

**Raymond Conservation Commission
Meeting Agenda**

June 14, 2023

7:00 PM

Media Center

Call to order

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

Agenda Items

- 01-Jim McLeod - Planning Board
- 02-109 A, B, C & D Main Street
- 03-Flint Hill -Kiosk and parking sign
- 04-Conservation Property signs - Kris
- 05-Cassier W Shore Drive pines
- 06-Ethics Training

Finance

- 07-Conservation Fund Statement if available

Approval of Minutes

- 08-May 24, 2023

Correspondence

Other items that may come before the board

Future Items/Events

- July 12th - Route 27 Warehouse

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](#)

Town of Raymond
Conservation Commission DRAFT
May 24, 2023 minutes

Commission Members in Attendance:

Michael Unger, Vice Chair
Kathy McDonald, Secretary
Kris Holleran
Warren Gibby

Meeting Called to Order by:

Vice Chair Unger at 7:00 PM

Commission Members Excused:

Jan Kent, Chair

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Brendan Walden, Gove Environmental
Greg DiBona, Bohler
Dan Ray from Jewett Construction

Public Input:

There was none.

Agenda Items

Jewett Route 27 Warehouse - Continued discussion

Greg DiBona went over the project proposal for the warehouse building and provided some background information. He said that the site has wetlands, vernal pools, and designated streams that provide for a very restrictive access point to get to the usable upland in the middle of the property. He said that Mr. Walden from Gove Environmental did the wetlands delineation and he recently went out to look at the stream on the upper portion of the site. He said that Mr. Walden also helped by providing responses to the ConsCom comments regarding the project, that was shared with them as a draft letter by Ms. Kent.

Mr. DiBona said that there is a Wetlands Disturbance exhibit that has been prepared and explained the differences from previous plans of wetland impacts. He explained that the new plan has colored hatching to show the impacted areas. The drawings have not been changed in terms of building layout, as they only added color hatching for the wetland impacts overlay.

He then went over the plan. The area in red represents the buffer disturbance that is permanent – access road, the retaining walls, etc. The dark green represents the temporary disturbance which will be restored with seeding and planting and will not be disturbed further. He said that the impact areas are still consistent with the permit filed with the Planning Board.

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43 The last area colored in light green is the temporary storage area only for the time of
44 construction, and it will be a temporary impact which will be graded back and restored.
45 He showed it on the map as the kidney bean shape with a light green hatching on the
46 bottom and explained that once it has been reseeded it will probably be taken over by
47 wetlands. He answered questions about the grade elevation for that storage area that it
48 is 185 feet and the high elevation now is 205 feet.

49 Mr. Walden answered a question about replanting with native species using wetland
50 plantings and buffer plantings in relevant areas. He also answered a question about
51 NHDES requiring monitoring the project for two years after completion.

52 Mr. DiBona provided some more background information about the monitoring
53 requirement for two years as requested by ConsCom earlier.

54 Mr. DiBona said that the total permanent impervious disturbance is under 5,000 square
55 feet and said that they have done a lot to avoid impacts and this is only for the access
56 drive.

57 Mr. Walden went over the responses to the comments from the ConsCom.

58 • *On Plan C-403 Grading and Drainage Plan B, it shows a 12" roof drain leader-01*
59 *invert = 223.0 outflowing into the vernal pool. The water flowing from the roof*
60 *will directly impact the vernal pool and its sensitive inhabitants.*

61 - Per Bohler's explanation at the March 21, 2023 meeting, the 12" roof drain
62 leader is conveying a portion of the roof discharge directly into the vernal pool.
63 This is being done in order to match the current hydrology that is currently
64 supplying seasonal water to this vernal pool area. We have reviewed this with
65 Bohler and agree with the approach to match the hydrologic volume to the
66 vernal pool area. We also evaluated the temporary impact for the discharge
67 point and agree with one discharge point instead of spreading to multiple
68 discharge points as discussed during the March meeting.

69
70 There was discussion about ConsCom's previous concern about slowing down the runoff
71 from the roof towards the vernal pool. Mr. DiBona explained that most of the water will
72 be draining towards the storage areas and not the vernal pool. Another discussion was
73 about the roofing material as there was a concern about the uses of fire proofing materials
74 on it and how it may affect the roof runoff into the vernal pools. Mr. Walden said this was
75 not pavement runoff and Mr. DiBona added that roof runoff is considered clean and that
76 it will be rubber type material. Mr. Gibby said that the roof could be covered with fire
77 retardant and asked whether this was the case. Mr. Walden said that they could look into
78 it. Dan Ray explained that there will be nothing like that in the roof material as it will be
79 a TPO membrane roof and explained how it will be put on. Mr. Walden responded to a
80 request for inspections from the ConsCom that it is not something within their scope of
81 work. Mr. DiBona said that they could get the roof specifications from the architect.

82 Ms. McDonald asked Mr. Walden to read the letter from Gove Environmental with the
83 responses to ConsCom comments.

84 Mr. Walden read the following:
85

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86 "May 15, 2023 To: Jan Kent, Raymond Conservation Commission
87 From Brenden Walden, Gove Environmental
88 Services Subject: Warehouse Development, Route 27, Raymond, NH
89 Re: 3/21/23 Conservation Commission Comments

90
91 Jan,

92
93 Per feedback received at the 3/21/23 Conservation Commission meeting, we have re-
94 visited the site and delineated the high-water mark associated with the stream identified
95 on the Water Resource Management Plan (3/2009) located along the Southern wetland
96 boundary on site. This stream has an applicable 75' buffer from the delineated ordinary
97 highwater mark that has now been added to Bohler's drawings. No other wetlands
98 identified on the subject property qualify for this expanded buffer. Based on the impacts
99 to the identified 75' buffer proposed by our project, we have updated our Special Permit
100 application with the Town for the disturbance within these areas. During the 3/21/23
101 meeting a list of questions were posed for our review and response. We have included
102 those below along with our responses that reflect the information added to Bohler's Site
103 Plan Documents. The comments below are addressed in order as they appeared in the
104 email received March 21, 2023 from Jan Kent Chair of the Raymond Conservation
105 Commission.

- 106
107 • *On Plan C-403 Grading and Drainage Plan B, it shows a 12" roof drain leader-01*
108 *invert = 223.0 outflowing into the vernal pool. The water flowing from the roof*
109 *will directly impact the vernal pool and its sensitive inhabitants.*

110 Per Bohler's explanation at the March 21, 2023 meeting, the 12" roof drain leader
111 is conveying a portion of the roof discharge directly into the vernal pool. This is
112 being done in order to match the current hydrology that is currently supplying
113 seasonal water to this vernal pool area. We have reviewed this with Bohler and
114 agree with the approach to match the hydrologic volume to the vernal pool area.
115 We also evaluated the temporary impact for the discharge point and agree with
116 one discharge point instead of spreading to multiple discharge points as discussed
117 during the March meeting.

- 118 • *Wetland A, below the vernal pool, and Wetland B are noted as intermittent*
119 *streams on the Gove Environmental Services Analysis of the functions and values*
120 *for the property Rt 27, Tax Map 28 Lots 9, 10, 11. These intermittent streams are*
121 *protected and need buffers of 75' according to the 4.9.3.1 Shoreline Protection*
122 *Area in the 2022 Raymond Zoning Ordinance.*

123 GOVE ENVIRONMENTAL SERVICES, INC. To appropriately address this comment,
124 it is first important to outline the shoreland regulation from the above reference
125 zoning regulation. "4.9.3.1. SHORELAND PROTECTION AREA: Is any area of land
126 within seventy-five (75) feet of the seasonal high-water mark of any river, brook,
127 stream, pond or lake as shown on the Water Resource Management Plan (3/2009).
128 Also includes any area of land within seventy-five (75) feet of the high-water mark

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129 of any river, brook, stream, pond, or lake having flowing or standing water for six
130 (6) months of the year not included in Water Resource Management Plan
131 (3/2009).” The Town of Raymond does not define intermittent stream in their
132 zoning ordinance, so the definition would fall to the ordinance related to
133 delineating these areas 4.9.4.1. DELINEATION OF WETLANDS. Intermittent
134 streams are defined in the NH Code of Administrative Rule in Chapter 100. Env-
135 Wt 103.21 “Intermittent stream” means a watercourse that is fed by groundwater
136 but is not in the groundwater table throughout the year, where runoff from rainfall
137 and snowmelt is a supplemental source of water for flow, such that the stream
138 typically does not have flowing water during dry portions of the year. The stream
139 associated with Wetland B is an intermittent stream within the boundary of a poorly
140 drained wetland system, with a contributing watershed of 50 acres, meeting the
141 tier 1 intermittent stream criteria. Wetland A is a large isolated wetland system
142 with an intermittent outlet that discharges overflow from the identified vernal pool.
143 Neither of these wetlands identified in the provided functional assessment and
144 addressed in the conservation commissions comment should fall under 4.9.3.1 as
145 they do not appear on the Water Resource Management Plan (3/2009) and
146 additionally do not have the hydraulic contribution from the surrounding landscape
147 or soil type that would otherwise support the description of “having flowing or
148 standing water for 6 months of the year”.

149 • *Wetland C, a ponded wetland, and Wetland D are noted as a Tier 1 stream in*
150 *the Natural Resources Report, Map 22 Watersheds and Streams Order. As such, a*
151 *buffer of 75’ is needed according to the 4.9.3.1 Shoreline Protection Area in the*
152 *2022 Raymond Zoning Ordinance.*

153 This comment is correct, the areas have since been field delineated at the ordinary
154 highwater mark and surveyed by Bohler. These setbacks have been reflected on
155 the updated plans. Bohler has also provided an updated Special Permit application
156 to denote the disturbance within the 75’ buffer.

157 • *On Map C-401, the large oyster shaped area of 93,514sf (Proposed Flood*
158 *Compensation Area) which abuts two wetlands, will also need the 75’ buffer*
159 *according to the 4.9.3.1*

160 GOVE ENVIRONMENTAL SERVICES, INC. Shoreline Protection Area in the 2022
161 Raymond Zoning Ordinance. This area of disturbance will also impact the abutting
162 Wetland B and Wetland C. There are no direct permanent wetland impacts
163 associated with the proposed town mitigation area. There is a temporary proposed
164 wetland crossing that will be restored to pre-construction conditions upon
165 construction completion of that area. The shoreland setback from the ordinary
166 high-water mark associated with wetland C has been updated on the plan and
167 those impacts related to the proposed disturbances will be updated.

168 • *With the addition of the expanded buffers, according to the 4.9.3.1 Shoreline*
169 *Protection Area in the 2022 Raymond Zoning Ordinance, this will change the*
170 *impacts to the buffers and potentially change the alteration of terrain.*

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171 This may change the buffer impacts for the project but will likely not have any
172 impacts related to the state AOT permit as the proposed area of disturbance
173 relative to the excavation area is necessary to successfully level out the site for
174 the construction of the warehouse building.

175 • *The Lamprey River Advisory Committee (LRAC) was recently sent the plan and*
176 *a letter on 2-23-23 regarding this project, its impact to the wetlands, and its*
177 *drainage into the Lamprey River. We have not received their comments for our*
178 *review. We have also have not seen any comments from NH DES.*

179 The wetland application has only been supplied to the town in draft and has not
180 been submitted officially to the state for their review. The LRAC is only notified of
181 the state application and given a chance to review the project typically when it is
182 submitted as a complete application as required by the Code of Administrative
183 Rules. This is a minor impact project so no correspondence is required with DES
184 prior to the submission of the application.

185
186 This concludes the response letter to the Raymond Conservation Commission comments
187 on the Route 27 Warehouse Development. If you have any questions related to the
188 responses to these comments or feel I can be of further assistance please feel free to
189 contact me by email at bwalden@gesinc.biz .

190
191 Sincerely,
192 Brenden Walden Certified Wetland Scientist #297
193 Gove Environmental Services, Inc."

194
195 Ms. Holleran asked questions about the intermittent streams and how the determination
196 was made based on the fact that they are not on the Water Management Plan and they
197 typically do not have flowing or standing water for over six months of the year.

198 Ms. McDonald said that ConsCom asked for the Function and Values Analysis that was
199 given to the Planning Board that was done on January 26, 2023 where streams A and B
200 were identified as intermittent streams. Mr. Walden said that they are still intermittent
201 streams but they do not have flowing or standing water for six months out of the year.

202 There was back and forth between Ms. McDonald and Mr. Walden about when the
203 analysis was done, how it was done and why only the latest plan has a wetland scientist
204 signature but not the first one. Ms. McDonald asked Mr. Walden if he delineated the
205 wetlands, which, he responded, was Luke Hurley at the time and who is no longer working
206 for Gove Environmental Services, hence he cannot sign anything anymore. Mr. Walden
207 said he had been on site and reviewed the areas delineated by Mr. Hurley.

208 There were questions about the construction of the land bridge, which Mr. DiBona
209 explained will be done with a culvert and stone fill over it. Once construction is complete,
210 the culvert and the road will be removed and the wetland channel restored.

211 Ms. McDonald asked if the Functions and Values Analysis was provided to the ConsCom.
212 Mr. Walden did not believe it was. Ms. McDonald said that she had obtained it from the
213 Planning Board. She said that she is still concerned about there are two intermittent

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214 streams there and the Shoreland Protection ordinance requires a 75 foot buffer around
215 it. She said that there may be other things of concern and that the ordinance allows for
216 third party review, and whether ConsCom would agree to recommend that to the Planning
217 Board. She said that Mr. Walden did not do delineation himself, to which Mr. Walden
218 responded that this is pretty common in the industry to have multiple employees be
219 involved with the project with only one scientist signature on the plan.

220 Discussion ensued about classification of wetlands and Stream A, which Mr. Walden
221 stated did not qualify for a 75 foot buffer. He also explained that Stream B is a Tier 1 and
222 that Tier 2 will be a much larger stream.

223 There was a lot of technical back and forth on what an intermittent stream is and how it
224 gets identified and classified.

225 Ms. McDonald reiterated that Mr. Walden did not delineate all the wetlands himself. Mr.
226 Unger explained to her that it is a common practice for wetland scientists working for
227 larger companies to have a licensed scientist sign for the work performed by other
228 scientists or employees on staff after reviewing their work. Mr. Walden corroborated.

229 Mr. DiBona said that the other thing they wanted to discuss is the special permit
230 application, since the one they filed was only for the wetland impacts. Now that they have
231 identified buffer disturbances, do they require a special permit separately, or should the
232 existing application be amended. Mr. Unger suggested amending the existing application.

233 Mr. DiBona said that he will do that and attach the Wetlands Disturbance exhibit
234 presented tonight. He said that he was not sure about the Shoreland Protection part of
235 the impacts and whether it should be part of the special permit as it is a separate part of
236 the ordinance. Mr. Walden said that NHDES does not include buffer impacts into their
237 wetlands permit requirements unless its prime wetlands.

238 Mr. DiBona asked if they should expect another letter before the June 1st Planning Board
239 meeting. Ms. McDonald said that she is still bothered about the pipe with roof runoff
240 going towards the vernal pool. Ms. Holleran said it would be good to get more information
241 on the roofing materials and what the long term effects may be from the water runoff to
242 the vernal pool and how safe it is.

243 Mr. Gibby asked if it would be beneficial to move the pipe farther downstream if there is
244 an issue with roof chemicals being present in the runoff.

245 Mr. DiBona explained that the vernal pool is situated at the highest elevation on the site
246 and that it was not easy to make sure the pipe runs towards the vernal pool to match the
247 existing conditions for the vernal pool. He added that it would have been much easier to
248 have the pipe discharge into one of the storage areas bypassing the vernal pool
249 altogether. Mr. Walden said that it would need to be determined what the overall
250 contribution is and maybe it would make sense to look at some biofiltration for the runoff
251 from the roof. Mr. DiBona said that they can provide the roofing material specs and if
252 there is an issue it is possible to install a filtration installation. He said that they come
253 back with options of what they could do.

254 Mr. DiBona said that Dubois&King has been reviewing the plans as well and they have
255 not yet asked any questions about this runoff set up and maybe it could be asked of them
256 if they have any concerns.

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257 Mr. Walden said that NHDES and Fish&Game are also looking at this project and they
258 require minimization of any ecological impacts.

259 Ms. McDonald asked about the Lamprey River Advisory Committee comments and Mr.
260 DiBona said that they have not heard anything from them.

261 Ms. Holleran found a letter from LRAC from March 6, 2023 and read from it as follows:
262 "The above-referenced project is within the quarter mile corridor of the Lamprey River
263 and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in
264 accordance with NHRSA 483. We were informed by the project engineer that this project
265 will be requiring Alteration of Terrain and Wetlands permits from the NH DES, but those
266 applications are not yet available for review. From our preliminary review of the
267 engineering plans, approximately 10 acres of natural area will be transformed into
268 impervious surface.

269 What is most concerning to us at present is the applicant's stated desire to have the
270 Raymond Planning Board sign off on this project prior to seeing the full NHDES
271 applications. We are not sure what the planning board's normal procedure is, but we are
272 certain that signing off on this proposal without full disclosure of what exactly is at risk
273 of being permanently lost seems highly unusual and inappropriate. This might simply be
274 a matter of semantics, but we urge you and the planning board not to sign off on this
275 project until you have had the opportunity to see the full application that NHDES and the
276 LRAC will review."

277 Mr. DiBona said that they have not seen this letter and requested a copy.

278 Mr. DiBona said that the permitting process is still underway and everything will be
279 available for review and commenting. Ms. Holleran said that ConsCom will send that letter
280 to Mr. DiBona.

281 Mr. Unger said that ConsCom is not in a position to write a letter tonight. Mr. DiBona said
282 that they would like an opportunity to inform the Planning Board of where they stand
283 with ConsCom and if it were put in a letter, it would be nice.

284 Mr. Walden added that ConsCom will also be able to comment on the actual wetland
285 permit application.

286 Mr. DiBona was advised to check with Ms. Kent on whether they should get on the next
287 meeting agenda.

288

289 **Dearborn Site Walk – update and next steps**

290 Ms. Holleran said that there were pictures in the packet from the sitewalk which was done
291 to assess the dumping issue, the fire pit and the tree stands. She said that they walked
292 up the trail past the houses. Dennis Garnham from Bear-Paw was also present. She said
293 that they noticed a lot of brush and grass clipping piles behind people's houses and that
294 the stonewalls were disturbed in some places to make a passage through. Mr. Garnham
295 noted that he used to repair some stonewalls. The piles were not spread out for easier
296 degradation and one area was cleared up for some purpose. There were some very minor
297 debris, like some pallets, etc. Ms. McDonald said that she drafted a letter to send to the
298 abutters of all Town owned conservation land with a reminder about the RSA about the
299 stonewalls, ATV access, and not using it as a dumping site. Another idea was to send a

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300 letter to new people who become such abutters, welcoming them to the area, explaining
301 the rules and inviting them to a hike of the land. Ms. McDonald said that they have seen
302 a swing, game cameras and traces of corn cobs, as if someone was attracting wildlife,
303 remains of a fire pit, large piles of brush and leaves arranged between railroad ties, etc.
304 Discussion ensued about strategy and how to approach people who are doing things that
305 were observed in an educational manner.

306 Mr. Unger said that ConsCom wanted to meet with the new Building Inspector/Code
307 Enforcement Officer about talking to those who throw their brush/grass clippings onto
308 the town owned land.

309 Ms. Holleran also said that they notices a large area of erosion which Mr. Garnham said
310 he could fix if the Town could supply the materials. She said that it was on the path that
311 leads from the parking area to the trails. Mr. Unger noted that Ms. Kent wanted to discuss
312 this with Patricia Bridgeo as it has been on the project list for a while. Members discussed
313 materials that could be used to fix it or whether having a company coming to look at it
314 would make sense. They discussed a possibility of getting three quotes from folks who
315 have the equipment and the ability to properly fix it. Mr. Unger said he will check in with
316 Jan to make sure that nothing has changed and go from there.

317

318 **Flint Hill – update**

319 Ms. Holleran said that they put six allowed uses signs up with the help of some volunteers
320 from the community. There are three areas still remaining: Robinson needs one sign,
321 Dearborn – two, and Cassier needs six signs. Members will figure out some dates to install
322 the rest of the signs.

323

324 **Conservations Property Signs – Kris**

325 Ms. Holleran said that aside from the above update, there was a parking blue sign with
326 an arrow pointing to the left for which she has a quote and there were two options for
327 securing the sign – a bracket (\$16) and a bolt (\$1.60). The sign itself was quoted at \$77.
328 Members discussed whether the Public Works Department will have an issue with
329 installing the sign on the street sign and that they should be consulted prior to ordering
330 it. Ms. Holleran will contact them. Members agreed to discuss the funding after the
331 feedback is received from DPW.

332

333 **Finance**

334

335 **Conservation Fund Statement April**

336 Ending balance \$345,207.53 as of April 30, 2023.

337

338 **CF Fund 1Q 2023 Transfer**

339 Mr. Unger said that it is in the packet. All the transactions from the Conservation Fund
340 for Quarter 1.

341

342

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343 **Approval of Minutes**
344 **May 10, 2023.**

345 *On a motion by Ms. McDonald to approve the 05/10/2023 minutes as amended, which*
346 *was duly seconded by Mr. Gibby, 05/10/2023 minutes were approved by unanimous vote*
347 *in favor.*

348
349 **Correspondence**

350 Letter from LRAC in response to an Alteration of Terrain Application for 391, 373, and
351 385 Transmission Line structure Replacement project multiple towns including Candia,
352 Deerfield, Northwood, and Raymond NHDES File Number: 20230501-101. Members
353 discussed the letter. Mr. Unger said that ConsCom will get the wetlands permit application
354 to review when it is submitted.

355
356 **Future Items/Events**
357 **June 14th - CC - JBE 20564 Raymond, 109 A, B, C & D Main Street**

358
359
360 **Other items that may come before the board**

361 Ms. Holleran said that she did submit the answers to the NHACC survey on behalf of the
362 Commission as discussed at the previous meeting.

363 Members discussed how to proceed with the Jewett project and when to write the letters
364 with concerns and to Dubois&King. Mr. Unger said that ConsCom can only recommend
365 to the Planning Board that third party review may be a good idea for wetlands delineation.
366 He suggested writing that letter at the next meeting on June 14, 2023.

367 Ms. McDonald asked if Ms. Kent could draft it and share it with the Commission
368 individually. Mr. Unger said that he can draft something for the next meeting and that
369 ConsCom can discuss it then. Ms. McDonald asked if members should send their
370 comments to Mr. Unger and he agreed.

371
372 **Adjournment**

373 *Motion made by Ms. Holleran, seconded by Mr. Unger, and upon a unanimous vote in*
374 *favor, meeting adjourned at 9:01 PM.*

375
376 Respectfully submitted,

377
378 Alvina Snegach
379 Recording Secretary