



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077
(603) 895-7017

January 25, 2021

TO: Raymond Planning Board

RE: Bald Hill Road – Tax Map 8, Lot 36 & 37 – Conservation Subdivision

The Raymond Conservation Commission reviewed the plans with the applicant for the above project on January 20, 2021 and conducted a site walk on January 17, 2021.

Tax Map 8, Lot 36 is listed on the town tax map as owned by the Town of Raymond. During a conservation commission review of all town-owned properties in 2019, the following was documented for Tax Map 8, Lot 36:

This property is listed in the Masterplan for conservation and included in Green Infrastructure in the town's 2010 Open Space Plan. In the NH Wildlife Action Plan, the property is ranked as Highest wildlife habitat in the state and region with some supporting acreage. Fordway Brook runs along the western boundary and the property is included in the NH Coastal Watershed plan as supporting landscape for both Fordway Brook Headwaters and Lower Fordway Brook Focus area. The property is close to and east of the Town of Chester Muriel Church property and close to the town's Fox Run Road property. Protecting this property adds wildlife habitat and recreation to the southwest section of Raymond.

The conservation commission supports the concept of a conservation subdivision on these properties versus a traditional subdivision. The development of a conservation subdivision versus a traditional subdivision reduces road length which decreases the amount of impervious surface area. This subdivision should reduce lawns, protect wetlands, and help maintain a valuable wildlife corridor. The developer supports habitat improvement which in turn supports wildlife diversity.

The board also has the following comments:

1. Recommend that the homeowners have access to the conservation land for passive recreation with a restriction on OHRVs.
2. If Mr. Blaisdell retains the ownership of the open space section, the board recommends that a third-party hold a conservation easement to ensure conservation management in perpetuity.



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3. Recommend that the wetlands be reflagged in the area near the development as the delineation was unclear.
4. Recommends that the planning board confirm the wetland delineation by a third-party wetland scientist to avoid a conflict of interest.
5. Recommends that the lots be developed in a way to preserve the natural trees and vegetative buffers on the lots to keep the integrity of the natural area.
6. The board supports Mr. Blaisdell's suggestion to construct a Blanding's turtle habitat where appropriate in collaboration with NH Fish & Game.

Thank You,

Raymond Conservation Commission

conscomchair@raymondnh.gov

CC: Roscoe Blaisdell