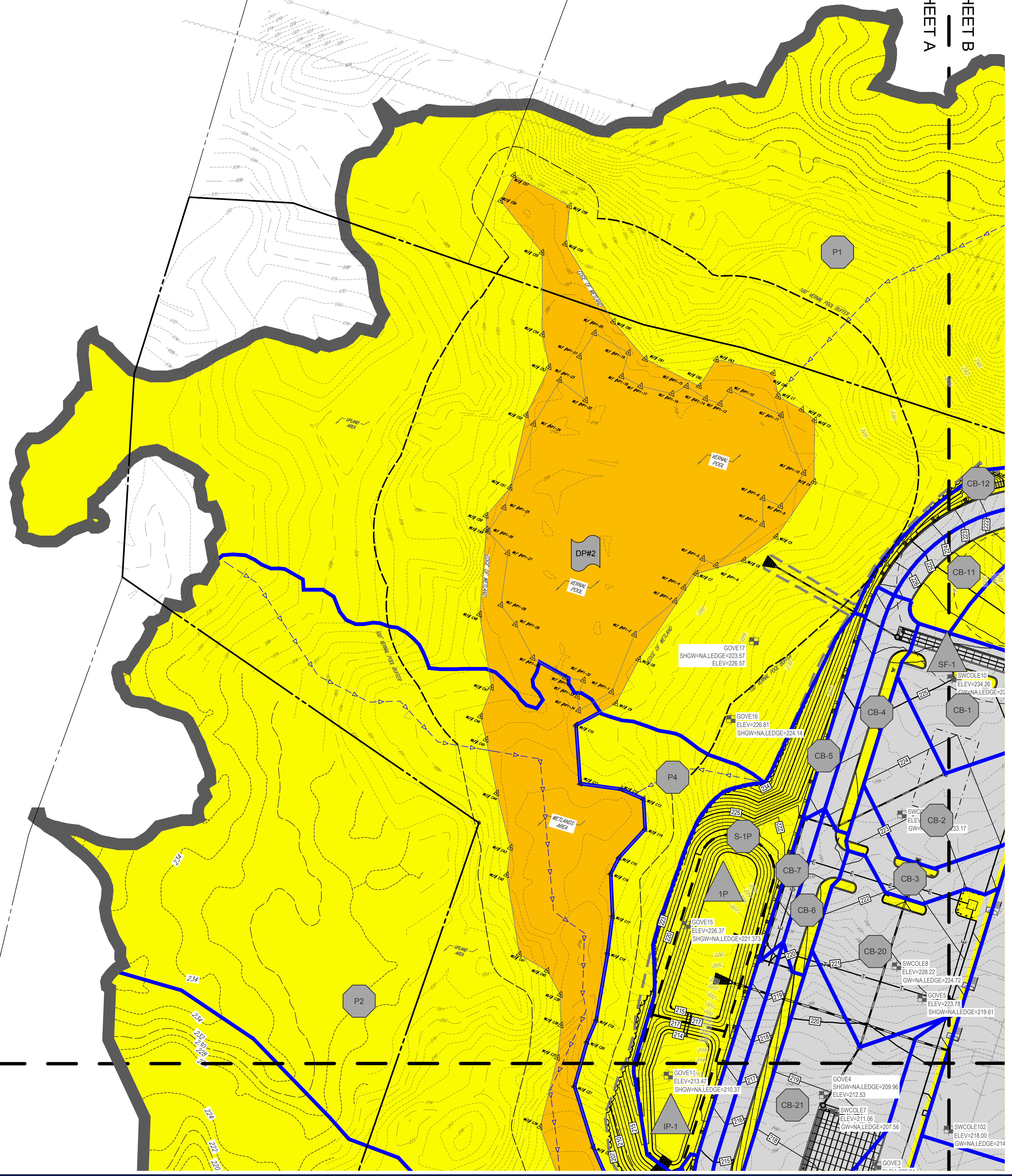


MATCHLINE - SHEET B  
MATCHLINE - SHEET A

MATCHLINE - SHEET A  
MATCHLINE - SHEET C

**LEGEND**

- DESIGN POINT
- SUBCATCHMENT
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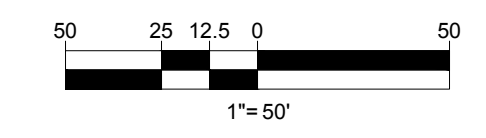
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CAD ID: W211232-PDAM-0A

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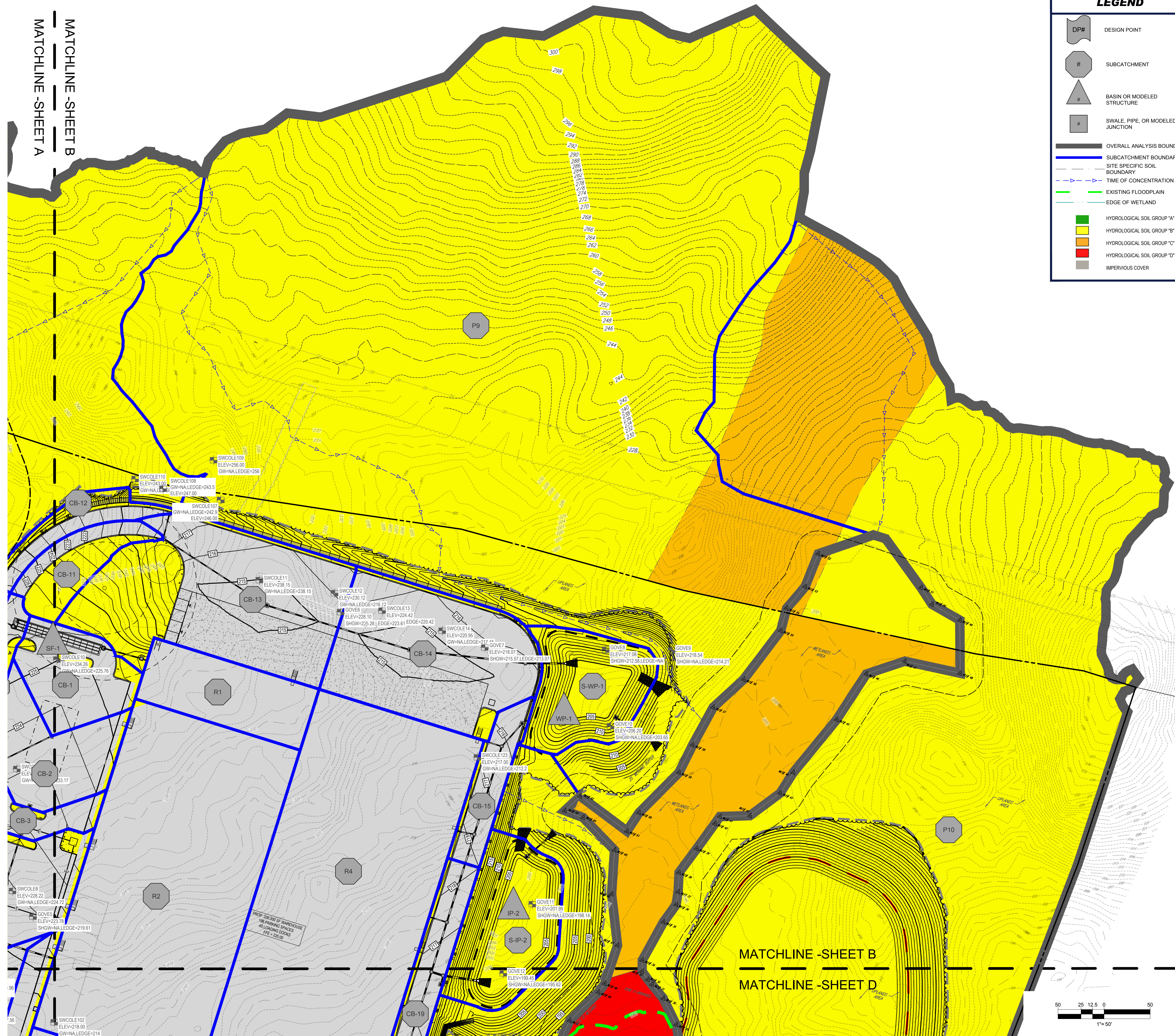
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**PROPOSED CONDITIONS DRAINAGE AREA MAP A**  
SHEET NUMBER:  
**PRDAM**  
REVISION 6 - 12/11/2023



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MATCHLINE - SHEET B  
MATCHLINE - SHEET A



**LEGEND**

- DP# DESIGN POINT
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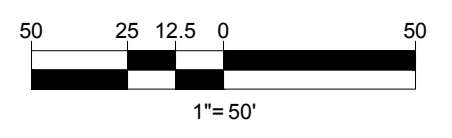
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CHECKED BY: CB / JK  
DATE: 08/16/2022  
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**PROPOSED SITE PLAN**  
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RHODE ISLAND LICENSE No. 2474  
MONTANA LICENSE No. 24450

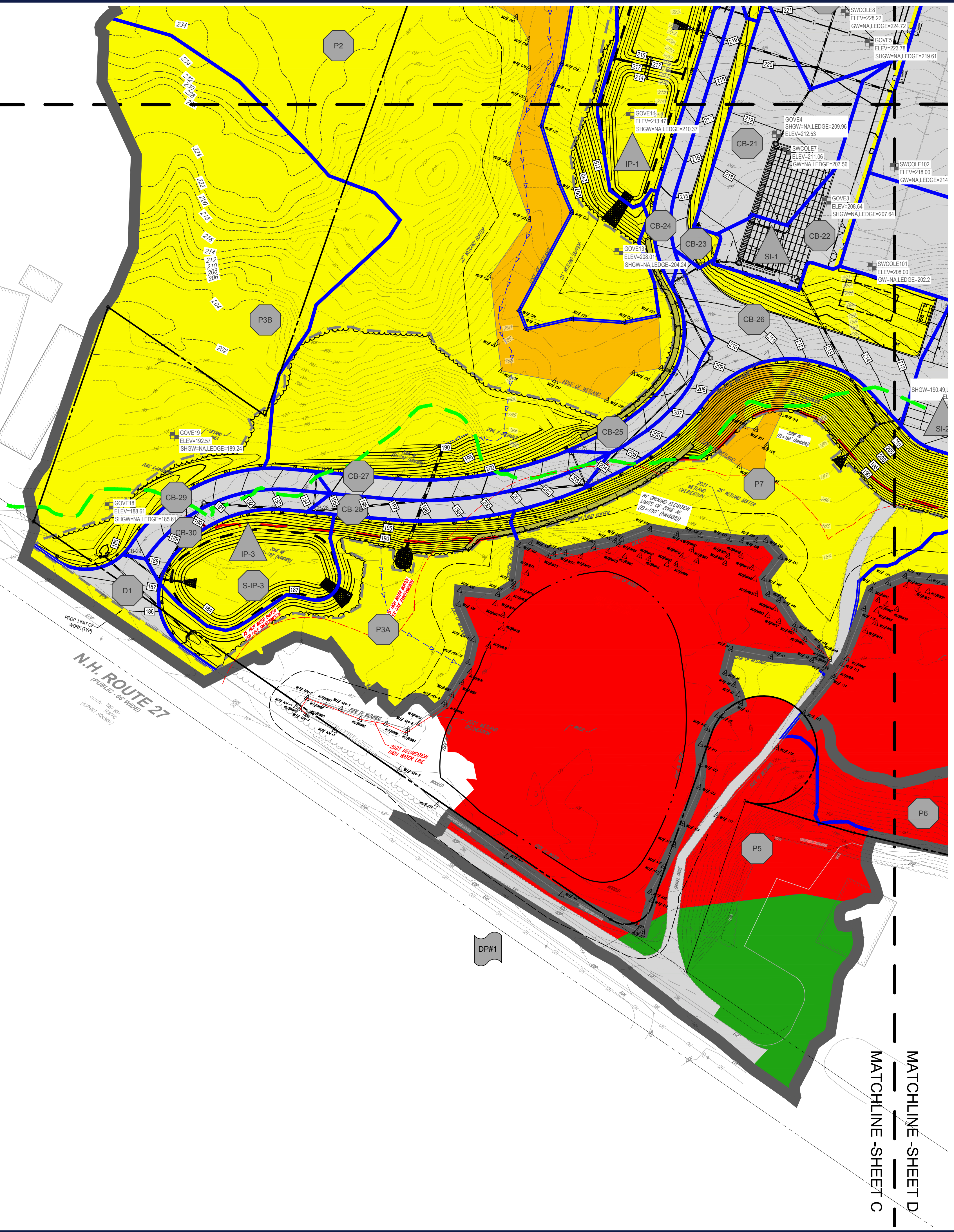
SHEET TITLE:  
**PROPOSED CONDITIONS DRAINAGE AREA MAP B**  
SHEET NUMBER:  
**PRDAM**  
REVISION 6 - 12/11/2023



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MATCHLINE - SHEET A  
 MATCHLINE - SHEET C



**LEGEND**

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6	12/11/2023	TOWN COMMENTS	AP
			GD

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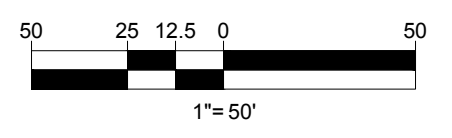
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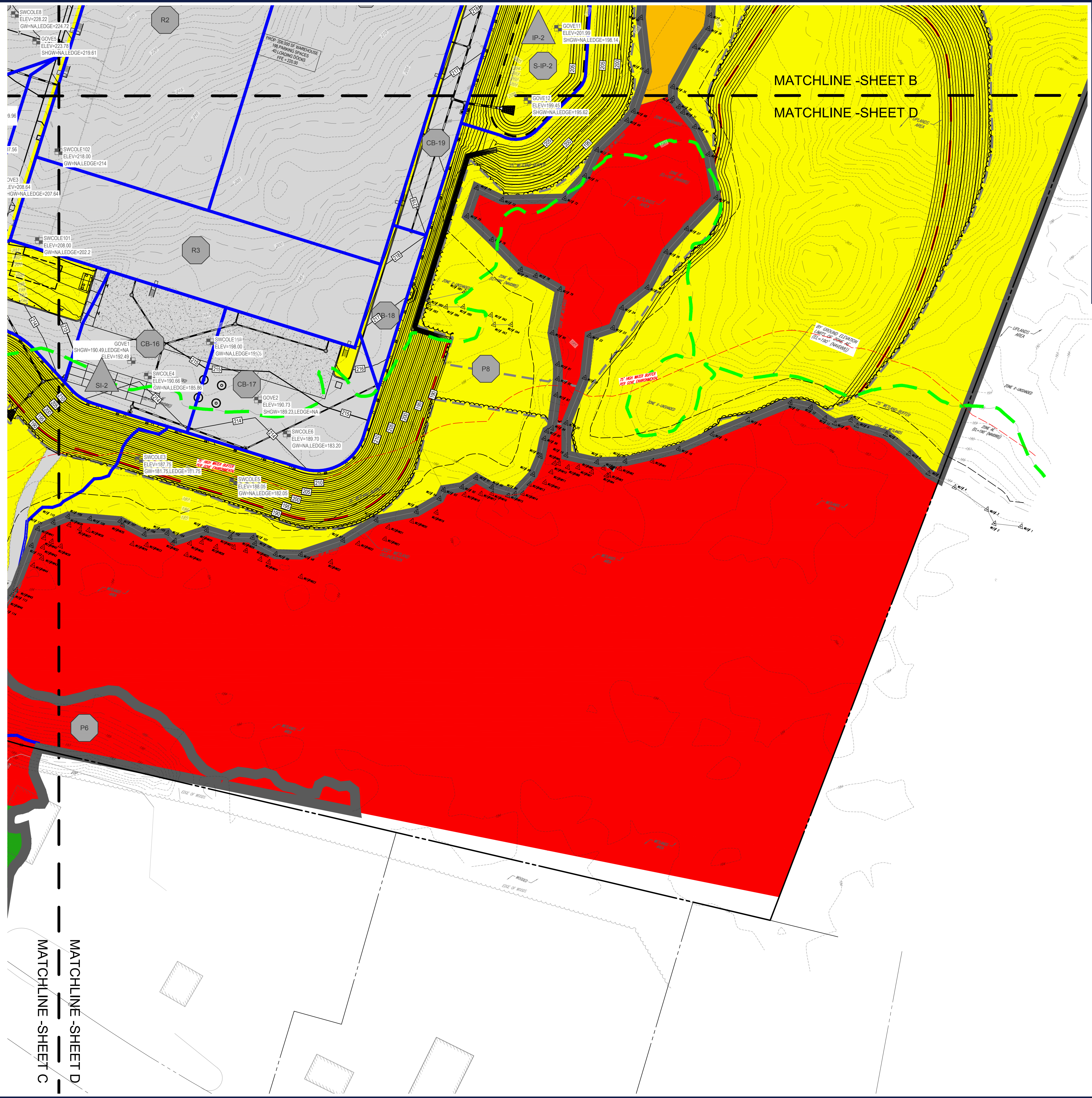
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 NEW HAMPSHIRE LICENSE No. 1547  
 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 2474  
 MARYLAND LICENSE No. 21453

SHEET TITLE:  
**PROPOSED CONDITIONS DRAINAGE AREA MAP C**

SHEET NUMBER:  
**PRDAM**



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**LEGEND**

- DP# DESIGN POINT
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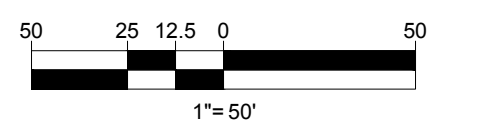
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SHEET TITLE:  
**PROPOSED CONDITIONS DRAINAGE AREA MAP D**

SHEET NUMBER:  
**PRDAM**

REVISION 6 - 12/11/2023



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March 7, 2024  
Via Hand Delivery

Planning Board Chair Luszc  
Raymond Community Development  
4 Epping Street  
Raymond, New Hampshire 03077

**Re: Application #2022-009  
Jewett Industrial Development  
Route 27 – Tax Map 28, Lot 9, 10, 11  
Raymond, NH  
W211232**

Dear Chair Dee Luszc:

In preparation of our upcoming Planning Board meeting on March 21, 2024, we are providing supplemental documents as requested by the board at the prior meeting as well as copies of the sheets that have been revised to address the peer review comments provided by Dubois and King in their February 22, 2024 letter.

Enclosed please find seven (7) packets with the following documents for distribution to the board members: Note that one packet contains 11"x17" copies for Gretchen.

- A copy of this Cover Letter with responses to the Dubois and King peer review of February 22, 2024
- Full size-colored copies of the Drainage Area Maps (10 sheets), referenced in the previously submitted Drainage Report
- One (1) signed and sealed copy of the Grading & Drainage Plan A, prepared by our office dated 3/01/2024
- One (1) signed and sealed copy of the Grading & Drainage Plan B, prepared by our office dated 3/01/2024

Bohler Engineering is in receipt of a comment letter from Dubois & King, Inc., dated February 22, 2024. On behalf of Applicant Jewett Construction Co., Bohler offers the following responses. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type.

### **Boundary and Topographic Survey Plans (Sheets 1 to 5)**

*Comment # 1 Repeat comment. Locations and widths of adjacent streets, buildings and drives within 200 feet of the site boundaries are not shown in accordance with the Site Plan Review Regulations, Section 5.02.06. We understand that the Applicant is seeking a waiver from this submission requirement.*

**Response: Acknowledged.**

*Comment #2 Repeat Comment. The shape, height and size of the existing buildings on the site and within 200 feet of the site boundaries are not shown in accordance with the Site Plan Review Regulations, Section 5.02.07. We understand that the Applicant is seeking a waiver from this submission requirement.*



**Response: Acknowledged.**

*Comment #3 Repeat Comment. The use of the abutting buildings is not identified in accordance with the Site Plan Review Regulations, Section 5.02.09. We understand that the Applicant is seeking a waiver from this submission requirement.*

**Response: Acknowledged.**

*Comment #4 Repeat comment. We recommend that the Applicant revise the plans to show the size, location and elevation of the existing public main water in accordance with the Site Plan Review Regulations, Section 5.02.10. (The Applicant previously stated that there are no public connection for sewer, stormwater or gas.) We understand that the Applicant removed the proposed water service from the plans and is proposing a private well instead and a waiver will be requested. Additionally, the Applicant confirmed that there are no other utilities to add to the survey.*

**Response: Acknowledged.**

*Comment #5 Repeat comment. We recommend that the Applicant submit copies of existing covenants, easements, and/or right-of-ways in accordance with the Site Plan Review Regulations, Section 5.02.12. We understand that the Applicant will comply with this request and provide a copy of the Title Report once received. Additionally, once the Title Report has been provided, the Applicant will prepare the ALTA update and include any title exemptions, covenants, easements, etc.*

**Response: Acknowledged.**

*Comment #6 Repeat comment. Building setbacks have not been shown on the plan as required by Site Plan Review Regulations, Section 5.02.13. We understand that the Applicant will have the ALTA survey reflect the building setbacks.*

**Response: Acknowledged.**

## **Grading and Drainage Plans. (Sheets C401 to C403)**

*Comment #7 Repeat comment. At the proposed catch basins, we recommend a drop of 0.1 between the invert in and the invert out.*

**Response: The last plan revision removed catch basin sumps. The plans have been revised to include the requested 0.1-foot drop between the invert in and the invert out where feasible.**

*Comment #8 Repeat comment. We recommend that the Applicant provide the minimum required number of test pits for the proposed infiltration basins in accordance with the New Hampshire Stormwater Manual, Vol.2, Chapter 2-4 Design Infiltration Rate, Table 2-2. The minimum number of test pits/borings required for infiltration basins less than 2,500 sf is 1 test, and for 2,500 to 20,000 sf are 2 test pits.*

**Response: Acknowledged. Additional testing will be conducted and is required as part of the Alteration of Terrain permitting process. We are currently scheduling the additional tests and will provide copies of the information once received.**

# BOHLER //

*Comment #9 It appears that some structures show an outlet elevation above the inlet elevation (i.e. proposed catch basin CB #26). Additionally, we recommend reviewing and revising the slopes of the drainage pipes as necessary.*

**Response: Drainage structure invert elevations have been reviewed and modified accordingly.**

*Comment #10 We recommend reviewing and revising the top and bottom elevations for the proposed retaining wall north of the building.*

**Response: Retaining wall elevation labels have been revised and additional labels are added for clarification.**

*Comment #11 We recommend reviewing and revising the contour labels for the proposed wet pond #1. There appears to be a rogue "215" label.*

**Response: The rogue contour label has been removed.**

*Comment #12 We recommend reviewing and revising the contour labels west of proposed infiltration pond #1. It appears that the 219 contour has been labeled 220.*

**Response: The 220-contour label has been adjusted for clarity. Its previous location visually obstructed where it ties into existing grade.**

*Comment #13 Repeat comment. We recommend that the Applicant submit plans and profiles for all proposed driveways and sewer and drainage structures and pipes, in accordance with Town of Raymond, Site Plan Review Regulations, Section 5.03.14. We understand that the Applicant intends to request a waiver from providing detailed profiles for all sewer and drainage structures and pipes.*

**Response: Acknowledged.**

## **Utility Plans. (Sheet C501 to C502)**

*Comment #14 Repeat comment. The proposed septic system appears conceptual in nature with no details provided. The Applicant stated that a septic design prepared by William Evans, would be submitted to NHDES for review and permit. Additionally, a NHDES well permit will be required prior to issuance of the septic approval.*

**Response: Acknowledged.**

## **Detail Plans. (Sheet C901 to C906)**

*Comment #15 Repeat comment. The reveal of the proposed curb varies from 4" (cape cod asphalt berm) to 6" (monolithic concrete curb). We recommend adding a detail for the monolithic concrete curb (6" reveal) on the detail sheets. The monolithic concrete sidewalk does not include a curb.*

**Response: Attached to this letter is the monolithic curb and sidewalk detail that will be added to sheet C-901 on the filing set.**

*Comment #16 We recommend that the Applicant provide site-specific details for the proposed wet ponds, conveyance and infiltration ponds showing proposed top and bottom elevation, proposed pipes (size, slopes, inverts), proposed elevations for outlet structures, top of berm, etc.*

**Response:** Respectfully Omitting this change – The plans and report provide adequate information for review/permitting. Final plans that are issued for construction will provide additional detail for the general contractor's implementation. As a condition of approval, we will provide Final Site Plans for Construction to the Town and your office prior to the pre-con meeting.

## Drainage Analysis Report

*Comment #17 Repeat comment. We recommend that the Applicant revise the drainage analysis and route the flow from sub catchments through each proposed catch basin. The structures (catch basins and drain manholes) and pipes (size, length, and slope) should be included in the post drainage analysis.*

**Response:** Respectfully omitting this change – This is a modeling preference and not a local requirement. The drainage report models the pipes through a combination of Hydraflow Storm Sewers and HydoCAD via the built-in pond outlet or an added reach node. Changing the model for each catch basin is an unnecessary step in the process. Please refer to the Inlet Report page of each Storm Sewers output file in the Drainage Report Appendix E if there are concerns regarding the flow to the catch basins. Note that the maximum flow received by a catch basin is 3.56 cfs at CB-13.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900.

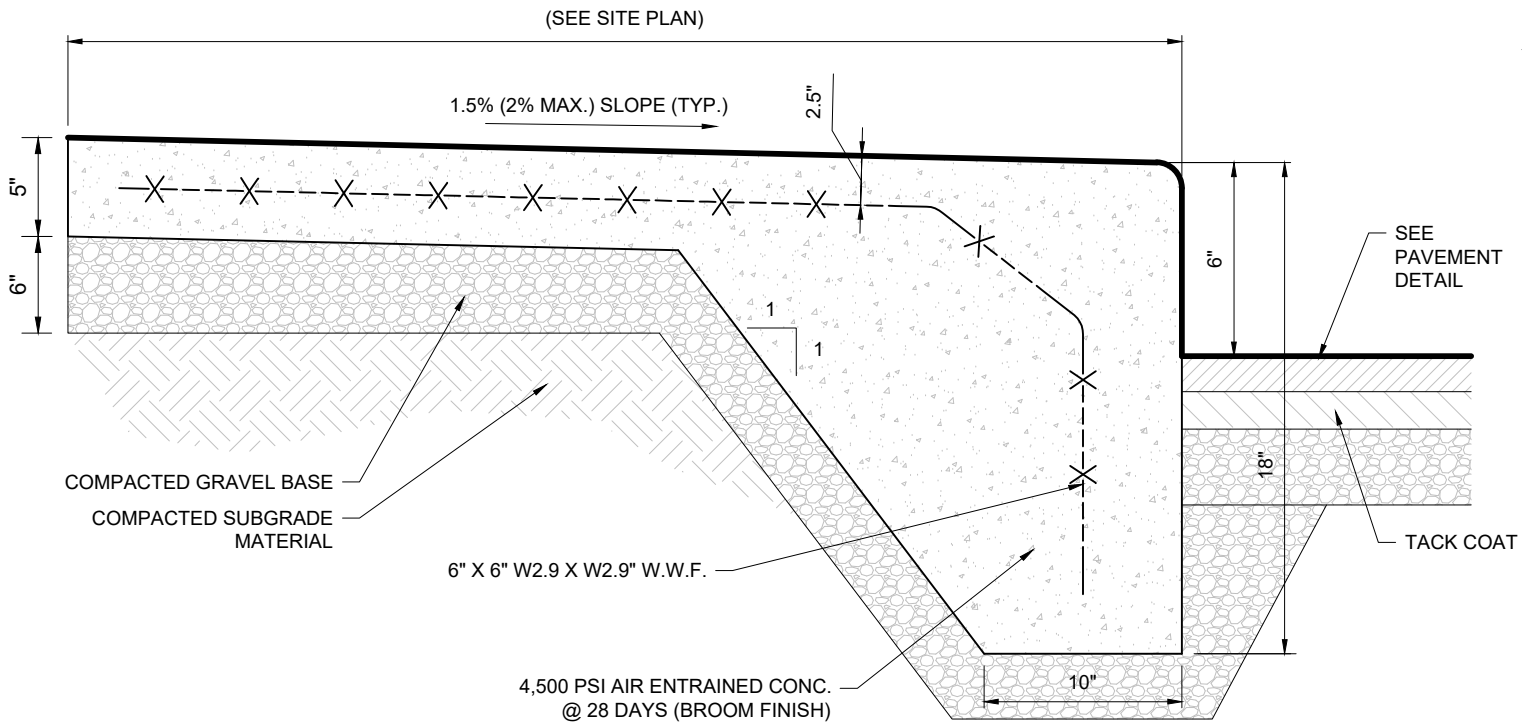
Sincerely,

**Bohler**



Greg DiBona

cc.



**NOTES:**

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ADDITIONAL GRAVEL BASE.
2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
3. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS SHALL BE RECESSED  $\frac{1}{4}$ " FROM THE FRONT FACE AND TOP OF THE CURB. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
5. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.

**MONOLITHIC CURB AND SIDEWALK**