TOWN OF RAYMOND

Planning Board Agenda
December 14, 2023
6 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 Meeting

A. Work Session - Discussion by Planning Board members of various topics pertaining to rules/regulations, etc.

3. Public Comment

4. Approval of Minutes

A. November 30, 2023

5. Other Business

- Staff Updates
- Board Member Updates
- Any other business brought before the board.

6. 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.

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Planning Board 2023 Submittal and Meeting Dates

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)	
Added Meeting	Thursday, December 14, 2023	WORK SESSION 6-10 pm
November 16, 2023	**TUESDAY**, December 21, 2023	Taft Way Special Permit (applicant did not appear at 10-26-23 PB Mtg) 39 Morrison Driveway Permit (applicant did not appear at 10-26-23 PB Mtg) 2023-005 Mardon Woods 2023-012 Autumn Trail Realty Site Plan
December 4, 2023	Thursday January 4, 2024	2022-009 Jewett Warehouse (cont. from 10-5-23) 2021-018 White Rock Place SP (cont. from 11-16-23) 2022-015 White Rock Place LLA (cont. from 11-16-23)
December 11, 2023	Thursday January 11, 2024	2023-016 Fuel NRG Raymond 2023-017 Fuel NRG Raymond Conditional Use Permit 2023-008 Onway Lake Village

* 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.

5.2 Groundwater Conservation Overlay District **(Proposed Amendments 2023)**

Language added

~~Existing language to be removed~~

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. The provisions of the Groundwater Conservation Overlay District shall be administered by the Planning Board.

5.2.2. PURPOSE: The purpose of this Ordinance is, in the interest of public health, safety, and general welfare, to preserve, maintain, and protect from contamination existing and potential groundwater supply areas and to protect surface waters that are fed by groundwater. The purpose is to be accomplished by regulating land uses which could contribute pollutants to designated wells, including private wells, and/or aquifers identified as being needed for present and/or future public water supply.

5.2.3. DISTRICT BOUNDARIES: The Groundwater Conservation Overlay District is an Overlay District which is superimposed over the existing underlying zoning and includes:

- ~~the Wellhead Protection Areas identified in the Town's Wellhead Protection Program dated May, 1992 and the Town's Source Water Protection Plan dated November, 2009 and as may be designated by NH Department of Environmental Services (NH DES), including those areas currently identified as GAA, GA1 and GA2 and the Stratified Drift Aquifer(s) shown on the map entitled "Combined Aquifer, Surficial Geology and Wellhead Protection Areas" dated February 2009 (Map 4) included in the Town of Raymond's Source Water Protection Plan dated November, 2009 and as may be amended from time to time by the Raymond Planning Board[1]. Copies of these reports and maps shall be kept on file with the Raymond Community Development Department.~~
- The Wellhead Protection Areas identified in the Town's Wellhead Protection Program dated May, 1992 and the Town's Source Water Protection Plan dated November, 2009 and as may be designated by NH Department of Environmental Services (NH DES), including those areas currently identified as GAA, GA1 and GA2 and the Stratified Drift Aquifer(s) shown on the map entitled "Combined Aquifer, Surficial Geology and Wellhead Protection Areas" dated February 2009 (Map 4) included in the Town of Raymond's Source Water Protection Plan dated November, 2009 and as may be amended from time to time by the Raymond Planning Board. Copies of these reports and maps shall be kept on file with the Raymond Community Development Department.
- ~~All Wellhead Protection Areas (WHPA)for Public Water Systems as defined by this ordinance as defined by the New Hampshire Department of Environmental Services.~~
- ~~All groundwater areas designated by NH Department of Environmental Services (NH DES), including those areas currently identified as GAA, GA1 and GA2 under RSA 485-C~~
- Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins - US Geological Survey Open-File Report 92-~~95,~~"95, "Geohydrologic and Ground-Water-Quality Data for Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire."
- Stratified-Drift Aquifers in the Lower Merrimack and Coastal River Basins - US

Commented [JC1]: CDD Staff will research and ensure these references are accurate and update where necessary. I reinserted this previously struck language by the RPC but kept the two additions in green below as I thought they made sense to retain.

Geological Survey Water-Resources Investigations Report 91-4025, "Geohydrology and Water Quality of Stratified-Drift Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern New Hampshire."

5.2.4. Appeals: Where the bounds of the identified aquifer or recharge area, as delineated, are in doubt or in dispute, any landowner aggrieved by such delineation may appeal the boundary location to the Planning Board. Upon receipt of such appeal, the Planning Board shall suspend further action on development plans related to the area under appeal and shall engage, at the landowner's expense, a qualified hydrogeologist to prepare a report determining the proper location and extent of the aquifer and recharge area relative to the property in question. The aquifer delineation shall be modified by such determination subject to review and approval by the Planning Board.

5.2.5. DEFINITIONS

5.2.5.1. AQUIFER: A geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.

5.2.5.2. "GAA": Means "GAA" as defined in RSA 485-C:5,I, namely "groundwater in this class is within the wellhead protection area for wells which presently are used or well sites which have been identified for future use as drinking water supply for public water systems."

5.2.5.3. "GA1": Means "GA1" as defined in RSA 485-C:5,I, namely "groundwater in a defined zone of high value for present or future drinking water supply."

5.2.5.4. "GA2": Means "GA2" as defined in RSA 485-C:5,I, namely "groundwater within aquifers identified as highly productive for potential use as a public water supply by the U.S. Geological Survey regional groundwater studies, or other regional studies."

5.2.5.5. GASOLINE STATION: Means that portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and distributed for the purposes of retail sale of gasoline.

5.2.5.6. GROUNDWATER: Subsurface water that occurs beneath the water table in soils and geologic formations.

5.2.5.7. IMPERVIOUS: Not readily permitting the infiltration of water.

5.2.5.8. IMPERVIOUS SURFACE: A surface through which regulated substances cannot pass when spilled. Impervious surfaces include concrete unless unsealed cracks or holes are present. Asphalt; earthen, wooden, or gravel surfaces; or other surfaces which could react with or dissolve when in contact with the substances stored on them are not considered impervious, for the express purpose of retaining the regulated surfaces, however these surfaces are considered impervious for the calculation of stormwater impacts and other regulatory calculations separate from the retention of spills.

5.2.5.9. JUNKYARD: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automotive recycling yard, and includes

Commented [JC2]: While I understand the intent of this addition, this addition is quite punitive, is open ended, and cedes too much power to the Planning Board to decide an appeal prior to the hearing of a potential case. I am not comfortable with the PB being both the 'initial' court of appeal and then subsequently (judge and jury) hearing a future case related to the same project. The addition of the step to hire a hydrogeologist is sound, however it should be utilized in only certain and limited circumstances and only certain uses are proposed. This should not be used to implement a defacto moratorium on all development within the WHPA or recharge area.

Commented [JC3]: VC McLeod's definitional amendment added per 11-30-23 PB Mtg.

garbage dumps and sanitary landfills. The word does not include any motor vehicle dealers registered with the director of motor vehicles under RSA 261:104 and controlled under RSA 236:126.

5.2.5.10. OUTDOOR STORAGE: Storage of materials where they are not protected from the elements by a roof, walls, and a floor with an impervious surface.

5.2.5.11. PETROLEUM BULK PLANT or TERMINAL: Means that portion of the property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline tank car, tank vehicle, portable tank, or container.

5.2.5.12. PUBLIC WATER SYSTEM: A system for the provision to the public of piped water for human ~~consumption, if~~consumption if such system has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year.

5.2.5.13. REGULATED SUBSTANCE: Petroleum, petroleum products, and substances listed under 40 CFR 302, 7-1-05 edition, excluding the following substances: (1) ammonia, (2) sodium hypochlorite, (3) sodium hydroxide, (4) acetic acid, (5) sulfuric acid, (6) potassium hydroxide, (7) potassium permanganate, and (8) propane and other liquefied fuels which exist as gases at normal atmospheric temperature and pressure.

5.2.5.14. SANITARY PROTECTIVE RADIUS: The area around a well which must be maintained in its natural state as required by Env-Dw 301 or Env-Dw 302 (for community water systems) and Env-Ws 373.12 and Env-Ws 372.14 (for other public water systems).

5.2.5.15. SECONDARY CONTAINMENT: A structure such as a berm or dike with an impervious surface which is adequate to hold at least one-hundred ten percent (110%) of the volume of the largest regulated-substances container that will be stored there.

5.2.5.16. SNOW DUMP: For the purposes of this Ordinance, a location where snow which is cleared from roadways and/or motor vehicle parking areas is placed for disposal. Areas typically described as snow storage areas within private properties solely to temporarily store snow on-site are not considered snow dumps.

5.2.5.17. SOURCEWATER: Ground water or surface water, in its natural state, prior to any treatment for drinking.

5.2.5.18. STRATIFIED DRIFT AQUIFER: A geologic formation of predominantly well-sorted sediment deposited by or in bodies of glacial melt water, including gravel, sand, silt, or clay, which contains sufficient saturated permeable material to yield significant quantities of water to wells.

5.2.5.19. SURFACE WATER: Streams, lakes, ~~ponds~~ponds, and tidal waters, including marshes, water courses and other bodies of water, natural or artificial.

5.2.5.20. WELLHEAD PROTECTION AREA: The surface and subsurface area surrounding a water- well or well field supplying a community public water system, through which contaminants are reasonably likely to move toward and reach such water-well or well field.

5.2.6. APPLICABILITY: This Ordinance applies to all uses in the Groundwater Conservation District, except for those uses exempt under Section 5.2.19 of this Ordinance.

5.2.7. PERFORMANCE STANDARDS: The following Performance Standards apply to all uses in the Groundwater Conservation District unless exempt under Section 5.2.19:

5.2.7.1. For any use that will render impervious more than fifteen percent (15%) or more than 2,500 square feet of any lot, whichever is less, a stormwater management plan shall be prepared which the Planning Board determines is consistent with the *New Hampshire Stormwater Manual: Volume I - Stormwater and Antidegradation; Volume II - Post- Construction Best Management Practices Selection and Design* and; *Volume III - Erosion and Sediment Controls During Construction, NH Department of Environmental Services, December 2008.*

5.2.7.2. Conditional Uses, as defined under Section 5.2.11 of this Ordinance shall develop stormwater management and pollution prevention plans and include information consistent with the handbook entitled *Stormwater Management for Industrial Activities: Developing Pollution Prevention Plans and Best Management Practices* (US EPA, 1992). The plan shall demonstrate that the use will:

5.2.7.2.1. Minimize through a source control plan that identifies pollution prevention measures, the release of regulated substances into stormwater;

5.2.7.2.2. Demonstrate that recharge to groundwater will not result in violation of Ambient Groundwater Quality Standards (Env-Ws 410.05) at the property boundary;

5.2.7.2.3. Stipulate that expansion or redevelopment activities shall require an amended stormwater plan and shall not infiltrate stormwater through areas containing contaminated soils without completing a Phase I Assessment in conformance with ASTM E 1527-05, also referred to as All Appropriate Inquiry (AAI).

5.2.7.2.4. Maintain a minimum of four (4) feet vertical separation between the bottom of a stormwater practice that infiltrates or filters stormwater and the average seasonal ~~high water~~high-water table as determined by a licensed hydrogeologist, soil scientist, engineer or other qualified professional as determined by the Planning Board.

5.2.7.2.5. Animal manures, fertilizers, and compost must be stored in accordance with the *Manual of Best Management Practices for Agriculture in New Hampshire,* NH Department of Agriculture,

Markets, and Food (June 2011), and subsequent revisions.

5.2.7.2.6. All regulated substances stored in containers with a capacity of more than five (5) gallons must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains.

5.2.7.2.7. Facilities where regulated substances are stored must be secured against unauthorized entry by means of a door(s) and/or gate(s) which are locked when authorized personnel are not present and must be inspected weekly by the facility owner.

5.2.7.2.8. Outdoor storage areas for regulated substances, associated material or waste must be protected from exposure to precipitation and must be located at least 75 feet from surface water or storm drains, wetlands, private wells and outside the sanitary protective radius of wells used by public water systems.

5.2.7.2.9. Secondary containment must be provided for outdoor storage of regulated substances if an aggregate of more than 275 gallons of regulated substances are stored outdoors on any particular property.

5.2.7.2.10. Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred from one container to another.

5.2.7.2.11. Prior to any land disturbing activities, all inactive wells on the property, not in use or properly maintained at the time the plan is submitted, shall be considered abandoned and must be sealed in accordance with We 604 of the New Hampshire Water Well Board Rules.

5.2.7.2.12. Blasting activities shall be planned and conducted to minimize groundwater contamination. Excavation activities should be planned and conducted to minimize adverse impacts to hydrology and the dewatering of nearby drinking water supply wells.

Commented [JC4]: Intent is here but this language is vague and likely unenforceable as written. Recommend that we tighten up this language with some specificity. See associated staff research within your packet.

5.2.7.2.13. All transfers of petroleum from delivery trucks and storage containers over five (5) gallons in capacity shall be conducted over an impervious surface having a positive limiting barrier at its perimeter.

5.2.8. SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN: Conditional Uses, as described under Section 5.2.14 of this Ordinance shall submit a spill control and countermeasure (SPCC) plan to the Technical Review Committee (TRC) who shall determine whether the plan will prevent, contain, and minimize releases from ordinary or catastrophic events such as spills, floods or fires that may cause large releases of regulated substances. It shall include:

5.2.8.1. A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas;

5.2.8.2. Contact list and phone numbers for the facility response coordinator, cleanup contractors, and all appropriate federal, state, and local agencies who must be contacted in case of a release to the environment;

5.2.8.3. A list of all regulated substances in use and locations of use and storage;

5.2.8.4. A prediction of the direction, rate of flow, and total quantity of regulated substance that could be released where industry experience indicates a potential for equipment failure;

5.2.8.5. A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground; and

5.2.8.6. Emergency response plan describing and assigning responsibilities and actions to be taken

5.2.9. REPORT OF RESOLUTION: Upon resolution of the response to a spill, the organization responsible for the premises shall provide a complete Report of Resolution to the Raymond TRC outlining actions taken and clearances provided by pertinent local, ~~state~~state, and federal agencies.

5.2.10. USE OF DEICING MATERIALS: There shall be minimal use of deicing chemicals on all public and private roads, and parking lots within this District, and those compounds used shall be free of sodium ~~and~~ chloride to the extent possible.

Commented [JC5]: Language is fine if intended to be a goal and supports MS4. However, its not enforceable as written. "To the extent possible" makes it a goal, not a regulation, defacto.

5.2.11. HYDROGEOLOGIC STUDY: The Planning Board shall determine, on a case-by-case basis, the need for a hydrogeologic study for any development within the Groundwater Conservation Overlay District. This determination shall consider the sensitivity of the site including, but not limited to, areas that have septic systems in close proximity to wells -- including public supply wells, irrigation wells, residential wells, and monitoring wells -- or that may contain excessively drained soils or steep slopes. Costs for the ~~above mentioned~~above-mentioned services shall be charged to the applicant. Requirements for a hydrogeologic study shall include the following:

5.2.11.1. The hydrogeologic study shall be performed by a NH licensed geologist specializing in hydrogeology.

5.2.11.2. The hydrogeologic study shall evaluate the development's impact on groundwater within both the parcel to be developed and surrounding land. Beyond the property lines of said site groundwater quality shall not be degraded by polluting substances such as, but not limited to, nitrates, phosphates, bacteria, etc. Larger lots may be required based on the findings of this study.

5.2.12. PERMITTED USES: All uses permitted by right or allowed by special exception in the underlying district are permitted in the Groundwater Conservation District unless they are

Prohibited Uses or Conditional Uses. All uses must comply with the Performance Standards unless specifically exempt under Section 5.2.19.

5.2.13. PROHIBITED USES: The following uses are prohibited in the Groundwater Conservation District:

5.2.13.1. The siting or operation of a hazardous waste disposal facility as defined under RSA 147-A;

5.2.13.2. The siting or operation of a solid waste landfill;

5.2.13.3. The siting or operation of a junkyard;

5.2.13.4. The siting of a snow dump;

5.2.13.5. The siting or operation of a wastewater or septage lagoon; and

5.2.13.6. The siting or operation of a sludge monofill or sludge composting facility.

5.2.13.7. The outdoor storage of road salt or other deicing chemicals in bulk;

5.2.13.8. The development or operation of gasoline stations. Development or expansion of other uses or activities on the site that do not involve the dispensing of petroleum products for retail purposes are permitted provided they comply with the Town of Raymond's Zoning Ordinance;

5.2.13.9. The siting or operation of a petroleum bulk plant or terminal;

5.2.13.10. The storage of commercial fertilizers, unless such storage is within a structure designed to prevent the generation and escape of runoff or leachate and complies with the standards of Section 5.2.7.

5.2.14. CONDITIONAL USES: The issuance of a Conditional Use Permit is subject to Site Plan Approval by the Planning Board. The Planning Board may grant a Conditional Use Permit for a use that is otherwise permitted within the underlying district, if the permitted use is or is involved in one or more of the following:

5.2.14.1. Storage, handling, and use of regulated substances in quantities exceeding 100 gallons or 800 pounds dry weight at any one time, provided that an adequate spill prevention, control and countermeasure (SPCC) plan prepared in accordance with Section 5.2.8 by a qualified professional, submitted to the Technical Review Committee for review and approval, with the final plan also submitted to the Raymond Fire Department and the Raymond Community Development Department for its records. The Technical Review Committee may employ the services of a qualified peer review professional to review the plan at the applicant's expense.

5.2.14.2. Any use that will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater.

~~5.2.14.3. In granting such approval the Planning Board must first determine that the proposed use is not a prohibited use and will be in compliance with the Performance Standards as well as all applicable local, state and federal requirements. The Planning Board may, at its discretion, require a performance guaranty or bond, in an amount and with surety conditions satisfactory to the~~

~~Board, to be posted to ensure completion of construction of any facilities required for compliance with the Performance Standards. The amount of this bond shall be in addition to any other bond required by the Board under either the Subdivision or Site Plan Review Regulations.~~

5.2.15. The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made that all the following are true:

5.2.15.1. The proposed use will not detrimentally affect the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants.

5.2.15.2. The proposed use will not cause a significant reduction in the long-term volume of water contained in the aquifer or in the storage capacity of the aquifer;

5.2.15.3. The proposed use will discharge no wastewater on site other than that typically discharged by domestic ~~waste water~~wastewater disposal systems and will not involve onsite storage or disposal of toxic or hazardous wastes as herein defined;

5.2.15.4. The proposed use complies with all other applicable sections of ~~this~~ Section 5.2.6

5.2.16. In granting such approval the Planning Board must first determine that the proposed use is not a prohibited use and will be in compliance with the Performance Standards as well as all applicable local, state and federal requirements. The Planning Board may, at its discretion, require a performance guaranty or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with the Performance Standards. The amount of this bond shall be in addition to any other bond required by the Planning Board under either the Subdivision or Site Plan Review Regulations.

Commented [JC6]: Requiring a bond for a conditional use permit for a 15% exceedance prima facie seems extreme. I don't think this section really belongs here and recommend its removal. This is already covered in other sections of the TOR regulatory materials and is duplicative and there are already processes in place for projects to do this.

5.2.17. EXISTING NON-CONFORMING USES: Existing nonconforming uses may continue without expanding or changing to another nonconforming use, but must be in compliance with all applicable state and federal requirements, including Env-Ws 421, Best Management Practices Rules. However, under no circumstances will a nonconforming use be permitted when a continuance of that use presents a risk to public health and/or safety.

5.2.18. EXEMPTIONS: The following uses are exempt from the specified provisions of this ordinance as long as they are in compliance with all applicable local, state, and federal requirements:

5.2.18.1. Any private residence is exempt from all Performance Standards.

5.2.18.2. Any business or facility where regulated substances are stored in containers with a capacity of five (5) gallons or less is exempt from Performance Standards Sections 5.2.7.2.7 through 5.2.7.2.10.

5.2.18.3. Storage of heating fuels for on-site use or fuels for emergency electric generation, provided that storage tanks are indoors on a concrete floor or have corrosion control, leak detection, and secondary containment in place, is exempt from Performance Standards Section 5.2.7.2.7.

5.2.18.4. Storage of motor fuel in tanks attached to vehicles and fitted with permanent fuel lines to enable the fuel to be used by that vehicle is exempt from Performance Standards Section 5.2.7.2.7 through 5.2.7.2.10.

5.2.18.5. Storage and use of office supplies is exempt from Performance Standards Section 5.2.7.2.7 through 5.2.7.2.10.

5.2.18.6. Temporary storage of construction materials on a site where they are to be used is exempt from Performance Standards Section 5.2.7.2.7 through 5.2.7.2.10

5.2.18.7. The sale, transportation, and use of pesticides as defined in RSA 430:29 XXVI are exempt from all provisions of this Ordinance.

5.2.18.8. Household hazardous waste collection projects regulated under NH Code of Administrative Rules Env-Wm 401.03(b)(1) and 501.01(b) are exempt from Performance Standards Section 5.2.6.2.6 through 5.2.6.2.9.

5.2.18.9. Underground storage tank systems and above ground storage tank systems that are in compliance with applicable state rules are exempt from inspections under Section 5.2.22 of this ordinance.

5.2.18.10. AMENDMENTS TO MAP: The Planning Board, after a public hearing held in accordance with *RSA 675:6*, may revise the "Combined Aquifer, Surficial Geology and Wellhead Protection Areas" map, as may be recommended from time to time by the New Hampshire Department of Environmental Services.

Commented [JC7]: RPC had removed this section, I reinserted it.

5.2.19. RELATIONSHIP BETWEEN STATE AND LOCAL REQUIREMENTS: Where both the State and the municipality have existing requirements the more stringent shall govern.

5.2.20. MAINTENANCE AND INSPECTION

5.2.20.1. For uses requiring planning board approval for any reason, a narrative description of maintenance requirements for structures required to comply with Performance Standards shall be recorded ~~so as to~~to run with the land on which such structures are located, at the Registry of Deeds for Rockingham County. The description so prepared shall comply with the requirements of RSA 478:4-a.

5.2.20.2. Inspections may be required to verify compliance with Performance Standards. Such inspections shall be performed by the Director of Public Works or designee at reasonable times with prior notice to the landowner.

5.2.20.3. All properties within the Groundwater Conservation District known to be using or storing regulated substances in containers with a capacity of greater than 5 gallons, except for facilities where all regulated substance storage is exempt from this Ordinance under Section 5.2.18, shall be subject to inspections under this Section.

5.2.20.4. The Board of Selectmen may require a fee for compliance inspections. The fee

shall be paid by the property owner. A fee schedule shall be established by the Board of Selectmen as provided for in RSA 41:9-a.

5.2.21. ENFORCEMENT PROCEDURES AND PENALTIES: Any violation of the requirements of this ordinance shall be subject to the enforcement procedures and penalties detailed in NH RSA 676.

5.2.22. SAVING CLAUSE: If any provision of this ordinance is found to be unenforceable, such provision shall be considered separable and shall not be construed to invalidate the remainder of the Ordinance.

5.2.23. EFFECTIVE DATE: This ordinance shall be effective upon adoption by the municipal governing body.

~~*All page and section numbers will be updated~~

SITE PLAN REVIEW REGULATIONS

FOR THE

TOWN OF RAYMOND, NH

LAST AMENDED
~~October 6, 2022~~
~~December XX, 202X~~December XX, 202X

~~*Obtained from Raymond Town Web site on 5-31-23*~~

Table of Contents

ARTICLE I – PURPOSE AND AUTHORITY

1.01 AUTHORITY

Pursuant to the authority vested in the Town of Raymond Planning Board by the voters of the Town on March 12, 1983, and in accordance with *New Hampshire Revised Statues Annotated (NH RSA) 674:44*, the Planning Board does hereby adopt the following Regulations for the governing of the review of non-residential site plans, the development of multi-family dwelling units and changes of use. These Regulations shall be entitled the "Site Plan Review Regulations for the Town of Raymond."

1.02 PURPOSE

The purpose of the Site Plan Review Regulations is to provide for the orderly development of the Town of Raymond, and to promote the public health, safety, ~~convenience~~convenience, and welfare of its residents.

ARTICLE II – DEFINITIONS

2.01 DEFINITIONS

In general, words and terms used in these Regulations shall have their customary dictionary meanings. Definitions described in the most current Town of Raymond Zoning Ordinance shall apply herein. For the purpose of these Regulations, words used within the Site Plan Review Regulations are defined as follows:

~~01~~ **ABUTTER:** Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his/her land ~~(or access via a water body or lake or anyone who's property?)~~ will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in *NH RSA 356-B:3, XXIII*. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in *NH RSA 205-A:1, II,* the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receipt of notification by a municipality in the case of a local land use hearing, "abutter" means all affected towns and their regional planning commission(s) in the case of the development having regional impact, as determined by the planning board utilizing the criteria set forth in *NH RSA36:55*. ~~RSA 672:3???~~

01

02 **APPLICANT:** The individual(s) or corporation who petitions the Planning Board for the review and approval of the Site Plan application. If the applicant is not the owner of record, a notarized letter of permission shall be required.

Commented [JC1]: I'm not sure that this language in its entirety is even needed and we could provide a technical definition of abutter (within 100 feet) and just a reference to *RSA 672:3*

Commented [JC2]: This situation is not pertinent to the ability to provide testimony and the statute already clarifies that anyone that can demonstrate that their land will be affected can provide said testimony. If we want to define an abutter for purposes of notification as across a water body, we can do so but not in the context of testimonial.

03 APPROVAL: Formal recognition by the Planning Board certified by written endorsement on the plan, that the plan submission meets the requirements of the Site Plan Review Regulations and has been approved by the Planning Board providing that all subsequent conditions are demonstrated to have been met.

~~04~~ **BOARD:** The Planning Board of the Town of Raymond. ~~In the case of Minor Site Plan Reviews, the Technical Review Committee shall be synonymous with "Board." Jason C??~~

04

05 COMPLETED APPLICATION: A final Site Plan and application form submitted with all other information and materials required by the Board to make an informed decision, plus the required site plan review fees. To be considered a completed application, all checklist items must be submitted, or a waiver request accompanying the item related to the application. ~~(See check list)~~

06 DEVELOPMENT: The construction of improvements on or off a tract or tracts of land which shall include the enlargement of the structure, changes of use or physical changes to the site to accommodate the intended use.

07 DISTURBED AREA: That portion of the Site Plan that is altered due to construction of streets, roadways, parking areas, utilities, ~~buildings~~buildings, or other physical improvements including earth excavation, ~~removal~~removal, or alteration.

08 ENLARGEMENT: The increase in size or the expansion of any structure or appurtenance whether said appurtenance exists alone or in service of a structure or other appurtenance.

09 ENGINEER or SURVEYOR: The duly designated and legally recognized engineer or licensed surveyor of the applicant, as may be pertinent to the actual services to be performed in accordance with the provisions of Chapter 310-A, sections 2- 27 (engineer) and sections 53-74 (surveyor) of the ~~New Hampshire Revised Statues Annotated~~NH RSAs.

10 IMPROVEMENT: Refers to all work required to construct the proposed development including, but not limited to site grading, landscaping, utility installation, water, sewer, electric, drain, telephone, etc. and their appurtenances, roadways, parking lots, drives, buildings, fencing, signs, etc.; meaning and intending to include all the work necessary to construct the development as agreed to and shown on the approved plans, including entire on- and off-site improvements.

11 ~~INDIVIDUAL WASTE~~ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM: ~~See also "Non-Public or Individual Waste Disposal System."~~Hereafter: OSTDS

12 INDIVIDUAL WATER SUPPLY SYSTEM: See also "Non-Public or Individual Water Supply System."

13 LOT: A piece or parcel of land occupied or intended to be occupied by a principal building or group of buildings and accessory buildings, or utilized for a

Commented [JC3]: Minor Site Plan is not elsewhere defined within the SPRs. My thoughts are that we park the concept here and continue with all SPs reviewed by the Board. Longer term, with thresholds, I'd like to take a look at something like this but not now.

principal use or uses accessory or incidental to the operation thereof, together with such open spaces as required by the Zoning Ordinance and having frontage on a public street or private way or right-of-way, intended to be separately owned, rented or otherwise used as a unit.

14 **MASTER PLAN:** Means the Town of Raymond Master Plan, as may be amended from time to time.

15 **MULTI-FAMILY:** A residential building designed for and occupied by three or more families, regardless of the type of ownership, such as, but not limited to condominiums, apartment or other common wall or row-type housing units of the same type.

16 **NON-PUBLIC or INDIVIDUAL WASTE DISPOSAL SYSTEM:** Any treatment system, other than a public sewer, which receives sewage or other ~~wastes~~waste.

17 **NON-PUBLIC or INDIVIDUAL WATER SUPPLY SYSTEM:** Any system, other than the municipal system, providing potable water.

18 **PERFORMANCE AGREEMENT:** An agreement executed between~~by~~ the Planning Board and the Applicant that includes the Conditions of Approval of the Site Plan and the improvements to be bonded, along with the estimated costs and the anticipated time of completion of the improvements.

19 **PLANNING BOARD:** The Raymond Planning Board, as established in accordance with NH RSA 674:1-2.

20 **PUBLIC SEWER:** Any publicly owned pipe or conduit designed to receive and convey sewage or other wastes to a municipally owned and operated treatment facility.

21 **SEASONAL HIGH-WATER TABLE:** Means and includes the upper limit of the ground water in a soil which becomes seasonally saturated with water.

22 **SITE PLAN:** The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood-plains, wetlands, and waterways; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers and screening devices; surrounding development; and any other information that reasonably may be required in order for an informed decision to be made by the Planning Board or Technical Review Committee, as applicable.

23 **STREET:** Means and includes such ways as alleys, avenues, boulevards, highways, roads, streets, and other rights-of-way excluding driveways per NH 674:13. The term "Streets" shall also apply to areas on any plans designated as street, roads, lanes, etc. A street is a public or private way intended to provide vehicular movement and which may or may not be continuous.

24 **SUBDIVISION:** The division of the lot, ~~tract~~tract, or parcel of land into two or more lots, plats, ~~sites~~sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease condominium conveyance, or building development. It includes re-subdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under this definition (NH RSA 674:14).

25 **SURVEYOR:** See also "Engineer or Surveyor."

26 **TECHNICAL REVIEW COMMITTEE:** A sub-committee of the Raymond Planning Board that consists of the Community Development Director (chair), the Code Enforcement Officer, the Public Works Director, the Fire Chief, Assistant Fire Chief and the Chief of Police, or any designees appointed by the respective members such as third-party reviewing agencies or firms. ~~Jason C?? PB suggestion from 8-24-23 mtg- Technical Review from the informal process. Until they come to the Planning Board with a complete plan which the Board can review and accept as complete and they begin the review process.~~

27 **TOWN:** The Town of Raymond, New Hampshire.

28 **TOWN ENGINEER:** The duly designated engineer for the Town of Raymond and/or a duly contracted subcontractor hired by the Town to provide engineering review and analysis.

29 **WETLANDS:** As defined in the current Wetland Administrative Rules published by the New Hampshire Department of Environmental Services, Wetlands Board (1996), an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support – and that under normal circumstances does support – a prevalence of vegetation typically adapted for life in saturated soil conditions . ~~Is this most updated source~~

~~29~~30 ~~WETLAND~~ BUFFER:

~~30 (Add definition for wetland buffers?? And projects of minor in nature??)~~

Commented [JC4]: See attached Wetland Buffer Research

ARTICLE III – PROCEDURES

3.01 SITE PLAN REVIEW REQUIRED

The Planning Board shall require site plans to be submitted to it for review by any applicant seeking any of the following:

01 The construction of any new non-residential use;

02 The enlargement of any existing non-residential use which occasions development of the site;

03 The construction of any new multi-family dwellings;

04 The construction or conversion of any multi-family dwellings, other than one- and two-family dwellings, or non-residential use in which development of the site is contemplated or required by virtue of any other Town Ordinance or State Regulation or decision of the Town's Zoning Board of Adjustment;

05 The enlargement of any existing multi-family use resulting in other than one- and two-family dwellings, which occasions development of the site;

06 The change within a structure from one permitted use to another, non-residential use or multi-family use other than ~~one-and two-family~~one- and two-family dwellings, which will occasion development of the site including, but not limited to improvement or alteration to the site required by virtue of any other Town or State Ordinance, Statute or Regulation;

07 The Planning Board may, at its discretion, waive this requirement if there is no anticipated impact on traffic, off-street parking, drainage, municipal ~~services~~services, or the surrounding neighborhood at a duly noticed public hearing.

3.02 CHANGE OF USE REVIEW

In instances where a change of use does not require a site plan, a change of use review may still be required as outlined in Appendix I. The final decision on whether to require a site plan or a change of use shall be made by the Board.

3.03 APPLICATION PROCEDURES

01 PROCESS/AUTHORITY: A completed application shall include all requirements of Articles IV and V of these Regulations and be submitted on forms supplied by the Board. ~~The completed application,~~The completed application plans and fees (due at the time of submittal) are to be submitted to the Community Development Department. Upon receipt of the application, the Community Development Department will begin processing it following the procedure outlined in Article III, Section 3.003 (02) of these Regulations.~~(see check list)~~

GENERAL PROCEDURES: Prior to the submission of a site plan, it is strongly recommended that an applicant meet with Community Development Department staff. An applicant may also request to informally discuss plans with

the Planning Board and/or Technical Review Committee (TRC) during a work session. Any meeting with the Planning Board or the TRC will require formal notice in accordance with Article III, Section 3.003(05), unless the discussion is conceptual in nature and not about a specific parcel of land.

Upon submission of an application to the Community Development Department, once all required fees have been paid, a Zoning Determination is conducted to ensure conformity with the Town Zoning Ordinance. Upon receipt of a successful Zoning Determination, the application will be scheduled for ~~a public hearing with the~~ TRC to review the technical aspects of the plan. Once the TRC determines the plan is substantively complete ~~(Change to Complete see check list)enough~~ to move forward, a public hearing with the Planning Board is then scheduled. (See TRC flowchart)

Once an applicant appears before the Planning Board, the Planning Board shall determine whether the applicant has submitted an application which is complete for the purposes of review.~~(see check list)~~ An initial presentation will then be allowed, and, upon completion, the Planning Board will make a determination as to whether or not a project has regional impact, consistent with NH RSA 36:54 ~~through~~ 58. If the Board determines that a project is one of regional impact, then it shall follow the process outlined in NH RSA 36:57. Once the process for regional impact is completed, the Planning Board will resume its review of the application.

The PB *may* authorize the TRC to review and approve projects of a minor nature, for amendments to existing site plans, to be determined on a case-by-case basis by the Planning Board upon request by an applicant or staff. ~~(Question Has this ever happened? and if so, what is the definition of "projects of minor nature?)~~

02 CERTIFICATION BY DESIGN PROFESSIONALS REQUIRED: The following shall govern the preparation and certification of the plans and studies submitted by applicants for site plan approval:

(a) A New Hampshire Licensed Land Surveyor shall prepare, ~~sign~~sign, and seal the existing condition plan.

(b) A New Hampshire Licensed Professional Engineer shall prepare, ~~sign~~sign, and seal all plans where grading, drainage and utility information is proposed, including stormwater management plans.

(c) Landscape plans shall be prepared by a New Hampshire Licensed Landscape Architect who shall sign and seal the landscape plan(s).

(d) Architectural elevations shall be signed or sealed by a New Hampshire Licensed Architect, or a New Hampshire Licensed Professional Engineer, as allowed by the State of New Hampshire professional licensing boards.

(e) Where wetland boundaries are required to be delineated, the delineation shall be performed by a New Hampshire Certified Wetland Scientist, who shall sign and seal the plan upon which the wetland boundaries are mapped.

(f) Where soils are required to be identified, classified, and delineated, the identification, classification, and delineation shall be performed by a New Hampshire Certified Soil Scientist, who shall sign and seal the plan upon which the soils are mapped.

03 BOARD ACTION: The Planning Board shall act on the application in accordance with NH RSA 676:4.

04 PUBLIC HEARING AND NOTICE: Before ~~taking action~~acting on a site plan, the Planning Board shall hold a public hearing thereon. The applicant and abutters shall be sent notice of the public hearing via certified mail not less than ten (10) days before the date fixed for the hearing. Additionally, notice of the public hearing shall be posted in two public places stating the time, ~~date~~date, and place of such hearing, along with a brief description of the location(s) of the proposed site plan. Publication of such notice ~~shall~~ may be advertised in a newspaper of general circulation in the Town of Raymond not less than ten (10) days before the date fixed for the hearing. Associated costs, mailing, publication, etc. related to the hearing shall be paid by the applicant.

Commented [JC5]: Legal ads are no longer required by NH RSA provided that notices of public hearing are placed in two places and abutters notices are sent out. This is a policy decision, but it is unwieldy to do, costly, and arguably the application fees do not often cover the legal notices and there is overages.

05 ABANDONMENT AND RE-SUBMISSION: A plan shall be considered to have been abandoned by the applicant if he/she has not complied with the Performance Agreement, bond, or escrow requirements or any other condition of approval established by the Planning Board within two years after the date of conditional approval. The applicant may be granted an extension of not more than sixty (60) days by the Board upon written application and for reasons deemed adequate by the Board. An abandoned plan shall require a complete re-~~-~~submission for new consideration by the Board.

06 CHANGE OF DESIGN AND IMPROVEMENTS: If, at any time before or during the construction of the required improvements, it is demonstrated that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the Planning Board ~~(Shall) may~~ shall authorize changes, provided these changes are within the spirit and intent of the Board's approval, and do not extend to the modification or substantial alteration of the function of any improvements required by the Board. The Board ~~(Shall) may~~ shall authorize a change only after an amended site plan or "as-built" site plan has been submitted for review by the Board at a properly noticed public hearing. Changes which do not affect the minimum standards of the Regulations or design intent of the applicant's agent may be approved by the Town Engineer, Community Development Director and/or Code Enforcement Officer. No changes, erasures, modifications, or revisions shall be made on any site plan after approval has been given by the Board and endorsed in writing on the plan, except as herein provided.

3.04 FEES

~~In order for~~For an application for Site Plan Review to be considered complete, it shall be accompanied by a check made out to the Town of Raymond, NH in an amount sufficient to cover the application fees as outlined on the *Site Plan Review Application*, as well as in Appendix II of these regulations, entitled *Site Plan Review Fees*. A second check, also made out to the Town of Raymond, shall be provided to establish a Planning Escrow account, as also outlined in the *Appendix II*.

The Board requires that an Inspection Fee be paid by the applicant into an escrow account before granting final approval. This inspection fee is based upon 4%[1] of the Town Engineer's approved improvement bond amount. This fee is not required for the application to be considered complete.

3.05 PERFORMANCE AGREEMENT

As a condition of the Planning Board's approval of a Site Plan, the Board shall require the applicant to execute a Performance Guarantee Agreement within thirty days of receiving a conditional approval. This document shall outline the understanding of the Board and the applicant as to the terms and conditions of approval. It shall also include the improvements that require bonding as well as the bond amount for each improvement. The Town Engineer and/or Community Development Director shall concur with the accuracy of the bond[1] amount. The Performance Guarantee Agreement shall be prepared by the Board and its Legal Counsel if needed with the costs of preparation being borne by the applicant as provided by NH RSA 676:4, I(g).

3.06 ADDITIONAL ADMINISTRATIVE EXPENSES AND SPECIAL STUDIES

Reasonable fees in addition to fees previously noted *may* be imposed by the Planning Board to cover its administrative expenses and the cost of special investigative studies, such as traffic studies, geological reports, and hydrogeological reports, as well as the review of documents and other matters which may be required as part of the Site Plan Application.

3.07 OFF-SITE IMPROVEMENTS

Where the impact of the proposed development is such that will require off-site improvements, the Planning Board shall require the applicant to mitigate said impact.

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[1] Estimates for all improvements shall be provided by the Applicant for review and approval by the Raymond Public Works Director or his designee. These estimates will be utilized to establish an inspection escrow account (equal to 4% of the estimated cost of improvements), which must be in place with the Town of Raymond prior to the start of any site work. Additionally, these estimates will be used as the basis for computing the Surety/Performance Bond to be provided by the Applicant in favor of the Town of Raymond prior to the issuance of a Certificate of Occupancy by the Raymond Code Enforcement Officer. Surety/Performance Bond values shall be based upon the value of unfinished work at the time of the issuance of a Certificate of Occupancy, plus a 10% contingency.

3.08 BLASTING ~~Jim Mc~~

If a project is known to require the blasting of materials, the applicant shall so indicate in the application and certify that all blasting operations shall conform to NH RSA 158, along with the rules and regulations for ~~E~~explosives promulgated by the Division of State Police, NH Department of Safety. If blasting is found to be necessary during construction of the site, then the applicant shall conform to the blasting requirements herein.

01 Local Blasting Permit Required

(a) Blasting permits are issued and administered by the Raymond Fire Chief or designee. Blasters shall be responsible to pay local blasting permit fees, as may be revised from time to time by the Board of Selectmen.

02 Additional Minimum Requirements for Blasting

(b) In recognizing that blasting for project sites can be intense and frequent for short-term projects, the Planning Board will require the Applicant to conduct, at a minimum**,** pre-blast surveys on all structures and wells not controlled by the applicant within 200 feet of the blast site. Depending on the scope and intensity of the proposed blasting, the Planning Board may increase this distance, in accordance with recommendations it receives from a qualified professional. The applicant shall provide a detailed record of each survey to the Fire Chief or his designee and the Community Development Department for placement in the project file. The ~~A~~applicant shall be responsible for providing updated information ~~during the course of~~during site development.

Commented [JC6]: See attached Blasting Regulation Research

Commented [JC7]: Research to follow on best practices for distance.

ARTICLE IV – GENERAL REQUIREMENTS

4.01 COMPLIANCE WITH REGULATIONS

No site improvements, utility construction or building construction shall be started until a site plan, prepared in accordance with these Site Plan Review Regulations, has been approved by the Planning Board and other appropriate permits have been issued.

All non-residential and multi-family residential site plans shall conform to all local, State and Federal Regulations and guidelines including, but not limited to the Town of Raymond Zoning Ordinance, including the Raymond Floodplain Development Ordinance, Building Code, Town of Raymond Subdivision Regulations, Multi-Family and Non-Residential Site Plan Review Regulations, Town of Raymond Water Department Regulations, Driveway Regulations, and the Town of Raymond Fire Department Regulations.

4.02 GENERAL REQUIREMENTS

In reviewing site plans, the Planning Board shall take into consideration the Master Plan, including the Open Space Plan, the public health, safety and general welfare, ~~the comfort and convenience of the general public,~~ and as a condition of approval may require such modifications of the proposed site plan as it deems necessary to comply with the spirit as well as the letter of these Regulations. The Board shall ~~take into account~~consider the following objectives:

Commented [JC8]: Although a goal and not a regulation, this language is nebulous and potentially legally indefensible. Health safety and welfare covers this well.

01 Safe, ~~adequate~~adequate, and convenient vehicular and pedestrian traffic circulation both on- and off-site. The following aspects of the site plan shall be evaluated to determine the conformity of the site plan to this standard:

a. The effect of the proposed development on existing and future traffic conditions on abutting streets;

b. The number, ~~locations~~locations, and dimensions of vehicular and pedestrian entrances, exits, drives and walkways;

c. The visibility in both directions of all exit points of the site and the visibility of a vehicle entering the site to the driver of a vehicle traveling on the street;

d. The locations, ~~arrangement~~arrangement, and adequacy of on- and off-street parking facilities;

e. Interconnection of parking areas via access drives within and between adjacent lots ~~in order to~~to provide maximum efficiency and development potential, minimize curb cuts and encourage safe and convenient traffic circulation;

f. The location, arrangement and adequacy of truck loading and unloading facilities;

g. Patterns of vehicular and pedestrian circulation, both within the boundaries of the development and in relation to the adjoining street and sidewalk system;

h. The location, arrangement and adequacy of landscaping, boarding, ~~parking~~parking, and loading facilities.

02 The protection of environmental quality and the preservation and enhancement of property values. The following aspects of the site plan shall be evaluated to determine the conformity of the site plan to this standard:

a. The location, height and materials of walls, fences, ~~hedges~~hedges, and plantings ~~so as to~~to ensure harmony with adjacent development, screen parking and loading areas and conceal storage areas, utility installations and other such features;

b. The prevention of dust and erosion through the planting of ground cover or installation of other surfaces;

c. The preservation of natural amenities and major natural and man-made features of the site such as wetlands, highly erodible areas, historic structures, major ~~trees~~trees, and scenic views;

d. The provision of adequate storm and surface water drainage facilities to properly drain the site;

e. The provision of adequate water and wastewater facilities to properly service the site;

f. The protection of residential abutters against public health and safety concerns, including but not limited to groundwater contamination, undue noise, glare, ~~unsightliness~~unsightliness, or other nuisance detrimental to property value.

03 A Community Impact Analysis ~~shall~~ may be required by the Board for a~~ll~~ site plan ~~review~~ application~~s~~. The Community Impact Analysis shall, at a minimum, completely describe the proposed use and shall include a description of how the proposed activity, both during and following construction, will impact traffic, parking and circulation, storm drainage, water supply, wastewater impact, other utilities, schools, noise, the Town's fiscal condition and other Community services. The Community Impact Analysis shall be based on the experience of a similar or related type of business. The extent of the Community Impact Analysis shall be commensurate with the potential impact of the proposed activity. The Planning Board may reject a Community Impact Analysis that does not adequately address all relevant issues.

As a part of its review of the Community Impact Analysis, the Planning Board may require technical assistance from an outside consultant or expert in the field. The c~~C~~ost of such review shall be borne by the applicant in accordance with Article III, Section 3.006 of these Regulations, and NH RSA 676:4, I(g). The

Commented [JC9]: This has to have thresholds. A 1000 SF commercial building on C1 zoned property should not be burdened with conducting a Community Impact Analysis. This section needs thresholds such as all residential projects > X units, all commercial and industrial projects of X SF. The NH RSAs describe in several locations that fees and requirements must be reasonable. The language about extent is subjective and extra studies require specificity.

description of the proposed use ~~furnished~~ provided by the applicant in the Community Impact Analysis may form the basis of future change-of-use determinations. ~~Ms. Gott in section 4.02 03 under Community Impact Analysis, I wanted to it outline some of the things that it requires. And I would like to specify add water supply and wastewater impact are things that need to be reviewed.~~

04 In acting upon any site plan, the Planning Board shall consider the recommendations of the Technical Review Committee, the Conservation Commission and other Town agencies or outside specialists with whom it consults.

05 These Regulations shall be interpreted as minimum requirements and compliance with these minimum requirements in no way obligates the Planning Board to approve any ~~particular application~~application solely on that basis.

06 The Planning Board will consider all aspects of an application before rendering its decision. This will include study of all site design and technical aspects of the proposal, as well as consideration of the impact of the development on the open space, wildlife habitat, surface water and groundwater, and other natural resources, local traffic patterns, and available public utilities, ~~services~~services, and municipal resources.

4.03 HIGHER STANDARDS SHALL APPLY

If any other provision of Town, State or Federal Law relates to any matter covered herein, the Regulation providing the highest standard shall apply.

4.04 SUITABILITY OF LAND

Land unsuitable for development due to the presence of poorly and very poorly drained soils, flood hazard, steep slopes or other conditions constituting a danger to health, ~~safety~~safety, or the environment; or contrary to the purpose of these Regulations and the Master Plan shall not be approved for development unless the applicant presents satisfactory evidence or data to the Planning Board establishing that the methods proposed to overcome any such conditions are adequate.

4.05 CONSTRUCTION OF IMPROVEMENTS

01 No construction of improvements shall be made until approval is granted by the Planning Board, and the appropriate inspection and/or bonding escrows are established with the Community Development Director or Public Works Director.

02 No building permits shall be issued by the ~~Code Enforcement Officer~~Building Inspector until adequate site bonding has been established and received by the Community Development Director or Public Works Director.

03 No site and/or building occupancy shall be allowed until all site and building safety features have been provided and inspected by the Building Inspector~~.~~

ARTICLE V – PLAN & SUBMISSION REQUIREMENTS

5.01 GENERAL

01 Prior to the submission of the site plan, the applicant or his agent may submit a ~~(Conceptual plan) sketch~~ Conceptual Plan or Design Review showing any preliminary information to the Planning Board for discussion purposes only~~.~~. These applications are considered non-binding.

02 ~~In order to~~To meet the formal submission requirements of these Regulations, the applicant or his/her authorized agent shall submit the following:

a. Completed Site Plan Review Application Form;

b. Notarized Letter of Authorization from the applicant's agent granting permission for representation as well as Letter of Authorization from all parties listed on the deed to the property;

c. ~~Six~~ Seven (7) full-size (24x36) sets of the site plan;

d. ~~Ten~~ Two (2) 11 x 17 sets of the site plan, and a complete plan set in PDF format (electronically submitted).; ~~(these do not have to be submitted until the application is scheduled to go before the Planning Board – these copies must be into the Community Development Office at least ten days prior to the Planning Board meeting);~~

e. Payment of all applicable application fees in accordance with the Site Plan Review Fee Schedule located in Appendix II of these Regulations;

f. Funds to establish a Planning Escrow Account in accordance with the Site Plan Review Fee Schedule located in Appendix II of these Regulations;

g. Any additional information and supporting data the Planning Board will need to review the application.

h. ~~e~~Completed site plan review checklist. ~~(add)~~

5.02 EXISTING DATA AND INFORMATION

The following information shall be provided on the plan:

01 A separate sheet, clearly showing the site location relative to the surrounding road system and abutting zoning districts within 1,000 feet of the site. Such plan will consist of the Raymond tax map sheet upon which a site is located, overlaid on a topographical map, utilizing recent aerial photography found on NH GRANIT or other acceptable mapping sources.

~~02~~ Location of site, tax map and lot number, current name(s) and address(es) of the owner(s) of record, abutting landowners, holders of easements and their locations and

dimensions, and the name, business address, seal and signature of all licensed professionals in accordance with NH RSA 310- A ~~(from all owners listed on deeds of the affected properties);~~

02

03 Name(s) and address of person(s) of firm preparing the ~~plan(s)~~ plans, ~~or 3rd party consultants,~~ the scale of the plan (1" = 20' up to 1" = 50' graphic scale), north arrow and the date of survey. Name(s) and address of person(s) or firm ~~or 3rd party consultants~~or consultants preparing any additional data and information, if different from the preparer(s) of the plan.

04 The boundary lines of the area included in the site, including distance and bearings of the lines, ~~dimensions~~dimensions, and the lot area, prepared and stamped by a Licensed New Hampshire Land Surveyor.

05 The existing slopes, drainage systems, ~~structures~~structures, and topographic contours, at intervals not exceeding two feet. Spot elevations should be shown where slope is less than 2%. All existing topographic contours to be represented with thin, light dashed lines. Topography may be derived from aerial photography or Lidar in non-developable areas. Areas being developed shall be obtained through field survey only.

06 Locations and widths of adjacent streets, buildings and drives within 200 feet of the site boundaries.

07 The shape, size, ~~height~~height, and location of existing structures located on the site and within two hundred feet of the site boundaries.

08 Historic and Natural features including but not limited to streams, marshes, lakes or ponds, water courses, water bodies, wetlands, ~~(50 year floodplain?)~~ one hundred-year flood plain or other flood plan as climatological conditions change and standards shift, as well as any historic structures, foundations, rock walls, or any other observations that may be on record due to recent floods, ledges, boulder areas, steep slopes greater than or equal to 25% grade, and existing wooded areas. Manmade features including, but not limited to existing roads and structures. The plan shall indicate which of such features are to be retained and which are to be altered or removed.

09 The ~~U~~use of abutting properties shall be identified.

10 The size, location, elevation and slope of all existing public and private utilities, water mains, culverts, underground ~~structures~~structures, and all existing landscaping. This shall include the location and size of existing public utilities that are located off-site with which connection is planned or located within two hundred feet of the site boundaries.

11 Soil types and approximate soil boundaries based on U.S. Department of Agriculture Natural Resources Conservation Service (formerly U.S. Soil Conservation Service) data, as amended.

12 Copies of existing covenants, easements and/or rights-of-way on the property.

13 The location of all building setbacks required by the Zoning Ordinance by use of dashed lines and labeled "Minimum Building Setback Lines" and the location of setbacks from Raymond's protected shorelands as described in Article III, Section 3.320 (02) of the Raymond Zoning Ordinance.

14 The location of aquifer boundaries and well head protection areas.

15 Any known hazardous issues or conditions related to the subject property or adjacent, prior to the submission of the applicant's application to the planning board.

16 NH Department of Environmental Services OSTDS application, if applicable.
17 NH Wetlands Board "Alteration of Wetlands" application, if applicable.
18 NHDES "Alteration of Terrain" application, if applicable.
19 Town of Raymond Driveway Access application or the NH Department of Transportation Driveway Access application, if applicable.
20 NH Water Supply & Pollution control commission WS 411 applications for underground storage tanks, as regulated by RSA 146-C.
21 Army Corps of Engineers application, if applicable.
22 Any other State or Federal applications, if applicable.
~~**14**~~

~~**15** Any known hazardous issues prior to the submission of the applicant's application to the planning board.~~

~~**16** NH Department of Environmental Services septic system application.~~
~~**17** NH Wetlands Board "Alteration of Wetlands" application. HDES wetlands and Alternation of Terrain~~
~~**18** NH "Alternation of Terrain" application.~~
~~**19** Town of Raymond Driveway Access application or the NH Department of Transportation Driveway Access application.~~
~~**20** NH Water Supply & Pollution control commission WS 411 applications for underground storage tanks, as regulated by RSA 146-C.~~
~~**21** Army Corps of Engineers application, if applicable.~~
~~**22** Any other State or Federal applications, if applicable.~~

SITE PLAN AND INFORMATION

The following information shall be provided on the ~~submitted~~ submitted site plan for approval:

01 On a scale of 1" = 20' up to 1" = 50', proposed grades, drainage systems, structures and topographic contours at intervals not exceeding two feet with spot elevations where slope is less than 2%. All proposed or new topographic contours are to be represented with bold unbroken lines with contour ~~number~~numbers in block.

02 The shape, size, ~~height~~height, and location of the proposed structures, including expansion of existing buildings.

03 Proposed streets, driveways, parking spaces and sidewalks with indication of direction of travel for streets and drives, and inside radii of all curves. The width of streets, ~~driveways~~driveways, and sidewalks, as well as the total number of parking spaces, and points for future right- of-way and/or street access to abutting parcels to accommodate the continuation of future development and promote connectivity.

04 Loading spaces and facilities associated with the structures on the site.

05 The size and location of all proposed public and private utilities.

06 The location, type and size of all proposed landscaping and screening. Identification of a buffer zone of dense planting where the site abuts a zoning boundary.

07 Exterior lighting plan showing ground-level dispersing and lighting intensity in accordance with the *Town of Raymond Outdoor Lighting Design Standards*, as may be amended from time to time.

08 All ~~P~~proposed signs and their sizes to be located on the site.

09 A ~~S~~stormwater M~~m~~anagement ~~p~~Plan designed and stamped by a New Hampshire registered Professional Engineer including plans for retention and slow release of storm water implementing best management practices, where necessary.

10 ~~Plans~~ The location of~~for~~ snow removal and/or snow storage.

11 Surface treatment proposed for all disturbed areas.

12 A legend identifying and clarifying all drafting and designation symbols.

13 A Traffic Impact Analysis (or Letter) shall be prepared by a New Hampshire registered Professional Engineer including any traffic control devices necessary in conjunction with the site plan. Increases and decreases in traffic volume and patterns generated by the development onto Town or State roads and sight distances at the point of access onto a Town Road shall be shown. The level of the impact study or letter is dependent upon the proposed intensity of the use.

~~13~~

14 Construction plans shall be prepared for all required improvements. Plan sheets shall be of the same size as the site plan. The following information shall be shown:

a. Plans and construction details of all areas to be disturbed for construction of streets, drives, parking lots, sidewalks, drainage structures, sewers, water and electric lines, erosion and sediment control structures and other areas to be disturbed for the construction of the improvements.

b. Profiles of all proposed streets, driveways, ~~sewers~~sewers, and drainage structures. Profiles shall show existing and proposed elevations along the center lines of all proposed improvements. Profile scale shall be one-inch equals forty (40) feet horizontal scale, and one-inch equals four feet vertical scale.

c. Cross sections of all proposed streets and driveways at one hundred-foot stations and at all catch-basins or culverts. Cross sections shall show all existing grades, proposed subgrades, proposed final grades and all utilities and other structures. Cross sections shall be drawn at a scale of not more than one-inch equals ten feet vertically, and one-inch equals fifty feet horizontally. Cross sections shall be provided at regular intervals throughout the site.

d. Erosion and sediment control plans and other information indicating how increased runoff, sedimentation and erosion shall be controlled during and after construction of required improvements.

e. Landscaping Plan for the entire site including proposed species (number, spacing, size, planting details); proposed decorative features; buffers and screening devices and any other information that can reasonably be required for an informed decision to be made by the Planning Board. ~~Ms. Gott said under E. Landscaping Plan she would like to specify that the landscaping plan includes native species is listed by NHDES. Ms. Bridgeo said that is in the zoning and has to go before a warrant.~~

f. Architectural Concept Drawings shall be submitted in triplicate; one copy each for the Board, the ~~Code Enforcement Officer~~Building Inspector and the Fire Department, for all proposed buildings or building expansions. Said plans shall consist of plan and exterior elevation views or proposed improvements, with external mechanical components of the building (~~i.e.~~i.e., heating, ~~ventilation~~ventilation, and air conditioning). Plans shall be conceptual only, but of sufficient detail and coloration to determine compliance with Town Regulations~~.~~. These drawings shall show all four sides of a building or structure.

15 Open spaces, green areas, public or common land, ~~Raymond~~ Town protected shoreland and setback lines.

5.03 ADDITIONAL INFORMATION

01 The Planning Board may require additional information as it deems necessary.

5.04 OTHER ITEMS REQUIRED ~~by the planning board)~~ BY THE BOARD, AS APPLICABLE

01 Location and results of test pits, location of primary and secondary leach ~~bedsites~~bed sites.

02 NH Department of Environmental Services ~~septic system design approval~~OSTDS approval or application if in process. The design shall show the size of the system and provide calculations pertinent.~~(application?.)~~

~~Ms. Bridgeo said 5.05 02 should be that the size of the system depends on whether or not it's a licensed septic designer? Or if it's an engineer, that's very different requirements. Mr. McLeod suggested to Ms. Bridgeo to figure out how to word it and then bring it to the next one. I think that everybody's in agreement that that needs to happen.~~

03 NH Wetlands Board "Alteration of Wetlands" Permit.

04 Town of Raymond Driveway Access Permit.

05 NH Department of Transportation Driveway Access Permit.

06 Traffic Impact Analysis.

07 Soil Erosion and Sediment Control Plan, in accordance with the Raymond Stormwater Management Regulations, as may be amended from time to time.

08 NH Water Supply & Pollution control commission WS 411 Permit for underground storage tanks, as regulated by RSA 146-C.

09 High Intensity Soil Mapping.

10 Army Corps of Engineers (ACOE) Permit, if applicable.

11 Any other State or Federal permits as identified.

12 ~~Community Impact Analysis~~Community Impact Analysis, if applicable.

5.05 GROUNDWATER PROTECTION

The quality of groundwater as defined by RSA 485-C: 2 VIII. shall not be adversely affected by the proposed development. The applicant shall certify that the proposed development does not violate the rules and regulations of Chapter 485-C, Groundwater Protection Act, regarding groundwater and shall meet the following requirements. Proposed development located within the Town of Raymond's existing *Zone I – Groundwater Conservation Overlay District* shall certify zoning compliance to the Planning Board as part of the site plan review approval process.

01 Any application for site plan review which involves the proposed receiving, handling, ~~storing~~storing, or processing of any regulated substance (as defined by RSA 339-A:2) shall disclose this information as part of the application submission. List of all appropriate state permits, as required by the ~~New Hampshire Department of Environmental Services (NHDES)~~NHDES for the proposed use shall be submitted as part of the site plan application.

02 Site plan applications which involve property contaminated by hazardous or toxic materials (as defined by RSA 339-A: 2) shall disclose such information as part of the application. If the Planning Board finds that a potential health risk or an environmental threat exists from a previous use or existing use of the site, then the Planning Board shall require that any environmental assessment that has been completed and submitted to NHDES shall be submitted to and reviewed by the Raymond TRC and to a ~~third party~~third-party qualified review professional of the Planning Board's choice, at the applicant's expense, prior to any Planning Board action.

03 All site plans submitted to the Planning Board for review shall identify:

a. All existing aquifers as documented by the Town of Raymond's Aquifer Transmissivity Map (copies available in the Raymond Community Development Department and as part of the aquifer transmissivity GIS data available on NHGRANIT);

b. All designated wellhead protection areas for public water systems, as documented in the *Combined Aquifer, Surficial Geology and Wellhead Protection Areas Map*, as may be amended from time to time, and on NHDES websites and databases, as may be amended from time to time;

c. The location of all known and potential contamination sources, as documented ~~on~~ within NHDES websites and databases; ~~(prior to the complete application submission to the Planning Board)~~

d. A map of all natural resources on and near the site including abutting features such as streams, rivers, creeks, or other related features;

e. A listing of the types and quantities of regulated and hazardous substances and pollutants which may be used on the site as well as a description of how they will be handled and stored;

f. A map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets, as applicable:

i. A listing of all state and federal regulatory requirements for the proposed use and a note on the plan which identifies the specific rules related to groundwater protection, as applicable to regulated substances (Env-Wq. 402)[2], groundwater discharge (Env-Wq. 402) and storm water management (~~e.g.~~, Env-Wq. 1500, AoT);

ii. Identification and provision for adequate security of all groundwater protection Best Management Practices (BMPs) proposed for the use;

iii. Identification of any restrictions against discharges to groundwater, including direct and indirect discharges, as required by state and federal permits and approvals;

v. Verification or approval that all general-purpose floor drains be connected to an onsite holding ~~tank~~tank, or a system authorized through a state subsurface disposal permit;

vi. Verification or approval that the design of all storm water management and drainage facilities and structures shall not increase flooding or the potential for pollution of surface or groundwater, on-site and off-site; and

a. Submittal of an adequate Spill Prevention, Control and Countermeasure (SPCC) Plan in accordance with Article IV, Section 4.244 of the Raymond Zoning Ordinance and approved by the Technical Review Committee, particularly the Fire Chief and/or Emergency Management Director.

[2] Env-Wq. signifies that this is a Water Quality/Quantity rule as published by the New Hampshire Department of Environmental Services. See http://des.nh.gov/organization/commissioner/legal/rules/index.htm#waterq

ARTICLE VI – REVIEW STANDARDS

In considering applications for site plan approval, the Planning Board shall be guided by the standards herein ~~after set forth~~. Such standards shall be considered minimum standards and may be modified by the Board, when in its opinion, specific circumstances surrounding the site suggest a modification; with such modification not adversely affecting the purpose and intent of the Site Plan Review Regulations.

6.01 ACCESS DESIGN

01 Traffic access to the site from any street or highway shall ensure the safety of vehicles and pedestrians.

02 The Planning Board shall approve the design for a proposed access/egress point onto the public way, which point shall provide an adequate sight distance, grade, ~~width~~width, and curb or with State Highway Access Permit.

03 In all cases, the number of points of access to a given street ~~shall~~should be held to a minimum, preferably one, ~~in order to~~to reduce traffic hazards from turning movements and to lessen the installation of traffic control devices, when possible.

04 The Board may require improvement of existing access/egress point(s) to provide a safe flow onto abutting streets or highways, should increase traffic be generated onto them by the development.

05 Off-site improvements, including but not limited to increasing right-of-way width; acceleration/deceleration lanes; curbing; signal devices; water, ~~wastewater~~wastewater, or drainage extensions; street lighting; sidewalks; additional landscaping; and emergency traffic control devices ~~(i.e. opticoms);~~ may be required.

06 Traffic circulations, pedestrian access, parking and loading facilities, and emergency and fire access shall be designed and located to ensure safety on the site. It is the policy of the Planning Board to require interconnectivity of adjacent or abutting parcels and parking areas.

07 The Planning Board shall review the proposed development to assure that all necessary permits have been received from governmental agencies from which approvals are required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

08 The Planning Board shall require that all proposals include Base Flood Elevation (BFE) data within such proposals (~~i.e.~~i.e., floodplain boundary ~~(50-year flood elevation)~~ (50-year flood elevation) and 100-year floodelevation).

09 Provisions shall be made to assure that all proposals for development are consistent with the need to minimize flood damage, and that all public utilities and facilities such as wastewater, electrical and water systems are constructed, and that adequate drainage is provided ~~so as to~~to reduce exposure to flood hazards. Design provisions shall also be made to minimize or eliminate infiltration of floodwaters into new or replacement water supply systems and/or

sanitary sewage systems, and discharges from thee systems into floodwaters. On-site waste disposal systems shall be located ~~so as to~~to avoid their impairment or contamination resulting from them during flooding.

6.02 STREET CONSTRUCTION STANDARDS

01 Streets, drives and access ways in non-residential and multi-family developments shall be constructed to Town specifications as set forth in the Town of Raymond Subdivision Regulations and the Raymond Road Construction Standards, with the following exceptions:

a. The paved travel way shall be a minimum of twenty-five feet wide.

b. Bituminous asphalt paving shall be a minimum of four inches thick, applied in two compacted courses, consisting of a ~~two and one half inch~~2.5-inch binder and a ~~one and one half~~1.5 inch wearing course.

c. Cul-de-sacs shall have an interior landscaped green area with a minimum radius of fifty feet, paved width of twenty-five feet, and a radius to property line distance of ninety feet. All radii shall be calculated from the center line intersect of the roadway and cul-de-sac.

d. ~~Roads design matrix is missing.~~Road Design Matrix

~~Statement of Intent: The intent of these design standards is to provide quality developments throughout the Town of Raymond which provide for effective transportation networks that will adequately serve ever changing population densities as the community grows and the related capacity needs for multi-modal transportation types.~~

Road Design Matrix ~~Criteria~~Criteria [1]	***Public or Private Roads***			
	Collector - Rural	**Collector - Urban**	**Local Rural**	**Local Urban**
Average Daily Traffic Volume (ADT)	750 to 2,000	750 to 2,000	<750	<750
Design Speed	30 MPH	25 MPH	25 MPH	25 MPH
Minimum ROW Width	50'	50'	50'	50'
Minimum Pavement Width	25'	25'	24'	24'
Minimum Shoulder Width each side	4'	none (curbed)	4'	none (curbed)
Minimum Horizontal Curve Radius	250'	200'	200'	200'
K-value / Crest	30	20	20	20
K-value / Sag	35	30	30	30
Minimum Tangent Length	100'	75'	75'	75'
Stopping Sight Distance	200'	155'	155'	155'
Curbing Requirement	No	Yes	No	Yes
Sidewalk Requirement	No	Yes	No	Yes
Closed Drainage Requirement	No	Yes	No	Yes

- *(1) Information for 25MPH/20MPH was gathered from AASHTO "A Policy on Geometric Design of Highways and Streets" 2011 6th Edition*
- *Minimum Horizontal Curve Radius from Table 3-13b (Minimum Radii for Low-Speed Urban Streets)*
- *K-value/Crest, K-value/Sag & Stopping Sight Distance from Tables 3-34 and 3-36 (Design Controls for Crest and Sag Vertical Curves)*
- *For Rural Collectors, use AASHTO Green Book*
- *For Urban Collectors, use Designing Walkable Urban Thoroughfares -- A Context Sensitive Approach*
- ** Any waiver request must meet minimum AASHTO standards*

6.03 TRAFFIC IMPACT ANALYSIS

The review of any site plan conducted by the Board under these Regulations shall ascertain that adequate provisions have been made by the owner or his/her authorized agent for traffic safety. To facilitate this review, the Board shall require the developer to submit a traffic impact analysis, when deemed necessary, due to the size, location or traffic generating characteristic of the development.

6.04 CONSTRUCTION SITE STORMWATER RUNOFF CONTROL: EROSION AND SEDIMENT CONTROL

01 Introduction and Purpose

During the construction process, soil is highly vulnerable to erosion by wind and water. Eroded soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Eroded soil can also cause damage to adjacent properties and impair the function of municipal drainage systems and infrastructure. In addition, clearing and grading during construction cause the loss of native vegetation that support terrestrial and aquatic habitats.

The purpose of this regulation is to safeguard persons, protect property, and prevent damage to infrastructure and the environment in Town of Raymond. This regulation will also promote the public welfare by guiding, regulating, and controlling the design, construction, use, and maintenance of any development or other activity that disturbs or breaks the topsoil or results in the movement of earth on land in Town of Raymond.

02 Definitions

Clearing: Any activity that removes the vegetative surface cover.

~~Buffers~~?????

Commented [JC10]: This is not the place for definitions such as buffers and streams. This section is related to specific construction related activities. Buffers and natural features shouldn't be defined within Site Plan Regulations, but within the Zoning Ordinance.

Drainage Way: Any channel that conveys surface runoff throughout the site.

Erosion Control: A measure that prevents erosion.

Erosion and Sediment Control Plan: A set of plans prepared by or under the direction of a licensed professional engineer indicating the specific measures and sequencing to be used to control sediment and erosion on a development site during and after construction.

Grading: Excavation or fill of material, including the resulting conditions thereof.

~~Perennial Stream –~~

~~Intermittent stream -~~

Perimeter Control: A barrier that prevents sediment from leaving a site by filtering sediment-laden runoff or diverting it to a sediment trap or basin.

Phasing: Clearing a parcel of land in distinct phases ~~(with limits to 5 acres per phase),~~ with the stabilization of each phase completed before the clearing of the next.

Sediment Control: Measures that prevent eroded sediment from leaving the site.

Site: A parcel of land or a contiguous combination thereof, where grading work is performed as a single unified operation.

Site Development Permit: A permit issued by the municipality for the construction or alteration of ground, and improvements and structures for the control of erosion, runoff, and grading.

Stabilization: The use of practices that prevent exposed and stockpiled soil from eroding, slumping or failure.

Start of Construction: The first land-disturbing activity associated with a development, including land

preparation such as clearing, grading, and filling; installation of streets and walkways; excavation for basements, footings, piers, or foundations; erection of temporary forms; and installation of accessory buildings such as garages.

Watercourse: Any body of water, including, but not limited to lakes, ponds, rivers, streams, and bodies of water delineated by Town of Raymond, per the Water Resources Management Plan 2009) and or delineated by a NH certified wetland scientist.) ~~(Per the Water Resources Management Plan 2009) and or delineated by a NH certified wetland scientist.)~~

Waterway: A channel that directs surface runoff to a watercourse or to the public storm drain.

03 Site Plan Review Approval

a. A site plan application proposing land-disturbing activity of 3,000 or more square feet requires the approval of an Erosion and Sediment Control Plan.

b. No site plan approval is required for the following activities:

~~b.~~

1) Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
2) Existing nursery and agricultural operations conducted as a permitted main or accessory use.

c. Each application shall bear the name(s) and address(es) of the owner or developer of the site, and of any consulting firm retained by the applicant together with the name of the applicant's principal contact at such firm and shall be accompanied by a filing fee.

d. Each application shall include a statement that any land clearing, construction, or development involving the movement of earth shall be in accordance with the Erosion and Sediment Control Plan and that an engineer or construction site manager shall be on site on all days when construction or grading activity takes place.

e. The applicant will be required to file performance guarantee, letter of credit, or other improvement security in an amount deemed sufficient by the Planning Board to cover all costs of improvements, landscaping, maintenance of improvements for such period as specified by the Planning Board, and engineering and inspection costs to cover the cost of failure or repair of improvements installed on the site. If a performance guarantee is required for overall general site construction, sediment and erosion control measures shall be included in the construction cost estimate for the performance guarantee.

04 Erosion and Sediment Control Plan

a. The Erosion and Sediment Control Plan shall include the following:
1) A natural resources map identifying soils, forest cover, and resources protected under other chapters of this code. Note: This map should be at a scale no smaller than 1"=~~100~~50'~~.~~ and shall reference the "Water Resources and Management Protection Plan" dated 2009. ~~(1" =50") and make reference "Water Resources and Management Protection Plan" dated 2009.~~
2) A sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.
3) All erosion and sediment control measures necessary to meet the objectives of this local regulation

throughout all phases of construction and after completion of development of the site. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.

4) Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures in accordance with Best Management practices of the NHDES. ~~(Should we provide a list of seeds that should be used near wetlands?)~~

5) Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.

b. Modifications to the plan shall be processed and approved or disapproved in the same manner as Section IV of this regulation, may be authorized by (*erosion and sediment control agency*) by written authorization to the permittee, and shall include:

1) Major amendments of the erosion and sediment control plan submitted to the Planning Board for review and approval.
2) Field modifications of a minor nature do not require Planning Board approval but should be noted on the final As-Built Plans.

05 Site Design Requirements

a. Grading, erosion control practices, sediment control practices, and waterway crossings shall meet the design criteria set forth in the most recent version of (*erosion and sediment control manual)* and shall be adequate to prevent transportation of sediment from the site to the satisfaction of (*erosion and sediment control agency*). Cut and fill slopes shall be *no greater than 2:1*, except as approved by (*erosion and sediment control agency*) to meet other community or environmental objectives.

b. Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code. Clearing techniques that retain natural vegetation and drainage patterns, as described in the NH Stormwater Manual: Volume 3 Erosion and Sediment Controls During Construction (December 2008 as revised), shall be utilized.

c. Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.

d. ~~P~~A phasing plan shall be required on all sites disturbing greater than ~~30~~ 5 acres ~~(should it be less?)~~, with the size of each phase to ~~be established~~be established at plan review, and as approved by the Planning Board.

e. Erosion control requirements shall include the following:

1) Erosion control measures shall be installed prior to the commencement of land disturbance activities. At the conclusion of such activities, soil stabilization shall be completed within 5 days.
2) If seeding or another vegetative erosion control method is used, it shall become established within two weeks or may require the site to be reseeded or a nonvegetative option employed.
3) Special techniques that meet the design criteria outlined in (*erosion and sediment control manual)* on steep slopes or in drainage ways shall be used to ensure stabilization.
4) Soil stockpiles must be stabilized or covered at the end of each workday and maintained at no greater than 1:1 slope.
5) The entire site must be stabilized, using a heavy mulch layer or another method that does not require germination to control erosion, at the close of the construction season.
6) Techniques shall be employed to prevent the blowing of dust or sediment from the site.

7) Techniques that divert upland runoff past disturbed slopes shall be employed.

F) Sediment controls requirements shall include
1) Settling basins, sediment traps, or tanks and perimeter controls.
2) Settling basins that are designed in a manner that allows adaptation to provide long term stormwater management, if required.
3) Protection for adjacent properties using a vegetated buffer strip in combination with perimeter ~~controls~~controls.

G) Waterway, ~~watercourse~~watercourse, and wetland protection requirements shall include when applicable:
1) A temporary stream and/or wetland crossing installed and approved by the NH Department of Environmental Services (NHDES) if a wet watercourse or wetland will be crossed regularly during construction;
2) Stabilization of the watercourse channel and/or wetland before, during, and after any in-channel work per NHDES requirements;
3) On-site stormwater conveyance channels designed according to NHDES requirements; and
4) Stabilization adequate to prevent erosion located at the outlets of all pipes and paved channels.

H) Construction site access requirements shall include:
1) a temporary access road provided at all sites; and
2) other measures required by the Planning Board ~~in order to~~to ensure that sediment is not tracked onto public streets by construction vehicles or washed into storm drains.

I) Waste Removal and Disposal
1) All waste generated on the site shall be controlled and discarded properly including building materials, ~~concrete~~concrete, and concrete wash our effluent, chemicals, ~~litter~~litter, and sanitary wastes.
2. Waste shall not be discharged to the municipal MS4 system.

06 Site Inspection

a. The Planning Board or its designated agent shall make inspections as hereinafter required and either shall approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the Erosion and Sediment Control Plan as approved. Plans for grading, stripping, excavating, and filling work approved by the Planning Board shall be maintained at the site during the progress of the work. To obtain inspections, the permittee shall notify the town engineer at least two working days before the following:
1) Start of construction
2) Installation of sediment and erosion measures
3) Completion of site clearing
4) Completion of rough grading
5) Completion of final grading
6) Close of the construction season
7) Completion of final landscaping

b. The permittee or their agent shall make regular inspections of all control measures in accordance with the inspection schedule outlined on the approved Erosion and Sediment Control Plan(s). The purpose of such inspections will be to determine the overall effectiveness of the control plan and the need for additional control measures. All inspections shall be documented in written form and submitted to the Planning Board at the time interval specified in the site plan approval decision.

c. The Planning Board or its designated agent shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the validity of the reports filed under Section b.

07 ~~Separability~~Severability

The provisions and sections of this ordinance shall be deemed to be ~~separable~~severable, and the invalidity of any
portion of this ordinance shall not affect the validity of the remainder.

6.05 UTILITIES

01 A layout indicating how the site will be served by ~~electric~~electricity, telephone and any other public utility shall be provided. If a utility company requires an easement to provide service, no final approval shall be granted by the Board until such easement(s) are secured. If no easement(s) are required, a letter of intent to provide service from the utility company/companies must accompany the application. All utilities shall be located underground. Where practical, adequate separation between underground electric, telephone and cable utilities, and all other underground utilities, such as water and drainage, shall be maintained, and in instances where water, drains or sewers are installed in a common trench with electric, telephone or cable.

02 In areas of the Town where municipal water is not provided, water supply systems must be sized to meet the needs of the proposed use. Should connection to the municipal water system be requested, the applicant shall obtain a letter from the Raymond Water Department indicating acceptance of the proposed design and agreement to ~~furnish~~ provide the requested service(s). If the capacity of the system is such that the Raymond Water Department denies the application until such time as (1) the Town, based upon its Capital Improvement Program, ~~is able to~~can upgrade the facilities and provide service, or (2) a proposal is agreed upon to upgrade said service at the Petitioner's expense. If the proposed location for a project under review by planning board is ~~near~~ within ¼ mile of the town water system, the project shall connect to the town water system at the applicant's expense~~.~~. Plans for that extension shall be included within the site plan submitted by the applicant.

03 The expansion of existing uses which create~~s~~ additional demand for water or sewage facilities shall be subject to this section. Any extension of the municipal facilities shall be at the applicant's expense.

6.06 PARKING STANDARDS

For the safety of the public, every site considered under this Regulation shall have off-street parking only. No parking shall be permitted on public rights-of-way, nor will parking be permitted where it will obstruct vehicle access to a property or to a public right-of-way. Access to the parking site shall be from on-site travel ways. Vehicle access shall not be considered part of the parking lot area.

01 The Planning Board recognizes that the following Parking Requirements Chart cannot cover every circumstance that may arise. The Board is authorized to use the following parking

requirements as a minimal guide for uses not identified in the Chart.

PARKING REQUIREMENTS CHART

- **Auto/Truck - Sales Only**
  - Minimum 5 spaces; plus
  - 1 space per every 10 vehicles
- **Auto/Small Truck Service**
  - 1 space per every 200 SF of gross area; plus
  - 1 space per service bay
- **Bank**
  - 12 spaces per every 1,000 SF of gross area
- **Emergency Services**
  - 1 space per every 200 SF of gross floor area
- **Gasoline Supplier**
  - 5 spaces minimum; plus
  - 1 space per pump; plus
  - 2 spaces per service bay
- **Hotels/Motels**
  - 1.5 spaces per unit
- **Industrial - Light**
  - 1 space per every 2 employees; or
  - 1 space per every 200 SF of gross area
- **Industrial - Heavy**
  - 1 space for every 2 employees; plus
  - 1 space for every 2,000 SF of gross area
- **Institutional – Elementary & Middle School**
  - 5 spaces per classroom
- **Institutional – High School**
  - Spaces equal to ½ of total school capacity
- **Institutional – Hospital/Clinic**
  - 2 spaces per bed; or
  - 1 space per every 150 SF of gross area, whichever is ~~greater~~greater
- **Institutional – Nursing Home**
  - 3 spaces per every 5 beds
- **Child or Adult Care Facilities**
  - 2 spaces per employee
- **Institutional – Special School/Church**
  - 1 space per every 100 SF of gross area
- **Institutional - Stadium**
  - 1 space per every 4 seats
- **Institutional - Theater**
  - 1 space per every 3 seats
- **Library**
  - 1 space per every 33 SF of gross floor area
- **Office – Low Volume (~~i.e.~~, Construction; Funeral Home)**
  - 3 spaces per every 1,000 SF of gross area
- **Office – High Volume (~~i.e.~~, Health Aid Services; Attorneys; Insurance; Real Estate; Government Offices)**
  - 6 spaces per every 1,000 SF of gross area
- **Recreational Facilities – Bowling Alley; Skating Rink; Indoor Tennis Court; Exercise Facility; Privately Owned Golf Course**
  - 1 space per every 3 people the facility is designed to handle at maximum capacity; plus
  - 1 space per every 200 SF of gross building area
- **Recreational Facilities – Golf Driving Range; Miniature Golf**
  - 1 space per tee; plus
  - 1 space per every 200 SF of gross area
- **Residential/Multi-Family**
  - 3 spaces per unit

- **Restaurants - Sit-Down; Family; Carry-Out; Drive-In**
  - 1 space per every 2 seats; plus
  - 1 space per every 200 SF of gross area
- **Retail – Low Volume (~~i.e.,~~ Construction & Remodeling Services)**
  - 2.5 spaces per every 1,000 SF of gross area
- **Retail – Medium Volume (~~i.e.,~~ Clothing; Shoes; Laundromat/Dry Cleaning; Home Furnishing; Video Store; Hardware; Beauty Parlor; Pet Shop)**
  - 5 spaces per every 1,000 SF of gross area
- **Retail – High Volume (~~i.e.,~~ Convenience Store; Pharmacy; Grocery; Ice Cream Stand)**
  - 8 spaces per every 1,000 SF of gross area
- **Truck Service**
  - 1 space per 200 SF of gross area; plus
  - 1 space per service bay; plus
  - Space for oversized trucks

02 Handicapped parking is required and shall conform to the most current State and Federal law in place at the time of application.

03 The Planning Board has the prerogative to adjust these requirements ~~to~~ for particular circumstances. This decision will be based on the expected number of trips generated by the activity at its peak hour. When there is mixed or joint use, a combination of individual use demands on parking will be considered by the Board.

04 Parking spaces shall conform to the following:

a. Delineated Parking spaces or areas shall not be used for permanent storage, nor will they be considered loading areas. No activities will be permitted except those for which the spaces were intended.

b. All parking areas shall be set back no closer than ten (10) feet from any street or lot line and must be delineated on the ground. Landscaping within the setback to the external lot line shall be encouraged whenever possible. All parking areas shall be bordered by a curb or a substantial bumper of masonry, concrete, or bituminous concrete.

c. A corresponding increase in parking spaces based on the use/activity shall accompany any extension or expansion of the physical plant.

d. Each required off-street parking space shall be at least nine feet in width, measured perpendicular to the sideline; and at least twenty feet in length, measured parallel to the sideline along the center of the space. For parallel parking, the length of the parking space shall be increased to twenty-two feet. Handicapped spaces shall be at least twelve feet wide and twenty feet in length. Each off-street parking space shall open directly upon aisle or drive width as follows:

Parking Angle	Aisle Width
45 degrees	20 feet
60 degrees	20 feet
90 degrees	20 feet

e. The aisle of drives shall be unobstructed and allow for the passage of ~~emergency vehicles~~emergency vehicles at all times. The angle shall be measured between the center line of the parking space and the center line of the aisle.

f. All off-street parking, ~~loading~~loading, or unloading shall be suitably improved, graded, ~~paved~~paved, and maintained ~~so as to~~to cause no nuisance from dust or storm drainage including ice and snow removal. Provisions shall be made more snow removal ~~so as to~~to ensure that no snow will be pushed, ~~shoveled~~shoveled, or placed in a ~~publicway~~public way.

g. Adequate snow storage areas shall be provided on-site.

h. Redevelopment or development within highly congested areas may require submission of alternate parking arrangements.

i. In instances where a waiver is requested for relief from the number of parking spaces required by the Raymond Site Plan Review Regulations for a project, an applicant ~~must~~ shall present a plan showing the ability to install the full number of spaces in the future, if the need arises.

6.07 PARKING AREAS AND ACCESS DRIVES

Drives and parking areas shall be constructed per the Town of Raymond Subdivision Regulations for Design of Streets and Roads, and in accordance with the following specifications:

01 Loam and/or unstable material shall be removed to a solid basematerial.

02 A bank run gravel sub-base of twelve inches shall be applied and compacted, followed by a six-inch base of crushed gravel, then ~~compacted~~compacted, and rolled true to grade lines. Said compacting shall be to 95% of the sub-grade materials' modified proctor value.

03 A ~~two- and one-half-inch~~2.5-inch binder course, and a ~~one-and-one-half~~1.5 inch wearing course of bituminous concrete pavement shall be installed.

04 The minimum grade for parking areas shall be 0.5%. The maximum grade shall be 5%.

05 All construction materials and methods shall be in accordance with the State of New Hampshire Department of Transportation, Standard Specifications for Road and Bridge Construction, latest edition, as amended.

6.08 LOADING SPACE STANDARDS

01 No on-street loading or unloading shall be permitted, unless specifically approved by the Planning Board.

02 Loading docks or loading areas shall not be permitted within fifty (50) feet of an abutting property line with a different zoning classification and shall be confined to the side or rear of a building. Any loading dock facing an abutting property line shall be screened as

effectively as is practical, through the combination of fencing material and natural vegetation or terrain. Such screening shall be subject to the approval of the Planning Board.

03 The actual size and construction of loading spaces shall be determined by its proposed use and approved by the Planning Board as such. Each area shall be designed so that backing or maneuvering can be accomplished in such a way that trucks will enter and leave the lot driving forward.

04 ~~The loading area~~Loading areas shall be surfaced with the same material ~~used in~~utilized within ~~the~~ parking areas, ~~with the exception of~~except for landing areas, which shall be concrete. The loading area shall also be subject to the same drainage requirements. A loading area plan shall accompany the final Site Plan.

6.09 FIRE PROTECTION

01 The applicant shall meet with the Fire Department to review the proposed protection activities, such as fire alarms, sprinkler systems, fire hydrants, dry hydrants, emergency access and cisterns that shall be shown on the site plan.

02 Dry hydrants and/or cisterns shall be required if Municipal Water is not located within one-half mile of the entrance to the proposed development.

03 A dry hydrant and/or cistern shall be considered adequate if it ~~is capable of providing~~can provide thirty thousand (30,000) gallons of water at all times and under all conditions (based on one thousand (1,000) gpm for thirty minutes) and is protected by a suitable chain link fence surrounding the entire pond perimeter. Cisterns ~~need not~~are not required to be fenced.

a. The Raymond Fire Chief and/or Town Engineer shall be the sole authority on adequacy of dry hydrants or cisterns.

b. The applicant shall be responsible for providing hydrant standpipe fill connections in accordance with Raymond Fire Department Regulations.

c. Dry hydrants, cisterns, and the land upon which they are cited, shall be the responsibility of the Homeowners Association or owner for care and maintenance.

d. Cisterns shall be constructed in accordance with Raymond Fire Department Regulations and good engineering practice.

04 The Fire Chief shall require a key box for ~~any and all of~~all the following uses:

a. Non-residential construction;

b. Multi-family construction;

c. Industrial construction;

d. Any property protected by an automatic alarm system;

e. Anywhere access to or within a structure or an area on the property is unduly difficult due to secured openings;

f. Anywhere immediate access is necessary for lifesaving and firefighting purposes.

Note: The key box shall be of a type approved by the Fire Chief and is to be installed in an approved location. Key box installations shall be in accordance with Raymond Fire Department installation for same.

05 The manufacturing, ~~utilization~~utilization, and storage of pyrophoric or explosive materials shall be in strict accordance with the safety codes and standards of the National Fire Protection Association.

6.10 LANDSCAPING AND SCREENING

~~01~~ Installation, preservation and maintenance of landscaping and preservation of natural and scenic features shall be of prime importance and shall be undertaken by the applicant to enhance the environment of the development and of the Town of Raymond. Species selection should consist of NH Native plantings which are cold hardy and adaptable to Zone V. Further information on specie selection and landscaping best practices regarding irrigation systems can be found within the NHDES' *Model Water Efficient Landscaping Regulation for Municipalities*. In no case shall invasive species as discussed within *New Hampshire Agricultural Rule 3800* be utilized regarding the installation of landscaping, and efforts shall be made in all cases to preserve existing native vegetation on site.~~(list of such plantings?)~~

01

02 ~~In order to~~To visually obscure certain uses or portions of specific uses, which by their nature are unsightly, or which by their scale or design present a potentially negative impact to adjacent properties, the developer shall provide screening in the form of an opaque fence, wall, hedge, landscaping, earth berm, natural buffer area, or a combination thereof. The following uses shall be screened from adjacent properties and public view from a public street:

a. Dumpster/trash handling areas**;**

b. Waste disposal receptacles;

c. Service entrances/utility facilities;

d. Loading docks;

e. Outdoor storage of material, equipment, motor vehicles or similar items.

~~e.~~ Elevations of these screening devices should be included within the site plan submittal within the site plan sheets.

03 Landscaping shall mean the permanent installation of hardy lawns, trees, ~~shrubs~~shrubs, and other plantings. Existing mature trees shall be retained and incorporated into the overall

landscape plan, wherever practical. Materials such as bark mulch, chipping, crushed or fragmented stone, etc. may be used for accent purposes. However, such materials shall not be used for extensive cover of the ground. In the front yard area of any development, at least five percent (5%) of the area shall be landscaped. These landscaped areas shall contain trees at least one and one-half inches in caliper and shrubs one to three feet in height and continuous ground cover.

04 All planting areas intended to be mowed or maintained shall receive a minimum of four (4) inches of compacted loam free of sod, ~~clay~~clay, and stones over one inch in diameter. Areas

within and adjacent to parking lots and or developed areas that are not irrigated, six (6) inches of loam is preferred. All organic material over two (2) inches in diameter shall be raked out and removed. After the placement of loam, planting areas shall be seeded with first quality lawn seed. The sSeed mixture shall be selected by a licensed landscape architect or an appropriate seed mixture based on soil type and application as established in the *New Hampshire Stormwater Management Manual, Volume 3, as revised.*

05 All landscape plans shall consist of a ~~generous mix~~mixture of ground cover treatments, evergreens, hardwood trees and ornamental growths. No one type of vegetation shall predominate~~.~~. Trees and other landscaping should be varied among species to reduce the potential for disease spread and to ensure vitality and differentiated planting.

06 Plans for meeting the screening and landscaping requirements shall be submitted by the developer as part of the site plan review approval process whenever a site plan is required. The Planning Board ~~may~~ shall require the applicant to engage the services of a licensed landscape architect to prepare any landscaping plan presented.

07 The owner and tenant of any property shall be jointly responsible for the maintenance of all required plant material and continued compliance with this section.

6.11 POST CONSTRUCTION STORMWATER MANAGEMENT STANDARDS

Glossary of Acronyms	
BMPs	Best Management Practices
GIS	Geographic Information System
HSG	Hydrologic Soil Group
LID	Low Impact Development
MEP	Maximum Extent Practicable
MS4	Municipal Separate Storm Sewer System
SMP	Stormwater Management Plan
SPCC	Spill Prevention, Control and Countermeasure Plan

01 Purpose, Goals and Definitions

1. The purpose of post construction stormwater management standards is to provide reasonable guidance for the regulation of stormwater runoff to protect local natural resources from degradation and prevent adverse impacts to adjacent and downstream land, property, facilities, and infrastructure. These standards regulate discharges from stormwater and runoff from land development projects and other construction activities to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff.
2. The goal of these standards is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public in the Town of Raymond. This regulation seeks to meet that goal through the following objectives:
    a. Minimize increases in stormwater runoff from any development to reduce flooding, siltation and streambank erosion and maintain the integrity of

stream channels.

b. Minimize increases in nonpoint source pollution caused by stormwater runoff from development which would otherwise degrade local water quality.
c. Minimize the total volume of surface water runoff which flows from any specific site during and following development to not exceed the pre-development hydrologic condition to the maximum extent practicable as allowable by site conditions.
d. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management controls and to ensure that these management controls are properly maintained and pose no threat to public safety or cause excessive municipal expenditures.
e. Protect the quality of groundwater resources, surface water bodies and wetlands.

02 Minimum Thresholds for Applicability

1. The post-construction stormwater management standards apply to any development or redevelopment project which are subject to Site Plan Review and disturbs more than 10,000 square feet or disturbs more than 2,500 square feet within 100 feet of a surface water body.
2. For sites that disturb less than 10,000 square feet, the Planning Board may grant an exemption if the amount of the total site impervious cover created does not exceed 5,000 square feet. However, when an exemption is granted by the Planning Board, the following standards will still be applied to these projects as conditions of approval.
    a. All runoff from new impervious surfaces and structures shall be directed to a subsurface filtration and/or infiltration device or properly discharged to a naturally occurring or fully replanted and vegetated area with slopes of 15 percent or less and with adequate controls to prevent soil erosion and concentrated flow.
    b. Impervious surfaces for parking areas and roads shall be minimized to the extent possible (including minimum parking requirements for proposed uses).
    c. All runoff generated from new impervious surfaces shall be retained on the development site and property.
    d. Determination of compliance with standards (a.-c. above) will be made by the Planning Board on a case-by-case basis as site conditions and constraints will differ greatly between various development proposals.
3. The following activities are considered exempt from preparing and submitting a stormwater management plan:
    a. Agricultural and forestry practices located outside wetlands and surface water setbacks and/or buffers.
    b. Resurfacing and routine maintenance of existing roads and parking lots.
    c. Exterior and interior alterations and maintenance to existing buildings and structures.

03 Stormwater Management for New Development

1. All proposed stormwater management practices and treatment systems shall meet the following performance standards:
    a. Stormwater management and erosion and sediment control practices shall be located outside any specified buffer ~~zones~~ areas unless otherwise approved by the Planning Board. Alternatives to stream and wetland crossings that eliminate or minimize environmental impacts shall be considered whenever possible.
    b. Low Impact Development (LID) site planning and design strategies are encouraged to be used to the maximum extent practicable (MEP) to reduce stormwater runoff volumes, protect water quality, and maintain predevelopment site hydrology. LID techniques have the goals of protecting water quality, maintaining predevelopment site hydrology. LID techniques that preserve existing vegetation, reduce the development footprint, minimize, or disconnect impervious area, and use enhanced stormwater best management practices (BMP~~'~~s) (such as rain gardens, bio retention systems, tree box filters, and similar stormwater management landscaping techniques) shall be incorporated into landscaped areas. Capture and reuse of stormwater is strongly encouraged. The applicant must document in writing why LID strategies are not appropriate when not used to manage stormwater.
    c. All stormwater treatment areas shall be planted with native plantings appropriate for the site conditions: trees, grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil erosion and to achieve the water quality treatment requirements of this section.
    d. All stormwater installations and areas that receive rainfall runoff must be designed to drain within a maximum of 72 hours for vector control.
    e. Salt storage areas shall be fully covered with permanent or semi-permanent measures and loading/offloading areas shall be located and designed to not drain directly to receiving waters and maintained with good housekeeping measures in accordance with NH~~-~~DES published guidance. Runoff from snow and salt storage areas shall enter treatment areas as specified above before being discharged to receiving waters or allowed to infiltrate into the groundwater. See NHDES published guidance fact sheets on road salt and water quality, and snow disposal at http://des.nh.gov/organization/commissioner/pip/factsheets/wmb/index.htm
    f. Surface runoff shall be directed into appropriate stormwater control measures designed for treatment and/or filtration to the MEP and/or captured and reused onsite.
    g. All newly generated stormwater from new development shall be treated on the development site. Runoff shall not be discharged from the development site to municipal drainage systems or privately owned drainage systems (whether enclosed or open drainage) or to surface water bodies and wetlands in rates greater than discharged under existing

conditions (developed condition or undeveloped condition). A development plan shall include provisions to retain natural predevelopment watershed areas on the site by using the natural flow patterns.

h. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus using appropriate treatment measures, as specified in the *NH Stormwater Manual. Volumes 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of Design Criteria, Water Quality Volume for treatment criteria)* or other equivalent means. Where practical, the use of natural, vegetated filtration and/or infiltration practices or subsurface gravel wetlands for water quality treatment is preferred given its relatively high nitrogen removal efficiency. All new impervious area draining to surface waters impaired by nitrogen, phosphorus or nutrients shall be treated with stormwater BMP~~'~~s designed to optimize pollutant removal efficiencies based on design standards and performance data published by the UNH Stormwater Center and/or included in the latest version of the NH Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality Standards require that runoff from new development shall not contribute additional pollutant loads to existing water body impairments.

i. Measures shall be taken to control the post-development peak rate runoff so that it does not exceed pre-development runoff. Drainage analyses shall include calculations comparing pre- and post-development stormwater runoff rates (cubic feet/second) and volumes (cubic feet) for the 1-inch rainstorm and the 2-year, 10-year, 25-year, and 50-year 24-hour storm events. Similar measures shall be taken to control the post-development runoff volume to infiltrate the groundwater recharge volume GRV according to the following ratios of Hydrologic Soil Group (HSG) type versus infiltration rate multiplier: HSG-A: 0.4; HSG-B: 0.25; HSG-C: 0.1; HSG-D: 0.00. For sites where infiltration is limited or not practicable, the applicant must demonstrate that the project will not create or contribute to water quality impairment. Infiltration structures shall be in locations with the highest permeability on the site.

j. The design of the stormwater drainage systems shall provide for the disposal of stormwater without flooding or functional impairment to streets, adjacent properties, downstream properties, soils, or vegetation.

k. The design of the stormwater management systems shall account for upstream and upgradient runoff that flows onto, over, or through the site to be developed or re-developed~~,~~ and provide for this contribution of runoff.

l. Whenever practicable, native site vegetation shall be retained, protected, or supplemented. Any stripping of vegetation shall be done in a manner that minimizes soil erosion. development impervious surfaces, ~~buildings~~buildings, and structures; surface water bodies and wetlands;

drainage patterns, sub-

catchment and watershed boundaries; building setbacks and buffers, locations of various hydrologic group soil types, mature vegetation, land topographic contours with minimum 2-foot intervals and spot grades where necessary for sites that are flat.

2. Submission Requirements for Stormwater Management Report and Plans
    a. The SMP shall include a narrative description and a Proposed Conditions Site Plan showing all post-development proposed impervious surfaces, buildings and structures; temporary and permanent stormwater management elements and BMP, including BMP GIS coordinates and GIS files; important hydrologic features created or preserved the site; drainage patterns, sub-catchment and watershed boundaries; building setbacks and buffers; proposed tree clearing and topographic contours with minimum 2-foot intervals. The plans shall provide calculations and identification of the total area of disturbance proposed on the site (and off site if applicable) and total area of new impervious surface created. A summary of the drainage analysis showing a comparison of the estimated peak flow and volumes for various design storms (see Table 1. Stormwater Infrastructure Design Criteria) at each of the outlet locations shall be included.
    b. The SMP shall describe the general approach and strategies implemented, and the facts relied upon, to meet the goals of Section 1.15-3. A and C.: The SMP shall include design plans and/or graphical sketch(es) of all proposed above ground LID practices.
    c. The SMP shall include calculations of the change in impervious area, pollution loading and removal volumes for each best management practice, and GIS files containing the coordinates of all stormwater infrastructure elements (~~e.g.~~e.g., catch basins, swales, detention/bioretention areas, piping).
    d. The SMP shall include a description and a proposed Site Plan showing proposed erosion and sediment control measures, limits of disturbance, temporary and permanent soil stabilization measures in accordance with the NHDES Stormwater Manual Volume 3 (most recent version) as well as a construction site inspection plan including phased installation of best management practices and final inspection upon completion of construction.
    e. The SMP shall include a long-term stormwater management BMP inspection and maintenance plan (see Section 1.15-~~2.E~~2. E) that describes the responsible parties and contact information for the qualified individuals who will perform future BMP inspections. The inspection frequency, maintenance and reporting protocols shall be included.
    f. The SMP shall describe and identify locations of any proposed deicing chemical and/or snow storage areas. SMP will describe how deicing chemical use will be minimized or used most efficiently.
    g. In urbanized areas that are subject to the EPA MS4 Stormwater Permit and will drain to chloride-impaired waters, any new developments and redevelopment projects shall submit a description of measures that will be

used to minimize salt usage, and track and report amounts applied using

the UNH Technology Transfer Center online tool (http://www.roadsalt.unh.edu/Salt/) in accordance with Appendix H of the NH MS4 Permit.

3. General Performance Criteria for Stormwater Management Plans
    a. All applications shall apply site design practices to reduce the generation of stormwater in the post-developed condition, reduce overall impervious surface coverage, seek opportunities to capture and reuse and minimize and discharge of stormwater to the municipal stormwater management system.
    b. Water quality protection.
        i. All stormwater runoff generated from new development or redevelopment shall not be discharged directly into a jurisdictional wetland or surface water body without adequate treatment.
        ii. All developments shall provide adequate management of stormwater runoff and prevent discharge of stormwater runoff from creating or contributing to water quality impairment.
    c. Onsite groundwater recharge rates shall be maintained by promoting infiltration through use of structural and non-structural methods. The annual recharge from the post development site shall maintain or exceed the annual recharge from pre-development site conditions. Capture and reuse of stormwater runoff is encouraged in instances where groundwater recharge is limited by site conditions. All stormwater management practices shall be designed to convey stormwater to allow for maximum groundwater recharge. This shall include, but not be limited to:
        i. Maximizing flow paths from collection points to outflow points.
        ii. Use of multiple BMPs.
        iii. Retention of and discharge to fully vegetated areas.
        iv. Maximizing use of infiltration practices.
        v. Stormwater System Design Performance Standards.
    d. Stormwater system design, performance standards and protection criteria shall be provided as prescribed in Table 1 below. Calculations shall include sizing of all structures and best management practices, including sizing of emergency overflow structures based on assessment of the 100-year 24-hour frequency storm discharge rate.
    e. The sizing and design of stormwater management practices shall utilize new precipitation data from the Northeast Region Climate Center (NRCC~~)~~), or the most recent precipitation atlas published by the National Oceanic and Atmospheric Administration (NOAA) for the sizing and design of all stormwater management practices. See the NRCC website at http://precip.eas.cornell.edu/.
    f. All stormwater management practices involving bioretention and vegetative cover as a key functional component must have a landscaping plan detailing both the type and quantities of plants and vegetation to be in used in the practice and how and who will manage and maintain this vegetation. The use of native plantings appropriate for site conditions is

strongly encouraged for these types of stormwater treatment areas. The landscaping plan must be prepared by a registered landscape architect, soil conservation district office, or another qualified professional.

4. Spill Prevention, Control and Countermeasure (SPCC) Plan. Any existing or otherwise permitted use or activity having regulated substances in amounts greater than five gallons, shall submit to the local official such as Fire Chief or Emergency Response Official a SPCC plan for review and approval. The Plan will include the following elements:
    a. Disclosure statements describing the types, quantities, and storage locations of all regulated substances that will be part of the proposed use or activity.
    b. Owner and spill response manager's contact information.
    c. Location of all surface waters and drainage patterns.
    d. A narrative describing the spill prevention practices to be employed when normally using regulated substances.
    e. Containment controls, both structural and non-structural.
    f. Spill reporting procedures, including a list of municipal personnel or agencies that will be contacted to assist in containing the spill, and the amount of a spill requiring outside assistance and response.
    g. Name of a contractor available to assist in spill response, contaminant, and cleanup.
    h. The list of available clean-up equipment with instructions available for use on-site and the names of employees with adequate training to implement containment and clean up response.

04 Stormwater Management for Redevelopment

1. Redevelopment (as applicable to this stormwater regulation) means:
    a. Any construction, alteration, or improvement that disturbs existing impervious area (including demolition and removal of road/parking lot materials down to the erodible subbase) or expands existing impervious cover by any amount, where the existing land use is commercial, industrial, institutional, governmental, recreational, or multifamily residential.
    b. Any redevelopment activity that results in improvements with no increase in impervious area shall be considered redevelopment activity under this regulation if capital cost of improvements is greater than 30% of the assessed property value.
    c. Any new impervious area over portions of a site that are currently pervious.
2. The following activities are not considered redevelopment unless they meet the above criteria in section D.1.b.:
    a. Interior and exterior building renovation.
    b. Resurfacing of an existing paved surface (~~e.g.~~e.g., parking lot, ~~walkway~~walkway, or roadway).
    c. Pavement excavation and patching that is incidental to the primary project purpose, such as replacement of a collapsed storm drain.
    d. Landscaping installation and maintenance.
3. Redevelopment applications shall comply with the requirements of Sections C.2 Submission Requirements for Stormwater Management Report and Plans, C.3

General Performance Criteria for Stormwater Management Plans, and C.4 Spill Prevention, Control and Countermeasure (SPCC) Plan.

4. For sites meeting the definition of a redevelopment project and having less than 60% existing impervious surface coverage, the stormwater management requirements will be the same as other new development projects. The applicant must satisfactorily demonstrate that impervious area is minimized, and LID practices have been implemented on-site to the MEP.
5. For sites meeting the definition of a redevelopment project and having more than 60% existing impervious surface area, stormwater shall be managed for water quality in accordance with one or more of the following techniques, listed in order of preference:
    a. Implement measures onsite that result in disconnection or treatment of 100% of the additional proposed impervious surface area and at least 30% of the existing impervious area and pavement areas, preferably using filtration and/or infiltration practices.
    b. If resulting in greater overall water quality improvement on the site, implement LID practices to the MEP to provide treatment of runoff generated from at least 60% of the entire developed site area.
6. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of Design Criteria, Water Quality Volume for treatment criteria) or other equivalent means. Where practical, the use of natural, vegetated filtration and/or infiltration practices or subsurface gravel wetlands for water quality treatment is preferred given its relatively high nitrogen removal efficiency. All new impervious area draining to surface waters impaired by nitrogen, phosphorus or nutrients shall be treated with stormwater BMP~~'~~s designed to optimize pollutant removal efficiencies based on design standards and performance data published by the UNH Stormwater Center and/or included in the latest version of the NH Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality Standards require that runoff from development shall not contribute additional pollutant loads to existing water body impairments.
7. All newly generated stormwater from redevelopment shall be treated on the development site. Runoff shall not be discharged from a redevelopment site to municipal drainage systems or privately owned drainage systems (whether enclosed or open drainage) or to surface water bodies and wetlands in rates greater than discharged under existing conditions (developed condition or undeveloped condition).
8. Off – site mitigation allowance: In cases where the applicant demonstrates, to the satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP or is not feasible, off-site mitigation will be an acceptable alternative if implemented within the same sub-watershed, within the project's drainage area or within the drainage area of the receiving water body. To comply with local watershed objectives the mitigation site would be preferably situated in the same subwatershed

as the development and impact/benefit the same receiving water. Off-site mitigation shall only be approved by the Planning Board with the following conditions:

a. The Conservation Commission has been given the opportunity to advise the Planning Board regarding the proposed off-site mitigation.
b. The off-site mitigation shall be equivalent to no less than the total area of impervious cover NOT treated on-site. Treatment of the impervious area shall comply with all standards of this regulation.
c. An approved off-site location must be identified, the specific management measures identified, and if not owned by the applicant, with a written agreement with the property owner(s) and an implementation schedule developed in accordance with planning board review. The applicant must also demonstrate that there is no downstream drainage or flooding impacts that would result from not providing on-site management for large storm events.

05 Stormwater Management Plan and Site Inspections

1. The applicant shall provide that all stormwater management and treatment practices have an enforceable operations and maintenance plan and agreement to ensure the system functions as designed. This agreement will include all maintenance easements required to access and inspect the stormwater treatment practices, and to perform routine maintenance as necessary to ensure proper functioning of the stormwater system. The operations and maintenance plan shall specify the parties responsible for the proper maintenance of all stormwater treatment practices. The operations and maintenance shall be provided to the Planning Board as part of the application prior to issuance of any local permits for land disturbance and construction activities.
2. The applicant shall provide legally binding documents for filing with the Registry of Deeds which demonstrate that the obligation for maintenance of stormwater best management practices and infrastructure runs with the land and that the Town has legal access to inspect the property to ensure their proper function or maintain onsite stormwater infrastructure when necessary to address emergency situations or conditions.
3. The property owner shall bear responsibility for the installation, construction, inspection, and maintenance of all stormwater management and erosion control measures required by the provisions of these regulations and as approved by the Planning Board, including emergency repairs completed by the Town.

06 Stormwater Management Plan Recordation

1. Stormwater management and sediment and erosion control plans shall be incorporated as part of any approved site plan. A Notice of Decision acknowledging the Planning Board approval of these plans shall be recorded at the Registry of Deeds. The Notice of Decision shall be referenced to the property deed (title/book/page number) and apply to all persons that may acquire any property subject to the approved stormwater management and sediment control plans. The Notice of Decision shall reference the requirements for maintenance pursuant to the stormwater management and erosion and sediment control plans as approved by the Planning Board.
2. The applicant shall submit as-built drawings of the constructed stormwater management system following construction.

07 Inspection and Maintenance Responsibility

1. Select Board or their designated agent shall have site access to complete inspections to ensure compliance with the approved stormwater management and sediment and erosion control plans. Such inspections shall be performed at a time agreed upon with the landowner.
    a. If permission to inspect is denied by the landowner, municipal staff or their designated agent shall secure an administrative inspection warrant from the district or superior court under *NH RSA 595-B Administrative Inspection Warrants*. Expenses associated with inspections shall be the responsibility of the applicant/property owner.
    b. If violations or non-compliance with a condition(s) of approval are found on the site during routine inspections, the inspector shall provide a report to the Planning Board documenting these violations or non-compliance including recommend corrective actions. The Planning Board shall notify the property owner in writing of these violations or non-compliance and corrective actions necessary to bring the property into full compliance. The Planning Board, at their discretion, may recommend to the Select Board to issue a stop work order if corrective actions are not completed within 10 days.
    c. If corrective actions are not completed within a period of 30 days from the Planning Board or Board notification, the Planning Board may exercise their jurisdiction under *NH RSA 676:4-a Revocation of Recorded Approval.*
2. The applicant shall bear final responsibility for the installation, construction, inspection, and disposition of all stormwater management and erosion control measures required by the Planning Board. Site development shall not begin before the Stormwater Management Plan receives written approval by the Planning Board.
3. In the event a property owner refuses to repair infrastructure that is damaged or is not functioning properly, the Town retains the right but not the obligation and accepts no responsibility, to repair or maintain stormwater infrastructure if a property is abandoned or becomes vacant.
4. Landowners shall be responsible for submitting a report to the Planning Department or designated agent by September 1 every two (2) years, with the first report due within two years of the receipt of an Occupancy Permit. The report shall be signed and stamped by a qualified professional engineer of the landowner's choice that all stormwater management and erosion control measures are functioning per the approved stormwater management plan. The report shall note if any stormwater infrastructure has needed any repairs other than routine maintenance and the results of those repairs. If the stormwater infrastructure is not functioning per the approved stormwater management plan the landowner shall report on the malfunction in their report and include detail regarding when the infrastructure shall be repaired and functioning as approved.
5. If no report is filed by September 1 in the year the report is due, the Select Board or their designated agent shall have site access to complete routine inspections to ensure compliance with the approved stormwater management and sediment and erosion control plans. Such inspections shall be performed at a time agreed upon with the landowner.

Table 1. Stormwater Infrastructure Design Criteria

Design Criteria	Description

Water Quality Volume (WQV)	WQV = (P)(Rv)(A) P = 1 inch of rainfall Rv = unitless runoff coefficient, Rv = 0.05 + 0.9(I) I = percent impervious cover draining to the structure converted to decimal form A = total site area draining to the structure
Water Quality Flow (WQF)	WQF = (q_u)(WQV) WQV = water quality volume calculated as noted above q_u = unit peak discharge from TR-55 exhibits 4-II and 4-III Variables needed for exhibits 4-II and 4-III: Ia = the initial abstraction = 0.2S S = potential maximum retention in inches = (1000/CN) - 10 CN = water quality depth curve number = $1000/(10+5P+10Q-10[Q^2+1.25(Q)(P)]^{0.5})$ P = 1 inch of rainfall Q = the water quality depth in inches = WQV/A A = total area draining to the design structure
Groundwater Recharge Volume (GRV)	GRV = (A_I)(R_d) A_I = the total area of effective impervious surfaces that will exist on the site after development R_d = the groundwater recharge depth based on the USDA/NRCS hydrologic soil group, as follows: Hydrologic Group — R_d (inches) A — 0.40 B — 0.25 C — 0.10 D — 0.00
Channel Protection Volume (CPV)	If the 2-year, 24-hour post-development storm volume ***does not increase*** due to development then: control the 2-year, 24-hour post-development peak flow rate to the 2-year, 24-hour predevelopment level. If the 2-year, 24-hour post-development storm volume ***does increase*** due to development then: control the 2-year, 24-hour post-development peak flow rate to ½ of the 2-year, 24-hour pre-development level or to the 1-year, 24-hour pre-development level.
Peak Control	Post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 10-year and 50-year, 24-hour storms
EIC and UDC	%EIC = area of effective impervious cover/total drainage areas within a project area x 100 %UDC = area of undisturbed cover/total drainage area within a project area x 100

6.12 OTHER INFRASTRUCTURE

01 SIDEWALKS – Sidewalks shall be provided for pedestrian traffic to provide connection between the main entrances of business, housing or industrial establishments and parking areas. If shoppers or employees are reasonably anticipated, provisions shall be made for sidewalks running from the street line to the establishments. All such sidewalks shall be at

least six inches above the road grade and protected by curbing. The design shall include means for accessibility. Provisions for a school bus stop shall be required in multi-family housing developments, ~~if requested by~~in conjunction with the Raymond School District.

02 OUTDOOR LIGHTING – Outdoor lighting shall ~~be in compliance with~~comply with the Town of Raymond Outdoor Lighting Design Standards and shall be so directed and shielded so that no glare will spill out onto residentially-zoned property or cause a safety hazard. After 12:00 midnight, only ~~that~~the amount of lighting necessary for the operation, or security of the premises shall be permitted. Fixture designs, types and locations shall be subject to the approval of the Planning Board. On projects where lighting will be proposed and provide~~d~~s, the applicant shall submit a separate lighting plan.

03 SIGNS – ~~S~~All signs shall ~~be in compliance with~~comply with the Raymond Zoning Ordinance.

04 SNOW STORAGE – Provisions shall be made for snow storage and/or removal during winter months. Snow shall be removed at least twenty (20) feet from all driveways, ~~intersections~~intersections, and access points. Snow storage locations shall be designated and shown on the ~~siteplan~~site plan~~.~~. All commercial salt application and snow removal shall be done by Green SnowPro certified operators consistent with NH RSA 489-C.

05 SOLID WASTE STORAGE – All solid waste and recyclable materials shall be stored in containers and/or buildings specifically designed and constructed for that purpose. Waste storage areas shall be screened from view from the adjacent roadways. Solid waste removal is the responsibility of the applicant. Solid waste shall be disposed of at a permitted solid waste facility. The Town of Raymond does not provide solid waste disposal of any kind for developments classified as multi-family or non-residential.

06 UNDERGROUND STORAGE TANKS(USTs) – All underground storage tanks, regardless of size or type, shall be installed in conformance with New Hampshire Department of Environmental Services Regulations. Abandonment of USTs shall be done in accordance with NHDES policy and procedure and documented as part of the site plan review submittal. Environmental reports associated with discovery of USTs shall be submitted with the site plan application.

07 NOISE LEVELS – Noise emanation from the building or site, as measured outside of the building at the property line, shall at no time exceed five decibels (dBA) over the existing ambient level.

Commented [JC11]: 5 dBA is way too low of a bar for many commercial and industrial uses. We should research for better language, here.

6.13 OTHER CRITERIA

01 SMOKE, AIR CONTAMINATES, PARTICULATE MATTER – The emission of smoke, air contaminates, or particulate matter generated by commercial or industrial uses shall be designed in compliance with ~~New Hampshire Department of Environmental Services~~NHDES Regulations. Dust and other types of airborne matter from sources such as storage areas, yards, roads, and driveways shall be reduced to a minimum by appropriate landscaping, screening, paving or other best management practices.

02 HEAT AND GLARE – Any operation producing intense heat and glare shall be conducted within a completely enclosed building, and in such a manner as to not create a public nuisance or

hazard along lot boundary lines.

~~03~~ **STUMPS** – All stumps shall be removed from the site unless approval for an on-site stump dump is secured at the time of site plan approval. At a minimum, stumps, ~~rubble~~rubble, and brush shall be transported to a designated area within the development. The waste area shall be located and shown on the approved site plan. Waste areas shall be located above seasonal high ground water, capped with fill, ~~loamed~~loamed, and seeded. All local, State and Federal Regulations pertaining to disposal of stumps and solid waste shall be adhered to. ~~Waste areas shall be subject to the approval of the Planning Board.~~

03

04 ODIFEROUS MATTER – Odors shall not be discernible at the property boundaries. A plan for the reduction of odors crossing property boundaries may be required.

05 RADIATION HAZARD – All operations using or storing radioactive materials, whether or not licensed by the United States Nuclear Regulatory Commission (NRC), or the New Hampshire Bureau of Radiological Health, Division of Public Health Services, shall comply with all applicable Regulations of the NRC and the NH Division of Public Health Services, including those Regulations addressing low level radioactive materials.

06 RESTRICTIONS ON PERMITTED USES – All manufacturing, storage and similar uses shall be conducted within the enclosed building. Outside storage is allowed ~~as long as~~if it is screened by either an opaque fence or other approved landscaping.

6.14 TRAFFIC MARKINGS

All parking spaces, stop lines, fire lanes, no-parking zones, lane indicators and such other traffic control pavement markings shall be shown on the approved site plan, and be applied in accordance with the following directions:

01 Pavement markings shall be of latex, reflective traffic paint with a minimum line width of four inches and a minimum dry film thickness of fifteen mils.

02 The following color and width conventions shall apply:

Description	Number	Color	Width
Parking stalls; Lane Dividers (one-way traffic)	Single	White	Four Inches
Lane Dividers (two-way traffic)	Double	Yellow	Four Inches Each
Stop Lines	Single	White	Twelve Inches
Descriptive Wording High (~~i.e.~~i.e., "Fire Lane")	Single	White	Eighteen Inches
Handicapped Space Symbol	N/A	White w/ Blue Background	Eighteen Inches

ARTICLE VII – ADMINISTRATION AND ENFORCEMENT

7.01 PERFORMANCE AGREEMENT AND GUARANTEE

01 As part of the granting of approval, the Planning Board requires the Petitioner to execute a Performance Agreement. The Board also requires that an Inspection Escrow be established before any work commences on the site. The ~~Code Enforcement Officer~~Building ~~shall~~Inspector shall not issue any building permits until the Performance Agreement is ~~executes~~ executed and the Inspection Escrow is established.

02 In the case where a building is proposed, the developer shall provide a Site Plan Performance Bond for any remaining improvements prior to the issuance of a Certificate of Occupancy. The cost of improvements required shall be presented and agreed upon prior to construction, and may be established using either of the following methods:

a. The applicant provides cost estimates for construction of all the site improvements, only excluding the on-site septic system and occupied buildings. Said cost is to be based upon standard cost preparation guides such as prepared by R.S. Means Company, Inc. and Equipment Guidebook Company, or the average of public sector bid costs for similar work. All costs must be current and/or adjusted for inflation over the anticipated time frame of the project. The applicant's bond must be reviewed and approved by the Town's Review Engineer for accuracy.

b. The Town's Review Engineer calculates the bond amount using similar methods referred to in item a (above), plus standard cost estimate charts developed for the Town and updated periodically. Said cost estimate charts are available to the applicant for their use in bond calculations as specified in item a (above). Standard applicable costs shall be applied for the Engineer's use.

In either case, a 10% contingency factor shall be added to subtotals of all bond amounts to cover unknown conditions. Also, anticipated cost increases due to inflation ~~during the course of~~during construction must be included.

c. The Performance Bond shall be one of the following:

a. Savings Account, with the Town of Raymond as its sole beneficiary;

b. Certificate of Deposit, with the Town of Raymond as its sole beneficiary;

c. Cash, with the Town of Raymond as its sole beneficiary;

d. Irrevocable Letter of Credit, with the Town of Raymond as its sole beneficiary.

7.02 MAINTENANCE BOND

01 The Board may require surety covering maintenance of improvements for a period of two years from the date of completion in an amount not to exceed 15% of the total cost of said improvements. Amount of surety to be recommended by the Town's Review Engineer, and approved by the Planning Board. The Town's Review Engineer's recommendation shall be based upon his/her knowledge and inspection of the work performed to construct the approved improvements. If repair or unusual maintenance is needed or additional improvements are required, such costs as are necessary shall be drawn against such surety.

7.03 INSPECTION ESCROW

~~01~~ All applicants shall be required to deposit an Inspection Escrow with the Town prior to the start of any site improvements. This Escrow shall cover the cost of the Public Works Director or his designee, who shall monitor and inspect improvement for compliance with approved plans and required engineering standards. Payment shall be to the Town Treasurer in an amount approved by the Planning Board which shall be not less than 4% of the site Performance Bond estimate. Interest earned from said Escrow shall be retained by the Town to cover administrative costs.

7.04 PRE-CONSTRUCTION CONFERENCE

01 At least fifteen (15) days prior to commencing construction of any required improvements, the applicant shall post to the Town the Inspection Escrow and shall schedule a Pre-Construction Conference through the Community Development Department to coordinate site activities with pertinent Town Departments.

7.05 PROPER INSTALLATION OF IMPROVEMENTS

01 If the Public Works Director or ~~the Planning Board's designee~~Building Inspector determines that required improvements have not been constructed in accordance with approved plans and specifications filed by the applicant; or any conditions of the Planning Board approval, he/she shall so report such to the Community Development Director. The Public Works Director shall also notify the applicant and, if necessary, the bonding company or escrow agent, and take all necessary steps to preserve the Town's rights under the bond or agreement. No plan shall be approved by the Planning Board on the same parcel ~~as long as~~if the applicant is in default on a previously approved site plan.

02 It shall be the responsibility of the applicant or their agent to provide the Public Works Director or his designee with materials testing information, performed by a testing laboratory acceptable to the Public Works Director or his designee, attesting to compliance of all improvement materials incorporated into the development. Said compliance tests shall be required, but not be limited to the following:

a. Calculations and proctor analysis of all gravel, sands and select materials;

b. In place density testing of all gravel, sands and select materials;

c. Mix design and compressive strength tests for concrete;

d. Extraction, ~~gradation~~gradation, and compaction tests for all bituminous asphalt;

e. All additional testing, which the Public Works Director or his designee determines is necessary to assure compliance with local, State and Federal Regulations.

f. Construction of all multi-family and non-residential site plan improvements shall be in general accordance with the Town of Raymond Subdivision Regulations titled Road Construction Standards.

7.06 RELEASE OR REDUCTION OF PERFORMANCE BOND

01 The Board of Selectmen and Planning Board will not accept dedication of required public improvements, nor release or reduce a Performance Bond until the Public Works Director or ~~his designee~~Community Development Director has submitted a certificate stating that all required improvements have been satisfactorily completed, and until the applicant's engineer or surveyor has certified to the Town's Review Engineer, through submission of detailed "as-built" plans indicating locations, dimensions, materials and other information required by the Planning Board or Town's Review Engineer, that the layout of the line and grade of all public improvements is in accordance with the site plan and construction plans for the development.

02 In addition, Performance Bond Reduction shall only be performed upon total completion of each of the following major construction milestones:

a. Layout, ~~limits~~limits, and erosion protection
b. Clearing and grubbing
c. Site sub grade (completion of cuts and fills)
d. Drainage
e. Utility completion (all water, electric, etc. installed and accepted)
f. Granular materials
g. Asphalt binder completion (all foundation materials and asphalt binder course installed and accepted)
h. Guard rails and fencing
i. Landscaping, loam, ~~seed~~seed, and mulch
j. Substantial completion* (development is ready to function for intended purpose and all improvements to this point are acceptable)
k. Final inspection (all proposed improvements are fully completed and accepted)

* The applicant must have substantial completion approval from the Public Works Director, Community Development Director and/or Building Inspector ~~or his designee in order to~~to apply for occupancy permits from the Town.

03 Development may be constructed in phases, only if approved by the Planning Board at the time of plan approval.

7.07 OCCUPANCY

01 No development may be occupied or used unless a certificate of occupancy has been issued by the ~~Code Enforcement Officer~~Building Inspector.

02 The ~~Code Enforcement Officer~~Building Inspector shall not issue a building permit until these Regulations have been complied with, and the improvements have been completed or a Performance Bond has been provided to the Town for unfinished improvements.

03 Development of a phase of the development must be at substantial completion for that phase ~~in order to~~to receive a certificate of occupancy.

7.08 WAIVERS

01 Where the Planning Board finds that unnecessary hardship may result from strict compliance with these regulations with respect to a particular tract of land, the Board may modify or waive these regulations so that substantial justice may be done and the public interest is secured, provided that:

a. The granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other adjacent property;

b. The waiver shall not have the effect of nullifying the intent and purpose of these regulations, the Zoning Ordinance, Master Plan or Official Zoning Map;

c. In granting waivers, the Planning Board may require such conditions as will, in the Board's judgment, secure ~~substantially the~~the objectives of the standards or requirements of these regulations;

d. A petition for waiver shall be submitted by the applicant at the time when the application is filed for consideration by the Planning Board. All petitions shall be made in writing using the Town's Waiver Request Form. The petition shall state fully the grounds for the waiver and ~~all of~~all the facts relied upon by the petitioner.

e. The Planning Board formally votes on such waiver request(s); and

f. Any granted waivers are noted on the final approved plan.

02 Pursuant to RSA 674:44(III)(e), the Planning Board may only grant a waiver if it finds by majority vote that:

a. Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or

b. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

7.09 PENALTIES AND FINES

Any violation of these Regulations shall be subject to a civil fine or criminal penalty as provided ~~in~~ within NH RSA 676:17, as amended. The Board of Selectmen or the Code Enforcement Officer are hereby designated as the proper local authorities of the Town to institute appropriate action under the provision of ~~NH~~ RSA 676:17.

7.10 OTHER REGULATIONS

Wherever these Regulations ~~are in conflict with~~conflict with other local, State or Federal Ordinances, the more stringent shall apply.

7.11 VALIDITY

If any section, part of a section or paragraph of these Regulations shall be declared invalid or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section, part of a section or paragraph of these Regulations.

7.12 ADOPTION & AMENDMENT HISTORY

The Town of Raymond Site Plan Review Regulations were adopted by a majority vote of the Planning Board following a duly noticed public hearing. These Regulations supersede all sections of the previous Site Plan Review Regulations.

AMENDMENT HISTORY

05/24/1990
07/13/2000
03/06/2012
01/16/2014
10/03/2019
10/6/2022

XX/XX/202X

Appendix I - Change of Use Review

1. Each change of use request must be accompanied by an application fee as defined in Appendix 2, entitled "Site Plan Review Fees".

2. Uses allowed are only those uses permitted in the appropriate zones under Article 4 of the Raymond Zoning Ordinance, entitled "Allowed Uses".

3. A change of use requiring Planning Board review shall be determined by the ~~Code Enforcement Officer~~Community Development Director. The determination will be based on the following:

   a) Does the proposed activity reflect the nature of the existing or former use?

   b) Is any proposed use different in character, ~~nature~~nature, and kind from the existing use?

   c) Is any proposed use having a substantially different impact on the neighborhood?

   d) Any change of use which, in the opinion of the ~~Code Enforcement Officer~~Community Development Director or Building Inspector that requires Planning Board approval ~~in order to~~to ensure the health, welfare, morality, (integrity, principles) and safety of Raymond's citizens and recreational guests.

4. Proposals for Change of Use Review must include the following information:

   a) Present use and proposed use of the property.

   b) Present and proposed parking facilities.

   c) A scaled plan of the property showing street frontage, building location, parking, driveways, traffic flow, loading spaces and walkways.

   d) Location, ~~description~~description, and size of existing and/or proposed signs.

   e) Physical changes to the exterior of the structure including color changes and lighting.

   f) An operational plan listing proposed hours of operation both open and closed to the public.

5. The Planning Board may request any further information it deems necessary for proper review of the change of use request and shall not ~~take action~~act until such time that the information is provided to the Board.

Appendix II - Site Plan Review Fees

Sample Chart Using 180 sf per space	
1	*$ 514.80*
2	*$ 579.60*
3	*$ 644.40*
4	*$ 709.20*
5	*$ 774.00*
6	*$ 838.80*
7	*$ 903.60*
8	*$ 968.40*
9	*$ 1,183.20*
10	*$ 1,248.00*
11	*$ 1,312.80*
12	*$ 1,377.60*
13	*$ 1,442.40*
14	*$ 1,657.20*
15	*$ 1,722.00*
16	*$ 1,786.80*
17	*$ 1,851.60*
18	*$ 1,916.40*
19	*$ 2,131.20*
20	*$ 2,196.00*
21	*$ 2,260.80*
22	*$ 2,325.60*
23	*$ 2,390.40*

Base Rate: **$ 300.00**

(Includes staff wages with a 23 % roll-up rate)

Variable Costs (per newly created space): $ 0.36

	Units - SF
POV Spaces:	180
Handicap Accessible Spaces:	320
Tractor Trailer	600

# Spaces	***Formula for Calculation of Fees***
1 - 8	*$ 0.36 per sf + (1.5 x $ 300 base rate)*
9 - 13	*$ 0.36 per sf + (2.0 x $ 300 base rate)*
14 - 18	*$ 0.36 per sf + (2.5 x $ 300 base rate)*
19 - 23	*$ 0.36 per sf + (3.0 x $ 300 base rate)*
24 - 50	*$ 0.36 per sf + (3.5 x $ 300 base rate)*
51 - 75	*$ 0.36 per sf + (4.0 x $ 300 base rate)*
76 - 100	*$ 0.36 per sf + (4.5 x $ 300 base rate)*
101 - 150	*$ 0.36 per sf + (5.0 x $ 300 base rate)*
151 - 200	*$ 0.36 per sf + (5.5 x $ 300 base rate)*

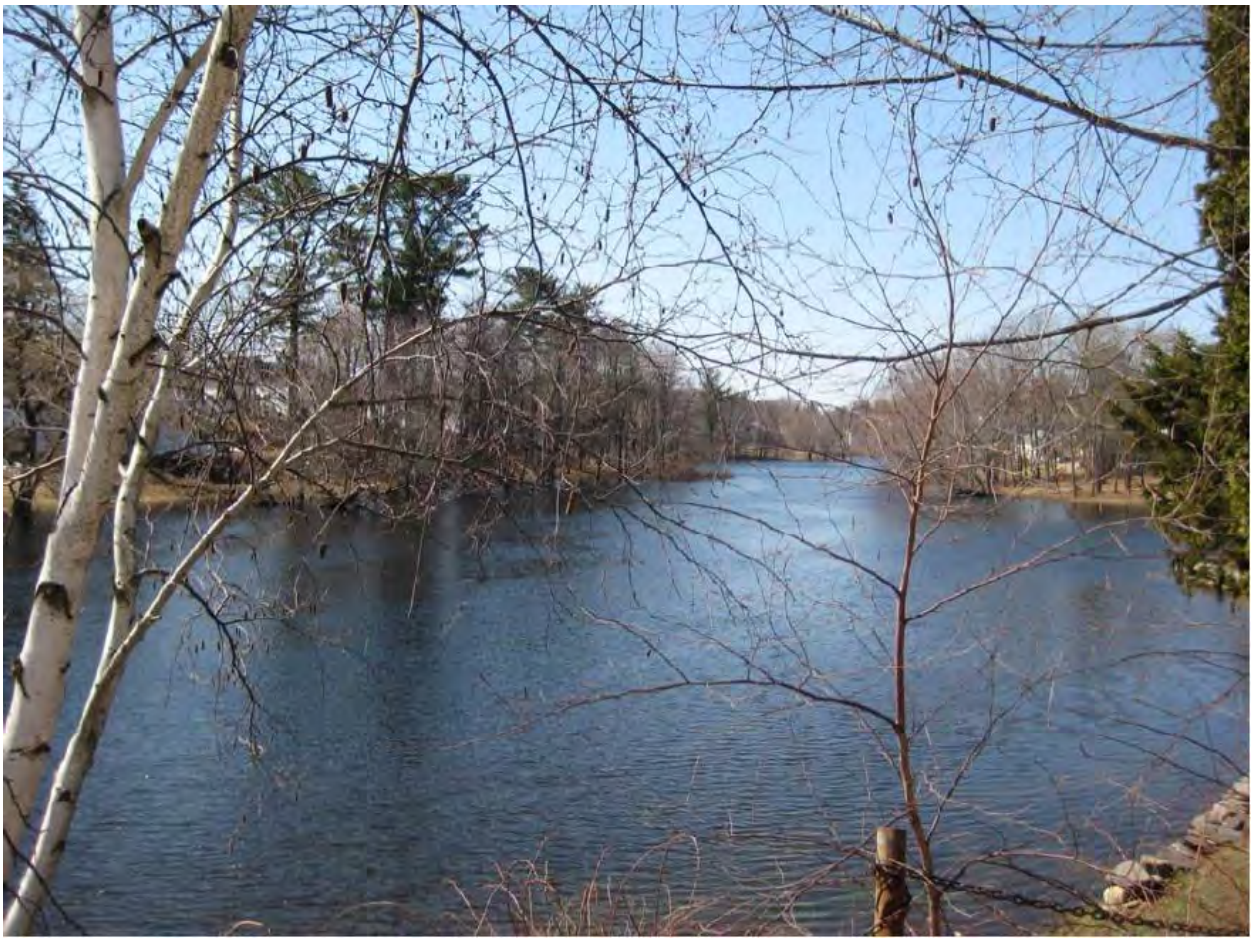
ABUTTERS FEE: $10.00 PER NOTICE

Escrow Deposits for Legal/Engineering/Legal/Engineering/Another Peer Review Expenses[1] Minimum Fee (Discretion of the Technical Review Committee):	**$ 1,250.00**
Disturbed Area[2] - Up to 5 Acres:	**$ 2,500.00**
Up to 10 Acres	**$ 3,250.00**
Up to 15 Acres:	**$ 4,000.00**
Up to 20 Acres:	**$ 4,500.00**
Over 20 Acres, but less than 30 acres:	**$ 5,000.00**
Over 30 Acres - To be determined by Town Engineer/Legal Counsel	**TBD**

[1] Once a balance is reduced to 50% of the original deposit, the applicant shall replenish it to 100%.

[2] Disturbed area is defined as: That portion of the site that is altered due to construction of streets, roadways, parking areas, utilities, ~~buildings~~buildings, or other physical improvements, including earth excavation, ~~removal~~removal, or altercation.

Town of Raymond, New Hampshire
Source Water Protection Plan



Prepared by Rockingham Planning Commission with funding provided by NH Department of Environmental Services Source Water Protection Program

December 2023

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Introduction

As the westernmost community in Rockingham County, the town of Raymond is situated about halfway between the Cities of Manchester and Portsmouth directly off New Hampshire's major East-West corridor, Route 101. Raymond's population has grown significantly over the last 30 years and is projected to increase another 5.5% between 2020 and 2040 (Raymond Master Plan Demographics, 2018). With its proximity to major employment centers in Manchester and Portsmouth as well as major transportation routes, the town is experiencing an increase in commercial and industrial growth, especially along the areas surrounding Exits 4 and 5. Additionally, the town's semi-rural nature with large tracts of open space and surface water resources makes it a desirable place to live and visit. Residents have routinely expressed their desire to maintain the vitality of the town's natural environment and ensure that critical natural resources such as groundwater, lakes, forests, and agricultural lands are preserved and protected from the impacts of development.

Protecting water resources in town is critical for all residents in Raymond who rely on groundwater for drinking water. The purpose of this Source Water Protection Plan (hereon referred to as the "Plan") is to identify Raymond's public water systems, potential contamination threats to those systems, and to establish a framework for ongoing monitoring and public involvement to better safeguard the community's drinking water. This plan builds on and incorporates information from Raymond's existing planning documents and should be integrated into the town's ongoing planning efforts to safeguard water quality and natural resources.

- Raymond Source Water Protection Plan (2009)
- Raymond Master Plan (2009)
- Raymond Wellhead Protection Program (1992)
- Raymond Water Resource Management and Protection Plan (1993)

A Summary of Regulatory Authority to Protect Drinking Water in New Hampshire

Federal Safe Drinking Water Act

The New Hampshire Department of Environmental Services (NHDES) has the authority to regulate public drinking water systems in the state under both the federal and state Safe Drinking Water Acts. The federal Safe Drinking Water Act applies to every public water system in the United States but does not apply to private wells. The Federal Safe Drinking Water Act applies minimum standards for state programs to protect public water systems and underground sources of drinking water.

New Hampshire Safe Drinking Water Act

The New Hampshire Safe Drinking Water Act (RSA 485:3) establishes authority for NHDES to adopt drinking water rules and primary drinking water standards, which apply to all public drinking water systems in the State. Through its Drinking Water Source Protection Program, DES provides guidance and assistance to water suppliers and municipalities to protect groundwater and surface water sources for public water systems.

Under RSA 485:23, water suppliers, local boards of health, local health officers, and citizens may petition DES to adopt rules to protect a particular water supply source. Under this section of the Act, NHDES has adopted rules to protect half of the state's 60 surface water supply sources.

New Hampshire Groundwater Protection Act

New Hampshire's Groundwater Protection Act, passed by the state legislature in 1991, is enabling legislation (e.g., water suppliers, town boards) that choose to play a role in actively managing threats (potential contamination sources) to protect valuable groundwater. Under the Act, all groundwater may be classified into one of four classes:

- GAA Classification, the most protected class, includes groundwater contributing to public water supply wells (wellhead protection areas).
- GA1 Classification, is groundwater identified as high value for present or future drinking water
- GA2 Classification, high yield stratified drift aquifers that are potentially valuable sources of drinking water.
- GB Classification, all groundwater not assigned to a higher class.

Under this Act, NHDES developed and adopted N.H. Code of Administrative Rules part Env-Wq 401 Best Management Practices (BMPs) for Groundwater Protection, which apply to all potential contamination sources in the state. The purpose of the BMPs is to help prevent a release of regulated substances, particularly into a high value water resource.

Water Resources in Raymond

Public Water Systems

Raymond has fifteen active public water systems (Table 1), all of which are serviced by groundwater via bedrock wells. Eleven of these public water systems are community water systems serving just over 5,000 residents year-round. The rest are characterized as transient non-community systems.

- **Community Water System**: Public water system which serves either at least 15 residential service connections on a year-round basis or serves at least 25 residents on a year-round basis.
- **Transient, Non-Community System:** A public water system serves at least 25 persons at least 60 days out of the year (restaurants, parks)
- **Non-Transient, Non-Community System:** A public water system that serves at least 25 of the same persons at least six months out of the year (schools, camps, large businesses)

ID	System Name	Address	System Type	System Category	Population Served
1972080	Blackstone Reserve	61 Lane Rd	Community System	Senior Housing	93
1972040	Branch River Apartments	310 Rte. 27	Community System	Apartments	120
1973050	Hill Top	2 Eagles Landing	Community System	Mobile Home Park	140
1975020	New Life Assembly of God	Rte. 156	Transient Non-Community	Function Halls, Churches, Social Clubs	50
1978070	Nicks Place	171 Rte. 27	Transient Non-Community	Restaurant	100
1977050	Onway Lake Family Resort	15 Sargent Road	Transient Non-Community	Seasonal Residence	30
1972050	Pawtuckaway Farms	Stone Post Cir	Community System	Single Family Residences	38

1972070	PEU/Clearwater Estates	263 Rte. 27	Community System	Senior Housing	163
1973030	PEU/Green Hills Ests	Rte. 107	Community System	Mobile Home Park	623
1972010	PEU/Liberty Tree Acres	34 Washington Dr	Community System	Single Family Residences	183
1971010	Raymond Water Dept	Cider Ferry Rd	Community System	Major CWS (>1500 Pop or Surface Supply)	3300
1972020	Riverview Manor Condos	202 Rte. 27	Community System	Apartments	110
1973060	Tranquility Estates	Old Rte. 101	Community System	Mobile Home Park	315
1972060	Westgate Estates	Sherry Ln	Community System	Single Family Residences	115
1977010	Zions Camp	30 Onaway Lake Rd	Transient Non-Community	Campground	100

Table 1: Raymond Public Water Systems (retrieved Oct. 2023, NHDES OneStop Navigation)

Wellhead Protection Areas

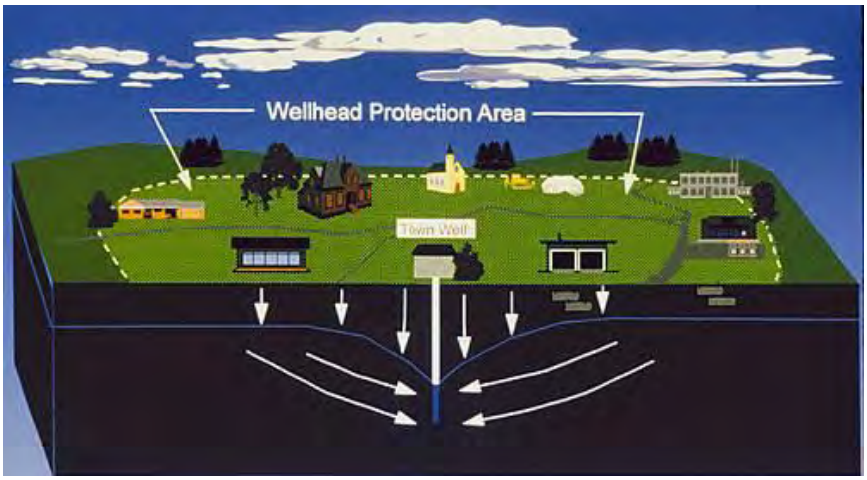

Figure 1: Wellhead Protection Area Diagram (retrieved from USEPA.gov 2023)

A Wellhead Protection Area (WHPA) is the surface or subsurface area surrounding a water well or well field supplying a public water system, through which contaminants are reasonably likely to move toward and reach such well or well field[1]. Community and non-transient non-community public water systems have defined WHPAs, while transient systems do not have defined WHPAs. For bedrock wells producing less than 57,600 gallons in any 24-hour period, the WHPA is a circle whose radius depends on the maximum daily amount of water withdrawn from the well. For small overburden wells within unconfined aquifers, the WHPA is typically calculated based on existing hydrogeological information.[2]

For most public water systems, it is the responsibility of the system owner and/or operator to develop a Wellhead Protection Program (WHPP) that identifies potential contamination threats in the WHPA, sends educational mailings to all properties within the WHPA, and conducts best management practice inspections of potential contamination sources (inspections are required for large community systems only). There are six land uses prohibited within wellhead protection areas: hazardous waste disposal facilities, solid waste landfills, outdoor bulk storage of road slat, junkyards, snow dumps and wastewater or septage lagoons.

[1] https://www.epa.gov/oil-spills-prevention-and-preparedness-regulations/what-wellhead-protection-area-and-how-can
[2] https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-12-10.pdf

NHDES prohibits the above six land uses within delineated WHPAs but does not regulate other land uses. However, the State does identify land uses that could potentially contribute to groundwater contamination such as vehicle service and repair shops, manufacturing facilities, metalworking shops etc. (See Groundwater Contamination Section for more information on potential contamination sources). Therefore, land use within the WHPA is largely at the discretion of the community and should be managed and monitored carefully to avoid risk of groundwater contamination.

Aquifers

Aquifers are one of New Hampshire's most critical and important natural and economic resources. This is especially important in Raymond as all residents and businesses rely upon groundwater for drinking water.

The main aquifers found in Raymond are fractured bedrock or unconsolidated glacial deposits commonly referred to as stratified drift aquifers. Stratified drift aquifers are composed of course to fine unconsolidated glacial melt water deposits and are typically found adjacent to or within the basins of major streams and rivers.

Several extensive potential high-yield stratified drift aquifers have been identified within the Town of Raymond by the U.S. Geological Survey. One of the largest aquifers is located within the northwest corner of Raymond and is projected to yield as much as 1.7 mgal/day. The West Epping and Newmarket Plains are Raymond's other two large aquifers.

Glacial formations such as eskers and kames make up the balance of Raymond's aquifers. These formations can be found east of Routes 102 and 107, north of Prescott Road, and along the North Branch of the Lamprey River.

Identification of Potential Contamination Sources

Any physical, biological, chemical, or radiological substance that could find its way into a source of drinking water is a potential source of contamination and could pose significant risk to public health. Contamination may result from several sources. Contaminated sites e.g., superfund sites, chemical storage facilities (oil and gas storage, underground storage tanks etc.), Industrial facilities that store chemicals, residential or commercial septic systems and stormwater runoff from impervious surfaces are all examples of potential contamination sources (PCS). The most common causes of groundwater contamination in New Hampshire are leaking underground storage tanks, mishandling of industrial chemicals, and stormwater runoff.[3]

New Hampshire's Groundwater Protection Act (RSA 485-C) identifies nineteen activities that have the potential to release contaminants to groundwater. These PCSs are human activities or operations that pose a reasonably foreseeable risk of introducing regulated substances into the environment in such quantities that would degrade the natural groundwater quality:

- Vehicle service and repair shops
- General service and repair shops
- Metalworking shops
- Manufacturing facilities
- Underground and above-ground storage tanks
- Waste and scrap processing and storage

[3] https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/wd-06-41.pdf

- Transportation corridors
- Septic systems (at commercial and industrial facilities)
- Laboratories and certain professional offices (medical, dental, veterinary)
- Use of agricultural chemicals
- Salt storage and use
- Snow dumps
- Stormwater infiltration ponds or leaching catch basins
- Cleaning services
- Food processing plants
- Fueling and maintenance of earth moving equipment
- Concrete, asphalt, and tar manufacturing
- Cemeteries
- Hazardous waste facilities

NHDES maintains a statewide inventory of the above potential contamination sources. Using this database, the following PCSs have been identified in Raymond:

Active Hazardous Waste Generators

The New Hampshire Hazardous Waste Rules, Env-Hw 103.65, defines hazardous waste as any solid, semi-solid, liquid or contained gaseous waste, or any combination of these wastes that have the potential to increase risk of irreversible or incapacitating illness, pose public health hazard if improperly managed and/or has been identified as a hazardous waste by NHDES Waste Management Division.

The Four characteristics of a hazardous waste as defined in Env-Hw 403 is any waste that is ignitable, corrosive, reactive or toxic (Env-Hw 403.03-06).

SQG – Small quantity generator: A Small Quantity Generator (SQG) generates less than 220 pounds of hazardous waste every calendar month.
FQG – Full quantity generator: Generates more than 220 pounds of hazardous waste in one month.

EPA ID	NAME	ADDRESS	GENERATOR SIZE
NHD510006570	Affordable Auto Sales & Repair	322 Rte. 127	NONE
NHD510126980	Aggregate Industries Ne Region Inc	91 Chester Rd	SQG
NHD510125925	Classy Image Auto	150 Rte. 27	NONE
NHD510223555	Dollar General Store 16773	98 Fremont Rd	SQG
NHD510205248	Drownes Auto Body	307 Rte. 27	SQG
NHD986469815	Ewaste Processing Services LLC	63 Epping St	NONE
NHD986469815	Extreme Adhesives LLC	63 Epping St	SQG
NHD510205776	Fast Eds Auto Body	3 Maple Ln	SQG
NHD510220981	Ferguson Waterworks 0593	1 Chester Rd	SQG
NHD510089485	Gibbs Oil Gas Station	69 Epping St	SQG
NHD510212020	Grants Towing & Recovery	236 Rte. 27	SQG
NHD510214869	Hannaford Food & Drug 8120	2 Freetown Rd	SQG
NHD510174113	Happy Ending Auto Body & Detailing	92 Rte. 27	SQG

NHD018963355	I C Reed & Sons Inc	47b Epping St	NONE
NHD510176175	Lamprey Dental Assc	37 Epping St	NONE
NHD510176175	Lamprey Family Dental	37 Epping St	NONE
NHD510191620	Magnum Machine Inc	1 Infinity Dr	SQG
NHD510174113	Michelins Auto Body & Sales	92 Rte. 27	NONE
NHD981211782	Moquins StaRte.r/Alternator	Longhill Rd	NONE
NHD510212160	Northeast Woodworking Inc	24 Old Manchester Rd	SQG
NHD510208374	On Site Autobody	312 Rte. 27 (Unit 43)	NONE
NHD986468908	Profile Metal Forming Inc	Epping Rd	NONE
NHD510100332	R P W Auto	139 Rte. 27	SQG
NHD510127178	Raymond Auto Clinic	27 Old Fremont Rd	NONE
NHD510123466	Raymond Public Works	Rte. 27	SQG
NHD510069743	Raymond School District	45 Harriman Hill Rd	SQG
NHD510100290	Rehrig Pacific Co	13 Center St	NONE
NHD500022330	Rite Aid 3288	3 Freetown Rd	SQG
NHD510174113	Schultz Auto Body	92 Rte. 27	NONE
NHD510160898	Shookus Special Tools	24c Old Manchester Rd	NONE
NHD510201528	Tradebe Hhw	Industrial Dr	SQG
NHD980503361	US EPA Region 1	Blueberry Hill Rd (Mottolo Pig Farm)	SQG
NHD510126980	Wakefield Materials	91 Chester Rd	SQG
NHD510213457	Walgreens 11225	53 Rte. 27	SQG
NHD500019591	Walmart Distribution Center 6030	42 Freetown Rd	FQG2
NHD500020706	Welch Ai S & Sons Inc	28 Main St	None

*Table 2: Active Hazardous Waste Generators (Retrieved Oct. 2023 NHDES OneStop Navigation) **Not all businesses listed may be active hazardous waste generators. Best available data retrieved from NHDES.*

Active Remediation Sites (2023) (Sites being monitored and assessed for pollution by hazardous waste, MtBEA, petroleum and other contaminants).

Site Number	**Site Name**	**Description**
198404092	Raymond Landfill	Existing Landfill or Landfill Closure
198704094	Mottolo Waste Site	Superfund Site
198705081	Former Regis Tannery - Lot 43	Hazardous Waste Project
198906059	Ai S Welch + Sons	Hazardous Waste Project
199012023	Mardon Corp	Hazardous Waste Project
200005037	Cumberland Farms 2827	Leaking Underground Storage Tank
200212064	Former Aiw Assets Inc	Leaking Bulk Storage Facility Containing Motor Fuel
201110061	Former Regis Tannery - Lot 120	Hazardous Waste Project
201403049	Ltd Management	Leaking Underground Storage Tank
201406016	28 Main Street Area	Unsolicited Site Assessment (HWRB Reviewed)
201711016	Cook Property	On-Premises Use Facility Containing Fuel Oil
201811017	Lilac Court	On-Premises Use Facility Containing Fuel Oil
202201012	Desmarais Residence	On-Premises Use Facility Containing Fuel Oil
202210067	Hathaway Residence	On-Premises Use Facility Containing Fuel Oil
202301003	Barbin Property	On-Premises Use Facility Containing Fuel Oil
202302096	Land Off Industrial Drive (Lot 120-1)	Unsolicited Site Assessment (HWRB Reviewed)

Table 3: Active Remediation Sites (Retrieved Oct. 2023 NHDES OneStop Navigation)

Solid Waste Facilities

Facility Name	Address	Facility Type	Status
Raymond Municipal Landfill	Prescott Road	Unlined Landfill	Not operating
Raymond Transfer Station	104 Prescott Road	Collection/Storage/Transfer	Operating

Table 4: Solid Waste Facilities (Retrieved Oct. 2023 NHDES OneStop Navigation)

Underground Storage Tanks

Site Number	Site Name	Site Address	Active Tanks
200011046	7 Eleven 32498	37 Freetown Rd	3
199808057	Iber Holmes Gove Middle School	1 Stephen Batchelder Prky	1
200005037	Mr Gas Plus Ii	62 Epping St	3
199001009	Nouria 02022	1 Center St	4
199506022	Phillips 66	69 Epping Rd	4
199812193	Raymond Circle K	51 Rte. 27	3
199809087	Raymond Senior High School	45 Harriman Hill Rd	1
199606073	Wal-Mart Distribution Ctr #6730	42 Freetown Rd	4

Table 5: Underground Storage Tanks (Retrieved Oct. 2023 NHDES OneStop Navigation)

Above Ground Storage Tanks

Facility ID	Site Name	Address
000821A	Aggregate Industries Northeast Region	91 Chester Rd
0000117	Ai S Welch + Sons	28 Main St
960538A	Aiw Assets Inc	Depot Rd
960731A	D F Richard Energy	76 Rte. 27
0000630	Nh Dot Ps 513	77 Rte. 27
9812061	Palmer Gas Co Inc	Rte. 27
0000019	PSNH Raymond Substation	Old Rte. 101
0000344	Raymond Dept Of Public Works	Rte. 27

Table 6: Above Ground Storage Tanks (Retrieved Oct. 2023 NHDES OneStop Navigation)

Stormwater Runoff Pollution

In New Hampshire, stormwater runoff is a major source of water pollution. This runoff carries pollutants such as sediment, road salt, chemicals, fertilizers, and other harmful substances that can degrade water quality if it is not treated[4]. Land development and alteration contributes to higher rates of stormwater runoff. Land development increases impervious surfaces, which results in reduced infiltration of rain and snowmelt into the ground and higher concentrations of runoff entering surface waters.

Despite the town's steady growth in population and commercial development, Raymond has large swaths of open space either undevelopable (wetlands) or maintained as conservation area. As such, Raymond's land cover is approximately 6.2% impervious (2019). As part of Raymond's Regional Drinking Water Assessment (2019), the RPC evaluated the percentage of impervious land cover within each wellhead protection area (WHPA). The higher the impervious land cover percentage the more susceptible a water system is to contamination from runoff.

[4] https://www.therpc.org/download_file/view/1049/182

Common Groundwater Contaminants in New Hampshire

The most common contaminants in well water in New Hampshire are radon, arsenic, and bacteria. The NHDES recommends private well users have their water tested every three to five years for the following contaminants:

- Arsenic
- Bacteria (Total coliform, E. coli)
- Chloride
- Copper
- Fluoride
- Hardness
- Iron
- Lead
- Manganese
- Nitrate/Nitrite
- pH
- Radon
- Sodium
- Uranium
- PFAS
- VOCs (Volatile organic compounds e.g., MtBE, benzene, industrial solvent

Emerging Contaminants of Concern: PFAS/PFOAS

Per- and polyfluoroalkyl substances (PFAS) are a large, complex group of synthetic chemicals that have been used in consumer products around the world since about the 1950s. They are ingredients in various everyday products. For example, PFAS are used to keep food from sticking to packaging or cookware, make clothes and carpets resistant to stains, and create firefighting foam that is more effective.[5]

These chemicals are long lasting, breaking down very slowly over time. Because of their widespread use and their longevity in the environment, PFAS is increasingly being found in drinking water, food, and other consumer products. While still ongoing, research has indicated that PFAS have been linked to negative health effects in humans such as thyroid disease, developmental and reproductive effects, and some cancers.

VOCs occur statewide, but a number of activities and land uses seem to be associated with a higher likelihood of water contamination such as nearby fuel spills or leaks and businesses that use petroleum products or petroleum-based chemicals.

PFAS in New Hampshire

PFAS drinking water standards currently vary from state to state because there are no national standards set for PFAS in drinking water by the U.S. Environmental Protection Agency (EPA). New Hampshire is one of a handful of states that have passed legislation establishing drinking water standards for PFAS/PFOAS. In July 2020, New Hampshire House Bill 1264 was signed into law establishing maximum contaminant levels (MCLs) as follows:

Per- and Polyfluoroalkyl Substance (PFAS)	**NH Maximum Contaminant Level nanograms per liter (parts per trillion, or ppt)**
Perfluorooctanoic acid (PFOA)	12
Perfluorooctane sulfonic acid (PFOS)	15
Perfluorohexane sulfonic acid (PFHxS)	18
Perfluorononanoic acid (PFNA)	11

[5] https://www.niehs.nih.gov/health/topics/agents/pfc/index.cfm

Residents and businesses are encouraged to get their well water tested every three to five years for contaminants such as PFAS, lead and arsenic. The NHDES provides information and guidance for testing and treating well water with its 'Be Well Informed' guide: https://www4.des.state.nh.us/DWITool/Welcome.aspx

Other recommendations to reduce risk of PFAS exposure include avoiding products such as non-stick cookware, products labeled as "stain-resistant" or "water-resistant," certain cosmetic and personal care products and some foods in packaging that may contain PFAS such as microwave popcorn, fast food boxes, bakery bags and bottled water. For more information visit: https://www.epa.gov/pfas/pfas-explained

Risk Assessment

Consistent with NHDES's Source Water Assessment Reports criteria produced between 2000 and 2003, Rockingham Planning Commission evaluated the vulnerability of Raymond's public water systems regarding each system's proximity to the types of known and potential contamination sources discussed above. RPC also evaluated the percentage of impervious land coverage and protected land coverage within each wellhead protection area, which can further indicate a water system's susceptibility to contamination.

According to the assessment, two public water systems in Raymond ranked 'High' for known contamination sources meaning that one or more known contamination sources have been identified within the wellhead protection area (WHPA) and within 1,000 feet of the well or intake:

- Branch River Apartments
- Hill Top

Additionally, the Branch River Apartments public water system and Nick's Place are ranked "Medium" for potential contamination sources, meaning 10 or fewer potential contamination sources have been identified within 1,000 feet of the well in the WHPA. See Appendix A for complete risk assessment.

Source Water Protection Strategies

Land Use Regulations

The most effective way to protect groundwater is by controlling land uses, either through acquisition of the land or easements, or through land use controls. Land use controls can include zoning ordinances, site plan review regulations, and subdivision regulations. Local regulations can also address specific activities such as gravel excavations, blasting, septic system operation and maintenance, and the use of underground storage tanks, fertilizer, and wastewater residuals (e.g., sludge or biosolids)[6]. The Town of Raymond has adopted a Groundwater Conservation Overlay District in its Zoning Ordinance, which is an overlay district superimposed over the existing zoning districts. The ordinance includes performance standards for uses within the district as well as requirements for spill prevention control and countermeasure plans and pollution prevention. The ordinance also allows for the planning board to issue a conditional use permit for those uses that exceed 15% impervious coverage on a lot and those that propose storage and use of hazardous materials greater than 100 gallons at one time.

[6] https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/wd-06-41.pdf

Currently, the Groundwater Conservation Overlay District is based on an official groundwater protection district zoning map which identifies all the stratified drift aquifers and aquifer recharge areas within the community. It also references the town's 1992 Wellhead Protection Program and includes the WHPAs. As new public water systems come online and pumping volumes of existing systems increase to accommodate population fluctuations, Raymond should consider amending its current groundwater ordinance to include all public water systems' WHPA as established by NHDES. This allows protection of current and future public water system without the need to amend zoning or zoning maps.

Restricting land uses in ground water protection areas is an effective tool for minimizing the risk of groundwater contamination. Most recently (2023), Raymond added three new prohibited uses to its groundwater conservation district: Petroleum bulk plants, gas stations, and storage of commercial fertilizers. However, while this strategy may prevent new threats to groundwater, it cannot eliminate existing threats. Any existing use that predates land regulation changes is allowed to continue. Therefore, best practices for protecting groundwater should involve a combination of strategies.

Riparian Buffers

Maintaining vegetative buffers around water bodies is an important factor in protecting ground and surface water. Removing vegetation from shoreland areas can deteriorate water quality. Vegetative buffers protect water quality as plants, soil, and soil microbes in those buffers filter pollutants from water as it flows over the landscape on its way downhill or as it infiltrates into the ground. Native trees and shrubs are considered the most effective buffer plants for water quality. The filtration carried out by intact vegetative buffer plants is both mechanical and biochemical. The cleaner the water is entering drinking water systems, the more efficient and cost effective the treatment will be in providing high quality drinking water to communities.[7]

Raymond's zoning ordinance is consistent with the New Hampshire state law and regulations that stipulate buffer or setback protection to surface water sources. The zoning ordinance allows for certain land uses within wetlands buffers and shoreland protection areas with a special permit from the planning board, including buildings and structures, parking lots and roads. In the future the town may wish to revisit this list of uses allowed by special permit within wetland and shoreland protection buffers and prohibit those that propose new impervious cover within the protective buffer. The Town may also consider increasing buffer requirements for land directly adjacent to a surface water resource and furthermore, specify "no-cut" buffers to allow for native vegetation growth and ensure no disturbance to the water resource buffers.

Best Management Practice (BMPs) Inspections for Groundwater Protection

Recognizing the importance of protecting the natural quality of groundwater, the NH State Legislature passed the Groundwater Protection Act (RSA 485-C) in 1991. This legislation recognized that a wide variety of activities involve the use of materials that can, if not properly handled, contaminate groundwater. The Groundwater Protection Act directed the New Hampshire Department of Environmental Services (NHDES) to adopt rules specifying best management practices for groundwater protection, which apply to all potential contamination sources in the state. The BMPs within the rules are common-sense practices that apply to the storage, handling, and disposal of regulated substances established under RSA 485-C:6 and hazardous substances under 40 CFR § 302.

[7] https://www.therpc.org/download_file/view/2729/449

The Groundwater Protection Act authorizes municipalities to develop groundwater protection programs, which involve identifying potential contamination sources in town, educating residents and owners of businesses within groundwater protection areas, and conducting BMP inspections for potential contamination sources. Municipalities can implement these programs in two ways: The first is with a voluntary program, meaning that the local entity can conduct education and inspection activities, but cannot compel local businesses to allow inspections or to use BMPs. The second way, a regulatory program, is available to health officers and their agents who have obtained enforcement authority, either through the groundwater reclassification process (under RSA 485-C:9) or through a local health ordinance.

Raymond has established authority to conduct BMP inspections under its Groundwater Conservation Overlay District Zoning Ordinance. The performance standards incorporate many of the state BMP Rules, and additionally require pollution prevention measures (e.g., spill prevention and control) and stormwater treatment for commercial and industrial land uses. The ordinance was updated in 2023 to incorporate additional prohibited uses within the Overlay District including petroleum bulk plants, gas stations and storage of commercial fertilizers and road salt or de-icing chemicals in bulk.

Inspections are critical for minimizing the risk groundwater contamination. Specialized expertise is not needed to conduct BMP inspections. NHDES offers training to health officers and water supply operators to conduct inspection programs and has found their background and experience appropriate.

Public Education

Regardless of whether a town chooses to take a regulatory approach, every groundwater protection program should have a strong outreach and education component. Regulatory programs, which appropriately focus on only the riskiest land uses, can accomplish only so much. Since nearly all businesses and households use substances that can potentially contaminate groundwater, most potential contamination sources are unregulated, such as household cleaners, personal care products, lawn, and garden fertilizers, etc. Education and outreach activities may be geared business owners and residents located in the town's Groundwater Conservation Overlay District. Such educational messages may include the following:

- **Encourage proper maintenance of septic systems;** It is recommended that septic systems be pumped every two to three years. Failure to pump your septic tank can cause premature failure and overflows that pollute water, threaten public health, and are expensive to repair or replace.
- **Encourage the use of Eco-Friendly products:** Using "environmentally friendly" products that use biodegradable alternatives and less packaging can reduce the number of contaminants that find their way into surface and ground water.
- **Plant More Native Plants:** Gardens allow for more water to soak into the ground than lawns and are also great for pollinators. Use erosion control mulch to stabilize bare soils and sloped areas.
- **Dispose of chemicals properly:** Leftover medicines, paint, pesticides, or other chemicals must be disposed of safely and should never be poured down the drain or flushed. Make sure to participate in Raymond's Household Hazardous Waste collection day.
- **Always clean up pet waste:** Pet and domesticated animal waste contains fecal coliform bacteria and other disease-causing organisms, such as Salmonella, roundworms, and Giardia. Pick up after your pets and dispose of their waste so pollution does not runoff into waterways and cause harmful public and environmental health issues.

- **Get Involved:** Local and regional conservation and watershed organizations as well as local land use boards rely on volunteers. This is one of the most effective ways to get involved with land use and water quality issues. Visit www.raymondnh.gov to find out when Raymond's land use boards meet. As part of the Lamprey and Exeter River Watersheds, Raymond residents may also be nominated to participate on the Lamprey River Advisory Committee: https://www.lampreyriver.org/ and the Exeter-Squamscott River Advisory Committee: https://exeterriver.org/

Private Water Well Testing

Approximately 46 percent of New Hampshire residents use private wells for domestic water supply and many private well users who fail to test their well water risk being exposed to unhealthy levels of natural or anthropogenic contaminants in groundwater. Testing well water in a lab is the only way to determine the presence of contaminants and potential health risks. Municipalities should encourage regular well water testing for both aesthetic and health-based contaminants as recommended by NHDES and listed within the "Standard Analysis." Municipalities may also refine their local definition of potable water found in their building codes to establish an enforceable standard for private well water quality. NHDES' Guidance to Refine the Potable Water Definition in NH in Municipal Building Codes (2015) is available for download at www.des.nh.gov. (Search "Potable Water Guide") The guidance provides sample language for refining the potable water definition in local building codes. Residents with private wells may also use the NHDES Be Well Informed web application to help interpret their private well water quality results from a lab report and obtain recommended treatment for specific contaminants. The web application is available at www.des.nh.gov. (Search "Be Well Informed")[8].

Additionally, towns can adopt a health ordinance to require water testing prior to issuing an occupancy permit for all new structures relying on onsite private wells. Alternatively, municipalities can require water testing for all real estate transactions; this would include older homes and businesses, not just new structures. Both ordinance approaches are allowed under RSA 31:39 and RSA147 that authorize to municipalities to have regulations related to public health.

Stormwater Management

Effective stormwater management is essential for reducing the rate of pollution and sediment loading of streams, rivers, and other water bodies. Treatment and management of stormwater has become an increasing topic of concern in New Hampshire with growing development patterns in the state's coastal watershed.

In 2012, Raymond obtained coverage under the Phase II General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in New Hampshire (MS4), which requires operators of MS4s in urbanized areas and operators of small construction sites, through the National Pollutant Discharge Elimination System (NPDES) permit, to implement programs and practices to control polluted stormwater runoff. The Phase II permit is intended to help reduce adverse impacts to water quality and aquatic habitat by requiring the use of controls on unregulated sources of stormwater discharges, which have the greatest likelihood of causing continued water pollution. Under this permit, all MS4s with stormwater discharges from United States Census Bureau designated Urbanized Areas are required to seek

[8] https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/wd-06-41.pdf

NPDES permit coverage for those stormwater discharges. Raymond is part of the Boston, MA-NH-RI Urbanized Area.

As part of complying with the MS4 general permit, all permittees are required to develop a stormwater management program (SWMP), which describes the town's activities and measures that will be implemented to manage and treat stormwater runoff and comply with the conditions of the permit. In compliance with the permit, Raymond has adopted stormwater management standards in its site plan and subdivision regulations to help minimize the environmental impacts of increased stormwater runoff from new construction. Such standards promote the use of low impact development and green infrastructure, enable groundwater recharge and volume control, promote best management practices for salt storage and incorporate the latest precipitation models found in the NH Stormwater Manual, Volume 2. The stormwater management standards also include more stringent requirements for redevelopment activities by leveraging the economic investment of developers in redevelopment projects to improve stormwater management on existing sites and improve water quality.

Raymond has retained engineering firm Weston & Sampson to develop the town's Stormwater Management Program. When available, that program can be found on the town's website: www.raymondnh.gov/ms4.

Master Plan

Before adopting or amending existing regulations, Raymond should ensure groundwater protection is identified as a priority in its master plan. The master plan is a document prepared by the planning board designed to guide the overall character, growth, and quality of life in the community. The themes and objectives of the master plan are guided by a comprehensive public engagement strategy and is reflective of the needs, concerns, and values of the community. While the master plan is not a legal document, it provides the legal basis for zoning and land use regulations.

Raymond's 2009 Master Plan addresses water resources in the Land Use and Natural Resources chapters, which reference the Raymond Water Resources Management and Protection Plan as a measure to protect the town's water resources. It is recommended the master plan be revisited and updated every ten years to ensure the land use tools used to guide the growth and development of the community reflect the vision and priorities established in the plan. Additionally, this source water protection plan should be adopted as part of the town's master plan to provide the legal basis for the town's groundwater protection regulations.

Land Conservation

The most effective strategy for protecting water resources is protecting land from future development. In addition to water quality benefits, land conservation is also beneficial for recreation, wildlife, and air quality. Conserving land can be achieved through easements, deed restrictions, or purchase. However, these methods can be costly. Other options to protect land is through land use regulations, voluntary protections, and land management planning. The Raymond Conservation Commission identified 51 high priority parcels in Raymond in its 2010 Open Space Plan. The goal of conserving these 51 parcels is to be ensure natural ecosystem services enjoyed by residents today, will be preserved and available to future generations (Raymond Conservation Commission Open Space Plan, 2010). The Open Space plan details the evaluation process for land conservation and provides guidance to the town boards and staff on the best ways to preserve and utilize open space in town.

There are several land use planning tools that address the preservation of open space such as cluster or open space development. The purpose of open space development is to encourage more efficient land development patterns that preserve open and green spaces, farmland, scenic areas, and other natural resources. Raymond's Conservation Development ordinance requires 50% of the total parcel on which a residential development is proposed to be permanently conserved as open space.

Transfer of Development Rights (TDR) is another zoning tool used to promote development in places best suited for development, while letting all property owners recoup the value of development. Within a TDR framework, the owner of land ill-suited for new housing (e.g., where there is a farm or where there are no utilities) could sell development rights to an owner of land more suitable to new housing (e.g., in a developed area with infrastructure access). The benefit of a TDR is that it ensures new housing options are built in areas with existing infrastructure and amenities while preserving open space, agriculture, and ecologically significant areas such as wetlands[9].

Emergency Response Planning

Emergency response planning is an essential part of managing a drinking water system to maintain safe and reliable drinking water. Public water system emergencies may include suspected or actual tampering or sabotage of the system, damage or depletion of the source affecting water quantity and/or quality, or the interruption of service due to a line break or other cause.[10] All community water systems are required to submit an updated emergency plan to NHDES every six years per Env-Dw 503.21. The emergency plan identifies protection strategies and establishes a protocol for the management of a water system during an emergency and helps a water system reduce its vulnerability to emergencies. It is the responsibility of the system operator to develop the emergency response plan, however, water system operators should maintain good relationships and coordinate with the town emergency management director whose local knowledge of the community is essential for emergency preparedness and response.

Natural hazards also pose risks to public water systems. In recent years, New Hampshire has experienced increased periods of drought, which strains municipal water resources, especially private wells. Raymond's 2020 Hazard Mitigation Plan identifies drought as a current and future risk to water supplies throughout town and instituted voluntary water restrictions in 2015, 2020, and 2021.

During a drought, NHDES works closely with a Drought Management Team (DMT) public water systems and municipalities to collect and disseminate information related to drought conditions, drought forecasts, water restrictions, emergency supply guidance, drought impacts, and residential well management.[11] Pursuant to RSA 41:11-d, municipalities and public water systems may impose outdoor water use restrictions to help preserve water. Towns should promote water efficiency practices to residents and businesses to curb water waste. NHDES maintains a list of resources for the public, public water systems and municipalities on water conservation strategies, emergency response protocol and model regulations for lawn watering restrictions https://www.des.nh.gov/climate-and-sustainability/storms-and-emergencies/drought.

[9] https://nhhousingtoolbox.org/resource-archive/20230413-nh_housing_toolbox-final.pdf
[10] https://www.des.nh.gov/climate-and-sustainability/storms-and-emergencies/public-water-system-emergency-plan
[11] https://www.des.nh.gov/climate-and-sustainability/storms-and-emergencies/drought

While perhaps not an immediate threat to the community, periods of drought are expected to increase both in frequency and severity with climate change.[12] Those relying on public water supplies are less susceptible to drought impacts as public water systems are required to be designed so that they can produce more than the design standards. Additionally, many public water systems are required to have designated alternative sources as backup. Private well owners do not have the backup supplies or other resources public systems have; therefore, those relying on private wells are more susceptible to drought.[13]The town should begin proactively planning for the impacts of increased periods of drought. Such preparedness strategies may include:

- Continue to implement outdoor water use restrictions.
- Establish an emergency location where residents may access water.
- Communicate with the public on drought conditions, the importance of conserving water, and water conservation tips.
- Provide residents relying on residential wells with information on how to address drought impacts and the contact for reporting impacts.
- Provide NHDES with information on water restrictions and emergency access locations for posting on the NHDES Drought Management webpage.[14]

Strategies and Recommendations for Source Water Protection

The following strategies have been identified for the Community to implement to better protect sources of drinking water:

Land Use Regulations

1. Amend current groundwater conservation overlay district ordinance to include all aquifer recharge areas and all public water systems' (PWS) wellhead protection areas (WHPA). Also, ensure that the description for the location of the study identifying the aquifers is correct. For the RPC region these are:
    a. Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins - US Geological Survey Open-File Report 92-95, "Geohydrologic and Ground-Water-Quality Data for Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire."
    b. Stratified-Drift Aquifers in the Lower Merrimack and Coastal River Basins - US Geological Survey Water-Resources Investigations Report 91-4025, "Geohydrology and Water Quality of Stratified-Drift Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern New Hampshire."
2. Increase the minimum private well radius to 100 feet or more. State requirements are 75 feet.
3. Increase setbacks for buildings, structures, septic systems and fertilizer application near surface waters and wetlands to help filter stormwater runoff.
4. Require buffers to remain in a natural state (no-cut) to further improve water quality. See New Hampshire Drinking Water Quality Buffer Model Ordinance and Buffer Options for the Bay

[12] New Hampshire Climate Assessment, 2021

[13] State of NH Hazard Mitigation Plan 2023

[14] https://www.des.nh.gov/climate-and-sustainability/storms-and-emergencies/drought

(https://bufferoptionsnh.org/) for more information on the benefits of preserving buffers and legal authority to implement buffer requirements.

5. Adopt health ordinance to require water testing for all prior issuing occupancy permit for all new structures relying on onsite private wells. Alternatively, municipalities can require water testing for all real estate transactions; this would include older homes and businesses, not just new structures. Both ordinance approaches are allowed under RSA 31:39 and RSA147 that authorize to municipalities to have regulations related to public health. See NHDES model ordinance for further options.
6. Amend Groundwater Conservation Overlay District Conditional Use Permit Criteria as follows:
    a. *The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made that all the following are true:*
        1. *The proposed use will not detrimentally affect the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants.*
        2. *The proposed use will not cause a significant reduction in the long-term volume of water contained in the aquifer or in the storage capacity of the aquifer;*
        3. *The proposed use will discharge no wastewater on site other than that typically discharged by domestic waste water disposal systems and will not involve onsite storage or disposal of toxic or hazardous wastes as herein defined;*
        4. *The proposed use complies with all other applicable sections of this Section 5.2.6*

    ii. *In granting such approval the Planning Board must first determine that the proposed use is not a prohibited use and will be in compliance with the Performance Standards as well as all applicable local, state and federal requirements. The Planning Board may, at its discretion, require a performance guaranty or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with the Performance Standards. The amount of this bond shall be in addition to any other bond required by the Board under either the Subdivision or Site Plan Review Regulations.*

Public Education

1. Promote private well testing by supplying testing kits and information about testing at town events. NHDES *Be Well Informed Guide* can be used to help homeowners interpret results.
2. Develop and distribute informational flyers explaining actions individuals can take to help protect drinking water.
3. Distribute information regarding the proper maintenance of septic systems, appropriate fertilizer use, and other general groundwater protection information at Town Hall, and community or common buildings.
4. Work with the Conservation Commission and other community organizations to promote awareness of types of plantings residents should and should not plant in their yards to enhance water quality.
5. Encourage residents and businesses to participate in household hazardous waste day.

BMP Inspections

1. Develop and maintain inventory of business owners using large quantities of regulated substances (greater than 5 gallons).
2. Send businesses using large quantities of regulated substances a program explanation letter notifying them of the town's groundwater protection efforts and the BMP rules.
3. Establish a timeframe for conducting BMP inspections for businesses using large quantities of regulated substances (quarterly, annually etc.)

Staff and Board Training

1. Convene land use boards annually to discuss water resource protection issues and goals for strengthening or changing town regulations.
2. Solicit NHDES Source Water Protection Bureau staff or Rockingham Planning Commission staff to provide annual informational and training session on water resource protection funding opportunities.
3. Keep apprised of water resource protection funding opportunities, grant deadlines and grant writing workshops.
4. Conduct staff BMP inspection training annually.

Using the Plan

Evaluating Progress toward Source Water Protection Strategies

Like a Master Plan, the Source Water Protection plan should be revisited and updated three to five years to reflect current and changing conditions in the community. As part of this evaluation process, it is important to review the goals outlined in the plan, identify whether those goals have been met and what (if any) barriers exist to implementation. This tracking and monitoring can be used to help determine if adjustments are needed to the goals and recommendations outlined in the plan.

Demonstrating measurable progress is also critical to ensuring continued support for source water protection projects. Regularly sharing information on progress and implementation results with the public creates transparency and helps maintain credibility and support for protection efforts. For example, some communities have issued "report cards" or developed fact sheets, brochures, or annual reports to highlight successes.[15]

Incorporating SWP into Existing Planning Efforts

The Source Water Protection Plan identifies goals and strategies for protecting drinking water, a critical resource shared by all in the community. As such, the Source Water Protection Plan should be incorporated into existing town planning initiatives and acknowledged by land use boards in their decision-making processes. Options for utilizing this plan include (but are not limited to) the following:

- Adopt the Source Water Protection Plan as part of the Raymond Master Plan (Planning Board)
- Adopt the Source Water Protection Plan as part of the Raymond Natural Resource Inventory (Conservation Commission).

[15] https://www.epa.gov/sourcewaterprotection/evaluate-progress-toward-source-water-protection-goals

- Incorporate the Source Water Protection Plan as a reference in the Raymond Zoning Ordinance, Site Plan Regulations and/or Subdivision regulations.
- Present Source Water Protection Plan to all land use boards and relevant parties to educate board members and members of the public on the town's efforts to protect water resources.

Appendix A: Public Water System Vulnerability Assessment

Ranking Criteria:

KCSs: Known contamination sources in the vicinity of the source. This includes any site known to DES where contaminants are known or very likely to have been released to the ground, and where remediation is not complete.

- Low (L) = None present in the WHPA
- Medium (M) = One or more KCSs in the WHPA but not within 1,000 feet of the well or intake
- High (H) = One or more KCSs within the WHPA and within 1,000 feet of the well or intake

PCSs: Potential contamination sources in the vicinity of the source. This includes any site known to DES where contaminants are known or very likely to be used in significant quantities, but where there are no known releases to the ground.

- Low (L) = No PCSs within 1,000 ft of the well in the WHPA
- Medium (M) = 10 or fewer PCSs identified within 1,000 feet of the well in the WHPA
- High (H) = 10 or more PCSs identified within 1,000 feet of the well in the WHPA. For transient sources, a ranking of "H" means one or more PCS have been identified in the WHPA within 1,000 ft of the well.

Urban Land Cover: The percentage of urban land cover in the vicinity of the source, based primarily on satellite images. This criterion does not apply to sources serving transient systems.

- L = less than 10% of the WHPA or HAC is urban, and less than 10% of the WHPA within 1,000 ft of the well is urban.
- M (for community and non-transient groundwater sources) = less than 10% of WHPA is urban but 10% or more of the WHPA within 1,000 ft of the well is urban.
- H (for community and non-transient groundwater sources) = 10% or more of WHPA is urban.

Agricultural Land Cover: The percentage of agricultural land cover in the vicinity of the source (in the WHPA or within 300 ft of surface water in the HAC), based on satellite images. This criterion does not apply to sources serving transient systems. L = no agricultural land. M = less than 10% agriculture land. H = 10% or more agriculture land.

Impervious Land Cover in the WHPA: The percentage of land cover within a WHPA where precipitation is not able to infiltrate into the ground. Impervious surfaces may consist of roadways, rooftops, parking lots, and compacted gravel. The higher the impervious land cover percentage the more susceptible the source is to contamination from runoff and there is decreased ability for precipitation to absorb into the ground.

Conservation and Public Land Cover: The percentage of land cover with development restrictions either through deed restrictions or conservation easement within the WHPA. The higher the conservation or public land cover percentage there is decreased risk for potential contamination on a source from land development.

EPA ID	Source #	System Name	System Type	Rank For KCS	Rank For PCS	Urban Land Cover	Agricultural Cover	Impervious Land Cover % In WHPA	Conservation Land Cover % In WHPA
1972080	001	Black Stone Reserve	C	L	L	L	NA	2.6	1.6
1972040	001	Branch River Apartments	C	H	M	L	L	11.5	9.4
1972040	002	Branch River Apartments	C	H	M	L	L	11.6	12.6
1973050	002	Hill Top	C	H	L	M	L	7.1	5.3
1973050	004	Hill Top	C	H	L	M	L	7.8	7.4
1975020	001	New Life Assembly of God	N	L	L	N/A	L	0.0	4.7
1978070	001	Nick's Place	N	L	H	N/A	L	0.0	0.0
1977050	002	Onway Lake Family Resort	N	L	L	N/A	L	0.0	0.0
1977050	001	Onway Lake Family Resort	N	L	L	N/A	L	0.0	0.0
1972050	002	Pawtuckaway Farms	C	L	L	M	L	5.9	12.6
1972050	001	Pawtuckaway Farms	C	L	L	M	L	5.9	6.0
1972070	001	PEU/Clearwater Estates	C	M	M	M	L	5.0	10.2
1972070	002	PEU/Clearwater Estates	C	M	M	M	L	5.0	5.3
1973030	001	PEU/Green Hill Estates	C	M	M	M	L	12.4	3.9
1973030	002	PEU/Green Hill Estates	C	M	M	M	L	12.4	3.9
1973030	003	PEU/Green Hill Estates	C	M	M	M	L	12.4	3.9
1973030	004	PEU/Green Hill Estates	C	M	M	M	L	12.4	3.9
1972010	006	PEU/Liberty Tree Acres	C	M	L	M	L	7.2	8.1
1972010	005	PEU/Liberty Tree Acres	C	L	L	M	L	8.1	7.5
1971010	004	Raymond Water Dept	C	L	L	M	L	0.0	0.0
1971010	003	Raymond Water Dept	C	M	M	L	L	7.5	0.0

1971010	005	Raymond Water Dept	C	L	L	M	L	0.0	7.7
1971010	006	Raymond Water Dept	C	M	L	L	L	7.9	0.0
1972020	003	Riverview Manor Condos	C	M	M	M	L	8.6	8.5
1972020	002	Riverview Manor Condos	C	M	M	M	L	8.6	9.4
1973060	004	Tranquility Estates	C	M	M	M	L	4.6	1.9
1973060	104	Tranquility Estates	C	M	M	M	L	4.6	1.9
1972060	001	Westgate Estates	C	M	L	L	L	9.4	6.0
1972060	004	Westgate Estates	C	M	L	L	L	9.2	9.2
1972060	003	Westgate Estates	C	M	L	L	L	9.6	9.4
1972060	008	Westgate Estates	C	L	L	L	L	10.2	9.8
1977010	002	Zions Camp	N	L	L	N/A	L	0.0	0.0

Table 7: Public Water System Vulnerability Assessment (2019)

- **Community Water System (C)** potential to serve at least 15 residential service connections on a year-round basis or serves at least 25 residents year-round.
- **Transient, Non- Community System (N)** serves at least 25 persons at least 60 days out of the year. Restaurants and parks can qualify as transient, noncommunity water systems.
- **Non-Transient, Non-Community System (P)** regularly serves at least 25 of the same persons at least six months out of the year. Schools, camps, and large businesses can qualify as non-transient, non-community water systems.

Appendix B: Common Grant and Loan sources for Public Water Systems (PWS) In New Hampshire

Common Grant and Loan Sources for Public Water Systems (PWS) in New Hampshire

New Hampshire Department of Environmental Services Funding Programs	Who's Eligible	What Can Be Funded	Terms	Application Timeframes	Contacts
Asset Management Grants	Community water systems ≥150 population	Development or expansion of asset management activities (inventory, financial, implementation)	Grant up to $100,000 – no match required, (100% grant)	To Be Determined	Katie Curtis Drinking Water and Groundwater Bureau (603) 271-2472 Kaitlin.E.Curtis@des.nh.gov
Cyanotoxin Monitoring Grants	PWS that utilize a surface water source	Initial costs of approved equipment, supplies & training to perform cyanotoxin testing and/or monitoring	100% reimbursement of eligible costs, up to $10,000. No match required	Anytime	Liz Pelonzi Drinking Water and Groundwater Bureau (603) 271-3906 Ann.Pelonzi@des.nh.gov
Cybersecurity Implementation Grants	Community water systems ≥500 population	Implementation of recommendations from a cybersecurity assessment to mitigate the risk of a cybersecurity attack	Grant up to $50,000 (100% grant)	Ongoing until 12/31/2022 or until funds are exhausted	Brenda Leonard Drinking Water and Groundwater Bureau (603) 271-0867 Brenda.J.Leonard@des.nh.gov
Drinking Water State Revolving Fund (DWSRF) Loans	Community (publicly & privately owned) and non-profit, non- transient water systems	Capital improvements for drinking water infrastructure (design and construction)	Below-market interest rates No closing costs Up to 30 years for disadvantaged applicants	Spring	Johnna McKenna Drinking Water and Groundwater Bureau (603) 271-7017 Johnna.McKenna@des.nh.gov
Energy Audit Grants	Community water systems ≥150 population	Comprehensive Process Energy audit of drinking water facilities	Grant up to $20,000 -no match required, (100% grant)	Late Fall 2022	Sharon Nall Waste Engineering Bureau (603) 271-2508 Sharon.L.Nall@des.nh.gov
Leak Detection Survey Grants	Community water systems	Acoustic leak detection surveys by a professional retained by NHDES	In-kind volunteer services required. No maximum, no match	Early Summer	Kelsey Vaughn Drinking Water and Groundwater Bureau (603) 271-0659 waterconservation@des.nh.gov

Common Grant and Loan Sources for Public Water Systems (PWS) in New Hampshire

New Hampshire Department of Environmental Services Funding Programs	Who's Eligible	What Can Be Funded	Terms	Application Timeframes	Contacts
Local Source Water Protection Grants	PWS, municipalities, conservation districts, non-profits& regional planning commissions	Source security & other source water protection projects	Grant up to $25,000 ($30,000 if climate-related) – no match required, (100% grant)	Fall/Winter	Melissa Macheras Drinking Water and Groundwater Bureau (603) 271-2950 Melissa.E.Macheras@des.nh.gov
MtBE Remediation Fund	Public & private water systems impacted by MtBE contamination	Design & installation of drinking water infrastructure in areas with MtBE contamination	100% reimbursement for eligible costs	Anytime	Josh Whipple MtBE Remediation Bureau (603) 271-7377 Joshua.C.Whipple@des.nh.gov
Petroleum Reimbursement Fund	Public & private water systems impacted by petroleum contamination	Design & installation of drinking water infrastructure in areas w/ petroleum contamination from unknown source	100% reimbursement of eligible costs	Anytime	Jennifer Marts Petroleum Reimbursement Fund Program (603) 271-2570 Jennifer.Marts@des.nh.gov
PFAS Remediation Grant and Loan Fund	CWS, non-profit NTNC water systems (i.e., public schools) or municipality with raw water PFAS contamination	Drinking water infrastructure projects to address per-and polyfluoroalkyl (PFAS) maximum contaminant level (MCL) exceedances	Low interest loan rates; Up to 30-year term for disadvantaged applicants; Up to 50% contingent reimbursement Grants at $1.5M or 30% of the total cost of the project, whichever is greater	Anytime	Jennifer Brady PFAS RLF Program Manager (603) 271-8522 Jennifer.E.Brady@des.nh.gov
Strategic Planning Grants	Community water systems ≥150 population	Design projects intended to improve drinking water infrastructure	Grant up to $50,000 – no match required, (100% grant)	To Be Determined	Mat Deterling Drinking Water and Groundwater Bureau (603) 271-1994 Mathew.G.Deterling@des.nh.gov
Construction Project Assistance Loan and Grant Program	PWS & Municipalities	Drinking water infrastructure improvements	Loan and grant program	Fall-Funding Applications	Cheryl Bondi Drinking Water and Groundwater Trust Fund (603) 271-8231 cheryl.a.bondi@des.nh.gov

Updated 9/26/2023

Common Grant and Loan Sources for Public Water Systems (PWS) in New Hampshire

Funding Program	Who's Eligible	What Can Be Funded	Terms	Application Timeframes	Contacts
Source Water Protection Grants	PWS, non-transient non-community water system, municipalities, land trusts and non-profits whose purpose is conservation	Permanent conservation of lands protecting an active public drinking water supply source through land acquisition or a conservation easement.	Grant funding 50% of eligible project costs with a $500,000 maximum grant award. Requires permanent conservation through deed restrictions for source water protection	Eligibility App due last week of June. Funding App due first week of September.	WSLP@des.nh.gov cc: Cheryl.A.Bondi@des.nh.gov Drinking Water and Groundwater Trust Fund (603) 271-2862
Consolidation Study Assistance Program	CWS serving < 1,000 people and non-profit, NTNC water systems (i.e., public schools) with raw water contamination or a documented water supply shortage	Engineering feasibility evaluation comparing interconnection to a larger community water system versus treating, maintaining, and operating a system's own water supply	100% Reimbursement program for up to $10,000 of eligible costs. Requires submittal of an application and NHDES approval	Anytime	Cheryl Bondi Drinking Water and Groundwater Trust Fund (603) 271-8321 cheryl.a.bondi@des.nh.gov
Housing & Public Facilities Grants	Municipalities, Counties, and non-profit associations and districts if endorsed by a governmental entity. *At least 51% of project beneficiaries must be of low to moderate income	Infrastructure repair or construction that results in improved community facilities and services	Public facilities grant fund up to $500,000 per year per municipality 100% (1:1) match required	January & July of each year	Mollie Kaylor Community Development Finance Authority-Community Development Block Grants (603) 717-9112 mkaylor@nhcdfa.org
Emergency Grants	Municipalities, Counties, and non-profit associations and districts if endorsed by a governmental entity. *At least 51% of project beneficiaries must be of low to moderate income	Emergency Grants for infrastructure repair (must be related to Natural Disaster)	Up to $350,000/year for municipalities >10,000 populations or up to $500,000 for communities <10,000	Ongoing	Mollie Kaylor Community Development Finance Authority-Community Development Block Grants (603) 717-9112 mkaylor@nhcdfa.org
Planning Grants	Municipalities, Counties, and non-profit associations and districts if endorsed by a governmental entity. *At least 51% of project beneficiaries must be of low to moderate income	Preliminary engineering design, income surveys, etc.	Up to $12,000 per year per municipality	April & October of each year	Mollie Kaylor Community Development Finance Authority-Community Development Block Grants (603) 717-9112 mkaylor@nhcdfa.org

Updated 9/26/2023

Common Grant and Loan Sources for Public Water Systems (PWS) in New Hampshire

Funding Program	Who's Eligible	What Can Be Funded	Terms	Application Timeframes	Contacts
Water & Waste Disposal Loans & Grants	Municipalities, districts, special purpose districts & non-profit organizations <10,000 population; Area to be served must also have median household income (MHI) less than state's MHI.	Capital improvements, engineering design & construction	Fixed, long-term (up to 40 years) low-interest loans; Grant funds may be available	Applications are accepted year-round and evaluated typically in December & April of each year. Applications may be filed electronically using RD Apply.	Eric Law USDA-Regional Development NH Community Programs Director, Eric.Law@usda.gov (802) 828-6033
Pre- Development Planning Grants	Municipalities, districts, special purpose districts & non-profit organizations <10,000 population; Area to be served must also have median household income (MHI) less than state's MHI.	Initial planning and development of an USDA-RD loan/grant application	Up to $30,000 maximum or 75% of the pre-development planning costs	Applications are accepted year-round and evaluated typically in December & April of each year. Applications may be filed electronically using RD Apply.	Eric Law USDA-Regional Development NH Community Programs Director, Eric.Law@usda.gov (802) 828-6033
Emergency Community Water Assistance Grants	Municipalities, districts, special purpose districts & non-profit organizations <10,000 population; Area to be served must also have median household income (MHI) less than state's MHI.	Emergency related water infrastructure construction/repairs/ replacement/extension	Water transmission line-up to $150,000. Water source-up to $1,000,000. *No match required but funding partnerships encouraged	Applications are accepted year-round and evaluated typically in December & April of each year. Applications may be filed electronically using RD Apply.	Eric Law USDA-Regional Development NH Community Programs Director, Eric.Law@usda.gov (802) 828-6033
SEARCH Grants	Rural populations <2,500 w/ MHI below the poverty line or <80% of state MHI	Pre-development feasibility studies, PER development, & technical assistance on proposed water/waste projects	Up to $30,000 maximum/grant	Applications are accepted year-round and evaluated typically in December & April of each year. Applications may be filed electronically using RD Apply.	Eric Law USDA-Regional Development NH Community Programs Director, Eric.Law@usda.gov (802) 828-6033
NH Community Loan Fund	Resident owned manufactured housing communities/coops	Interim financing; infrastructure evaluation, repair or replacement	Contact ROC-NH for details and loan terms	Contact ROC-NH for details and loan terms	Kelli Cicirelli ROC-NH, (603) 224-6669 x744 KCicirelli@rocnh.org

Common Grant and Loan Sources for Public Water Systems (PWS) in New Hampshire

Funding Program	Who's Eligible	What Can Be Funded	Terms	Application Timeframes	Contacts
NHMBB NH Municipal Bond Bank	Local governmental units (towns/counties/ school/water/fire/ village districts)	Capital improvement (design & construction) projects	Competitive interest rates; terms based on lifespan of asset	Applications due in April & November	Tammy St. Gelais NHMBB (603) 271-2595 tstgelais@nhmbb.com
Emergency Management Performance Grant (EMPG)	Municipalities, and some Private Non-Profit (PNP) organizations	LEOP & COOP Plans, generators and EOC equipment, communications equipment, electronic sign boards, emergency management trailers	Up to a $75,000 maximum award for generators 50% / 50% Cost Share	Ongoing	Sheila Dupere EMPG Coordinator (603) 223-3686 nhempgprogram@dos.nh.gov
Building Resilient Infrastructure and Communities (BRIC) & Hazard Mitigation Grant Program (HMGP) RESOURCE CENTER	State agencies, local governments and communities	Structure demolition, relocation, elevation, generators, flood risk reduction, soil stabilization* *check NHDOS HSEM for all eligible activities	75% Federal / Non-Federal 25%* Cost Share *Select applicants are eligible for increased federal cost share Three-year timeline to complete project after receiving award.	Application deadline varies	Lauren Morgan Hazard Mitigation Coordinator (603) 223-3759 NH.HM@dos.nh.gov

NHDES Website: https://www.des.nh.gov/
NHDES Website of Funding Sources: https://www.des.nh.gov/business-and-community/loans-and-grants/drinking-water

Appendix C: Maps

NHDES Source Water Protection Mapping

Sept. 2023

Raymond

Map 1 - Public Supply Wells
and
Wellhead Protection Area (NHDES)

- Active Public Supply Wells (2022)
- Wellhead Protection Areas (2022)

National Wetlands Inventory

Wetland Type

- Open Water
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Other

Stratified-Drift Aquifers

RANGE

- Less than 500
- 500 to 1000
- 1000 to 2000
- 2000 to 3000
- Greater than 3000
- Roads
- Waterbodies
- RPC Towns
- New Hampshire Communities

Miles
0 0.175 0.35 0.7 1.05

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NHDES Source Water Protection Mapping

Sept. 2023

Raymond

Map 2 - Public Supply Wells
and
Wellhead Protection Area (NHDES)
and
Stratified Drift Aquifer

Active Public Supply Wells (2022)

Road Type

Roads

Stratified-Drift Aquifers

RANGE

- Less than 500
- 500 to 1000
- 1000 to 2000
- 2000 to 3000
- Greater than 3000
- Wellhead Protection Areas (2022)
- RPC Towns
- New Hampshire Communities

BRANCH RIVER APARTMENTS
TRANQUILITY ESTATES
PEU/CLEARWATER ESTATES
WESTGATE ESTATES
RIVERVIEW MANOR CONDOS
NICKS PLACE
ZIONS CAMP
ONWAY LAKE FAMILY RESORT
RAYMOND WATER DEPT
HILL TOP
Raymond Water Dept.
NEW LIFE ASSEMBLY OF GOD
PAWTUCKAWAY FARMS
BLACKSTONE RESERVE
PEU/LIBERTY TREE ACRES
COUNTRY CLUB FOR KIDS
GOVERNORS FOREST
PEU/GREEN HILLS ESTS
BLACKROCKS VILLAGE
COOPERS CORNER/EAST
ELLIS SCHOOL
FREMONT PIZZERIA RESTAURANT
COLONIAL POPLIN NURSING HOME
FREMONT LIBRARY

Deerfield
Candia
Auburn
Chester
Nottingham
Epping
Fremont
Raymond
EXETER

Miles
0 0.175 0.35 0.7 1.05

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NHDES Source Water Protection Mapping

Sept. 2023

Raymond

Map 3 - Potential Hazards

- Aboveground Storage Tanks
- Underground Storage Tanks
- Remediation Sites (Points)
- Hazardous Waste Generators (Points)
- Remediation Sites

Road Type

- Roads
- RPC Towns
- New Hampshire Communities

0 0.175 0.35 0.7 1.05 Miles

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NHDES Source Water Protection Mapping

Sept. 2023

Raymond

Map 4 - Potential Hazards and Wellhead Protection Areas and Stratified Drift Aquifer

- Aboveground Storage Tanks
- Underground Storage Tanks
- Remediation Sites (Points)
- Hazardous Waste Generators (Points)
- Remediation Sites
- Roads
- Wellhead Protection Areas (2022)

Stratified-Drift Aquifers

RANGE

- Less than 500
- 500 to 1000
- 1000 to 2000
- 2000 to 3000
- Greater than 3000
- RPC Towns
- New Hampshire Communities

0 0.175 0.35 0.7 1.05 Miles

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NHDES Source Water Protection Mapping

Sept. 2023

Raymond

Map 5 - Wellhead Protection Areas
and
Public Supply Wells
and
Zoning Protected Areas

- Active Public Supply Wells (2022)
- Roads
- Zoning or Code Protected Areas
- Wellhead Protection Areas (2022)
- RPC Towns
- New Hampshire Communities

BRANCH RIVER APARTMENTS
TRANQUILITY ESTATES
PEU/CLEARWATER ESTATES
WESTGATE ESTATES
RIVERVIEW MANOR CONDOS
HILL TOP
NEW LIFE ASSEMBLY OF GOD
PAWTUCKAWAY FARMS
Raymond Water Dept.
NICKS PLACE
ZIONS CAMP
RAYMOND WATER DEPT
ONWAY LAKE FAMILY RESORT
PEU/LIBERTY TREE ACRES
BLACKSTONE RESERVE
PEU/GREEN HILLS ESTS

Miles
0 0.175 0.35 0.7 1.05

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NHDES Source Water Protection Mapping

Sept. 2023

Raymond

Map 6 - Water Resources

BRANCH RIVER APARTMENTS
TRANQUILITY ESTATES
PEU/CLEARWATER ESTATES
WESTGATE ESTATES
RIVERVIEW MANOR CONDOS
NICKS PLACE
ZIONS CAMP
ONWAY LAKE FAMILY RESORT
RAYMOND WATER DEPT
BLACKSTONE RESERVE
PEU/LIBERTY TREE ACRES
PEU/GREEN HILLS ESTS
Raymond Water Dept.
HILL TOP
NEW LIFE ASSEMBLY OF GOD
PAWTUCKAWAY FARMS

Deerfield
Nottingham
Candia
Auburn
Chester
Epping
Fremont
Raymond

Pawtuckaway
Onway Lake
Wason Pond
Dead Pond
Loon Pond
Bunker Pond
Cavil Mill Pond

Active Public Supply Wells (2022)

National Wetlands Inventory

Wetland Type

- Open Water
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Other

Stratified-Drift Aquifers

RANGE

- Less than 500
- 500 to 1000
- 1000 to 2000
- 2000 to 3000
- Greater than 3000

Road Type

- Roads

Surface Water Features

- Shoreline; Stream
- Intermittent Stream
- Other Surface Water Feature
- RPC Towns
- New Hampshire Communities

0 0.175 0.35 0.7 1.05 Miles

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Blasting

Current Raymond Uses

2023 Zoning Ordinances

Please note: currently there is no mention regarding "blasting" in the Town of Raymond's Zoning Ordinance.

New Hampshire Municipality Definitions

Canterbury

No official definition. Has the following usages:

- A Conditional Use Permit can be granted if blasting is involved
- Conditional uses shall require stormwater management and pollution prevention plans which include information consistent with Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites (US EPA, May 2007) and Developing Your Stormwater Pollution Plan: A Guide for Industrial Operators (February 2009). The plan shall demonstrate that the use will:
    - Any activities that involve **blasting** of bedrock. **Blasting** activities shall be planned and conducted to minimize groundwater contamination. Excavation activities should be planned and conducted to minimize adverse impacts to hydrology and the dewatering of nearby drinking water supply wells, following the BMP requirements in RSA 155.

Concord

No official definition. Has the following usages:

- "Sand blasting" in reference to cleaning of historical buildings
- Community Water Systems Protection Area
    - Performance Standards
        - For a use for which a conditional use permit is authorized pursuant to Section 28-3-6(d)(4), Conditional Use Permits Required for Certain Uses in the AP District—Community Water Systems Protection Area, of this ordinance, a stormwater management and pollution prevention plan shall be prepared which shall include information consistent with the requirements and standards contained in Developing Your Stormwater Pollution Prevention Plan: A Guide for Industrial Operators, US EPA, February 2009, as most recently revised, and New Hampshire Stormwater Manual Volumes I—III, New Hampshire Department of Environmental Services, December 2008, as most recently revised. The plan shall demonstrate that the use will:
            - Any on-site **blasting** shall conform to best management practices contained in the New Hampshire Department of Environmental Services

document "Rock **Blasting** and Water Quality Measures That Can Be Taken To Protect Water Quality and Mitigate Impacts", 2010, as most recently revised.

- Conditional Use Permits Required for Certain Uses in the AP District—Community Water Systems Protection Area.
    - The Planning Board may grant a conditional use permit for the following uses:
        - Any activities that involve blasting of bedrock.

Fremont

No official definition. Has the following usage:

- The following Performance Standards apply to all uses in the Aquifer Protection District unless exempt under Section 1203.8.I:
    - **Blasting** activities shall be planned and conducted to minimize groundwater contamination. Excavation activities should be planned and conducted to minimize adverse impacts to hydrology and the dewatering of nearby drinking water supply wells

Goffstown

Currently no definition/mention in their zoning ordinance. However, they have a separate document specifically for the Town's Blasting Ordinance.

Blasting defined as the detonation of an explosive device as defined by NFPA 495. An application, permit, and fee is required

Hudson

Under Article III: Use of Explosive Materials, there are several mentions of "blasting:

- General regulations:
    - The conduct of all **blasting** operations shall be governed by the New Hampshire Code of Administrative Rules, Chapter Saf-C 1600, Explosives.
    - When conducting **blasting** operations, the holder of the permit shall use reasonable precautions, including but not limited to warning signals, flags, barricades or mats as may be required or appropriate to maximize safety.
    - **Blasting** operations shall be conducted no earlier than 10:00 a.m., except by permission of the Fire Chief.
- Notification
    - When a **blasting** company files for a permit, they will provide the Town of Hudson with the required information for public notification. Upon issuance of the permit, the Hudson Fire Department will list this information on the Town of Hudson webpage on the blasting page. Additionally, a notice will be posted on HCTV and both the Town of Hudson and Hudson Fire Department social media accounts.
        - Between the hours of 7:00 and 8:00, the **blasting** company shall notify the Hudson Fire Department Dispatch Center. The purpose of this notification is to inform the Hudson Fire Department of their intent to blast on that specific day.

- At 9:00, the Hudson Fire Department shall distribute a CodeRED alert through the State of New Hampshire alerting system of pending **blasting** that will take place in the Town of Hudson on that specific day.
    - If there is no pending **blasting** activities scheduled for that day, the CodeRED alert will not be sent out.
- The blaster shall notify the Hudson Fire Department Dispatch Center 30 minutes prior to each blast.
    - The blaster shall provide:
        - The name of the company conducting the blasting.
        - The address of the blasting.
        - The time of blasting.
        - The amount of explosive material to be used.
    - Upon receipt of this information, the Hudson Fire Department shall issue an additional CodeRED alert that blasting is scheduled for the address submitted.

- Preblast Surveys
- Prior to conducting any **blasting** operations, the applicant or their agent shall conduct a preblast structural inspection condition survey of all existing structures and conditions on the site, adjacent to the site or in the vicinity of the site at no cost to the property owner or the Town of Hudson. This survey shall extend to such structures or conditions as may be affected by the applicant's **blasting** operations. As a minimum, preblast structural inspection condition surveys shall be performed on all structures, including homes, foundations, driveways, roadbeds, swimming pools, wells and mobile homes within 500 feet of the anticipated **blasting** area. The applicant as well as the owner of the property being surveyed shall sign all such surveys once completed If an owner refuses to allow for or sign a preblast survey form for whatever reason the applicant shall note this on the form. The applicant shall make at least three attempts to notify the owner of the need for such surveys; the last such attempt shall include written notification and the name and contact number of a person that they may contact.
    - The preblast structural inspection condition survey shall consist of a written description of the interior and exterior condition of each of the structures examined. Descriptions shall locate any existing cracks, damage or other defects and shall include such information so as to make it possible to determine the effect, if any, of the **blasting** operations on the defect. Where significant cracks or damage exist, or for defects too complicated to describe in words, photographs shall be taken. A good quality videotape survey with appropriate audio description of locations, conditions and defects can be used in lieu of a written form. Prior to the start of work, a copy of the preblast condition survey shall be submitted to the Fire Chief or his designee and the homeowner or occupant.
    - The individual person conducting the survey shall give written notice to the owner of the property concerned and tenants of the property. The notice shall state the dates on which the surveys are to be conducted. Copies of all notices shall also be provided to the Fire Chief or his designee.
- Blasting Operations

    - During the time that holes are loaded or are being loaded with explosives, **blasting** agents or detonators, the **blast** site shall be barred to all but those authorized personnel engaged in the drilling and loading operations or otherwise authorized to enter that site. The **blast** site shall be guarded or barricaded and posted.
    - After loading for a **blast** is completed, and before firing, all excess explosive materials shall be removed from the area and returned to proper facilities.
    - As soon as practical after all blastholes are connected, prior to connecting to a source of initiation, such as a **blasting** machine, and until the shot has been fired and subjected to post-**blast** examination, the **blast** area shall be guarded or barricaded and posted or flagged against unauthorized entry
- Warning Required
    - No **blast** shall be fired until the blaster in charge has made certain that all surplus explosive materials are in a safe place, all persons and equipment are at a safe distance or under sufficient cover and that an adequate warning signal has been given.
    - The blaster shall inform the Fire Chief of the method by which a signal is sounded and the type of signal prior to starting **blasting** operations.
- Supervision of Operations
    - Loading and firing shall be performed or supervised only by a person possessing an appropriate blaster's permit. (See Article II.)
    - The Fire Chief or his designee may, at his discretion, monitor at or near the **blast** site any **blasting** operations conducted within the Town of Hudson.
    - If, making the required thirty-minute prior notification (§ 202-18D), the blaster is informed that the **blast** will be monitored, the blaster shall delay initiation of the shot until such time as the Fire Department representative is in position to monitor the **blast**.

Londonderry

No official definition. Has the following usages:

- Conditional Use Permit may be granted for blasting of bedrock
- The following Performance Standards apply to all uses in the Groundwater Protection District unless exempt under Section 4.6.8.10:
    - **Blasting** activities shall be planned and conducted to minimize groundwater contamination. Excavation activities should be planned and conducted to minimize adverse impacts to hydrology and the dewatering of nearby drinking water supply wells
- 5.8.7 Minimum and Express Operational Standards
    - The following are the general conditions with which all excavation work must comply, following issuance of a permit:
        - **Blasting** shall be in accordance with the Town of Londonderry Regulations.
        - Operation and other activities, other than **blasting**, shall cause no inherent or recurring generated vibrations perceptible without instruments at any point along the property line.

Nashua

No official definition. Has the following usages:

- Amendments to Explosive Materials Code
    - In addition to state law, state administrative rules, and the above-referenced adopted NFPA Codes, the City has the following additional requirements with respect to explosives and **blasting**:
        - Permit application
            - Permits will be issued no more than seven days in advance of the **blast** and will be valid for no more than seven days as identified by the dates listed on the permit, and may be extended per approval of the Fire Marshal, subject to an additional fee
            - The following must be submitted with the application:
                - A copy of **blasting** supervisor's and all other blaster's certificates of competency for explosives issued under RSA Chapter 158 by the State Police.
                - A letter of permission from the property owner(s) of the **blasting** or explosives discharge site.
                - Approved, stamped site plan delineating area of **blasting**.
                - A **blast** plan consisting of a detailed map and plan locating the **blast** site, **blast** area, all buildings and structures within 500 feet of the **blast** area or such extended distance as may be specified by the Fire Marshal.
                - Copies of safety data sheet (SDS) and/or technical data sheet information for all products, materials and compounds that will be used on the site in association with the **blasting** operation.
                - Insurance requirements as follows:
                    - Certificate of insurance must reflect that coverage includes **blasting**.
            - Prior to acting on any permit, the Fire Marshal may consult with such federal, state and/or City officials and employees whose area(s) of responsibility are, or may be, affected by the proposed **blasting** operation.
        - Additional preblast inspection requirements.
            - Prior to conducting any **blasting**, the applicant or their agent shall conduct preblast structural condition inspections on all structures within 250 feet from the location of all proposed **blasts** or such extended distance as may be specified by the Fire Marshal prior to permit issuance. The preblast survey shall document the existing visual conditions of the interior and exterior of the structure, including improvements to the property and other physical factors that could reasonably be affected by the **blasting**. Structures such as pipelines, cables, transmission lines, cisterns, wells, and other water systems

warrant special attention; however, the assessment of these structures may be limited to surface conditions and other readily available data.

- The individual person or entity conducting the inspection shall give written notice, not less than 10 days in advance, to the owner of the property concerned, as well as to any tenants of the property. The notice shall include:
    - Information on the blasting that will take place.
    - When blasting may occur, including dates and times, or a range of dates and times.
    - A five-business-day window for a property owner and/or tenant to request a preblast inspection.
    - The mailing address, e-mail address and telephone number and instructions about how and where to contact the applicant, or his or her representative concerning blast-related complaints or claims.
- Preblast inspections.
    - Descriptions on the preblast inspection shall locate any existing cracks, damage, or other defects, and shall include such information so as to make it possible to determine the effect, if any, of the **blasting** operations on the defect.
    - The applicant shall provide copies of the completed preblast inspections to each property owner and/or tenant. When a **blast** inspection is complete, with written consent of the property owner and/or tenant, the Fire Chief, the Fire Marshal or their designees shall be permitted to request a copy.
    - The inspections shall be kept by the applicant and be made available to the City, property owner and/or tenant pursuant to Subsection B(2)(c)[5], upon request, for a minimum of five years from the end date of the last **blasting** permit issued.

▪ Post-**blast** inspections and **blasting** damage complaints.
- Any property owner and/or tenant can request, and receive at no charge, a post-**blast** inspection, following the same requirements in Subsection B(2)(c), above.
- Upon receipt of any **blasting** damage complaint, the applicant shall notify the Fire Marshal of the complaint and provide a copy of the **blasting** complaint within 24 hours. The applicant shall also provide a copy of the applicant's **blasting** complaint investigation findings when completed to the Nashua Fire Marshal's office.

▪ Seismic measuring devices.
- Prior to conducting any **blasting**, the applicant or their agent shall identify the two closest structures to the **blasting** site not owned by the owner of the **blast** site, that are within 500 feet or such distance as designated by the Fire Marshal, and request written permission from

the owner(s) thereof to install and monitor seismic measuring equipment.
    - If the second attempt is unsuccessful, the seismic measuring equipment shall be installed between the structure and the **blast** location as close as reasonable to the structure.
    - **Blasting** seismographs used to monitor ground and air vibrations shall comply with the most recent version of the International Society of Explosive Engineers (ISEE) "Performance Specifications for **Blasting** Seismographs."
    - Where used, blasting seismographs shall be deployed in the field according to the most recent version of the ISEE "Field Practice Guidelines for **Blasting** Seismographs."
- Blasting notification
    - The applicant shall contact the nonemergency number for Nashua Fire Dispatch not less than each day before **blasting**, and 15 minutes before the scheduled **blast** and provide the address of the **blasting** site, the total pounds of explosives and the number of charged holes.
    - The applicant shall notify the Fire Dispatch when the all clear has been given after the scheduled **blast**.
    - Signboards and flags indicating areas where **blasting** operations are occurring shall be clearly visible and legible from all points of access to the area.
    - **Blast** area signs shall clearly indicate the length and nature of audible **blast** warning and all clear signals.
- Flyrock control
    - Except as previously approved by the Fire Marshal, all **blasts** within 1,000 feet of any structure, power transmission line or communications tower shall be covered with an adequate **blasting** mat or shield and secured together properly.
    - In the event that flyrock is identified beyond the **blast** site or lands on or within 15 feet of a traveled roadway, the applicant shall cease all **blasting** operations.
    - The **blasting** contractor shall review the flyrock incident and determine the cause and solution for the incident. This report shall be filed with the Fire Marshal prior to issuance of any further **blasting** permits.
- Blasting monitoring
    - The Fire Marshal reserves the right to have personnel on site at any time at a cost to the applicant to monitor any and all activities of the applicant. These representatives shall have the right to order all **blasting** operations to cease at any time.
- Storage of explosive materials on site
    - The unsupervised storage of explosive materials or **blasting** agents on site is hereby prohibited in the City of Nashua.

        - The supervised storage amount on site is limited to the amount planned for a single daytime use for times outlined in the **blasting** permit.
        - Loaded explosives intended for detonation are considered storage for **blasting** purpose. In the event that there are issues that may arise preventing the detonation of explosives, the applicant shall immediately notify the Fire Marshal for further actions and requirements.
- Notifications
    - Emergency notifications. An applicant shall immediately report to Nashua Fire Rescue and Nashua Police Department:
        - Any loading of holes or **blasting** which occurred without a valid permit issued by the Fire Department.
    - Nonemergency notifications. Notification shall be made by telephone to the Fire Marshal's office for incidents involving, but not limited to:
        - Minor damage following any **blast**.
- Additional prohibitions
    - No **blasting** or explosive discharge shall be conducted on Saturdays or Sundays or on days observed as state or national holidays unless approval has been obtained from the Fire Marshal.
    - No **blasting** or loading of explosives shall be conducted after an order to cease **blasting** operations has been issued by the Fire Marshal and communicated to the applicant.
    - No holes shall be loaded except those to be fired in the next round of **blasting**.
- Revocation and restoration of permit; violations
    - Any **blasting** or explosive discharge that occurs without a permit may result in a thirty-day revocation pending an investigation by the Fire Marshal and/or the New Hampshire State Police.

Wetland Buffer

Current Raymond Uses

2023 Zoning Ordinances

Please note: no current definition for "Wetland Buffer".

13.1.53. NATURAL VEGETATED SHORELAND BUFFER: (03/2011): Preserved and/or restored trees, shrubs and natural groundcover, throughout Raymond's Shoreland Protection Area.

13.1.87. WETLANDS: (03/2009) means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

5.5.12.8. BUFFERS: The purpose of the buffer zones is to provide a transition area between adjoining land uses.

> 5.5.12.8.1. A minimum fifteen foot (15') wide landscaped area shall serve as a buffer on sides and rear.
> 5.5.12.8.2. There shall be a ten foot (10') wide landscaped area along the public right- of-way.
>
> > 5.5.12.8.2.1. The buffer area shall contain year-round screening. Screening may consist of shrubs, trees, fencing,

Definitions of the Term

Law Insider

Wetland buffer means a designated area contiguous or adjacent to a wetland that is required for the continued maintenance, function, and ecological stability of the wetland.

Wetlands Buffer means the Wetlands Buffer depicted on the Plat affecting, and as may be otherwise depicted on the Plat.

USGS

Planner's Guide to Wetland Buffers for Local Governments

Wetland Buffers are the lands adjacent to wetland areas. The term "wetlands" encompasses a variety of landscape features that contain or convey water and support unique plants and wildlife. Wetlands often serve as a transitional zone between dry lands and areas dominated by water, including ponds and rivers, oceans and estuaries, and their floodplains and tributaries. Federal regulations define wetlands as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically

adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

Wetlands form part of the natural system of land and water that helps to make human communities livable. Many wetlands help control flooding and reduce damage from storm surges. They trap sediments and pollutants that otherwise might enter waterways. They help to recharge groundwater in some areas, and in tidal zones they provide nurseries for shellfish and fish. They also serve as habitat for birds, amphibians, and other wildlife and provide scarce natural areas in urban and suburban environments.

Well-designed buffers protect and maintain wetland functions by removing sediments and associated pollutants from surface water runoff, removing, detaining, or detoxifying nutrients and contaminants from upland sources, influencing the temperature and microclimate of a water body, and providing organic matter to the wetland. Buffers also maintain habitat for aquatic, semi-aquatic, and terrestrial wildlife, and can serve as corridors among local habitat patches, facilitating movement of wildlife through the landscape.

Restoration, Creation, and Recovery of Wetlands: Wetland Restoration and Creation

Buffer zone placement – Protective measures are needed for many restored and created wetlands, particularly in urbanized areas. This protection can take the form of an undeveloped, vegetated band around the wetland; a fence or barrier; or a lake or sediment basin. This buffer between the wetland and surrounding land is desirable; however, the characteristics of an appropriate vegetated buffer are not well defined. Although composition is important, width is the most frequently cited characteristic of an adequate buffer zone. Requirements for both composition and width are dependent upon the adjacent land uses, their potential effect on the functions of the wetland, and the requirements of the animals that will use the wetland and buffer area. Buffers are used to:

- Deter predators from entering wetlands
- Trap and prevent undesirable materials from entering the wetland through runoff from the surrounding landscape
- Provide habitat for wildlife that depend on uplands in addition to wetlands for part of their life cycle

Long-term management – Careful monitoring of newly established wetlands and the ability to make mid-course corrections are critical to long-term success. However, few project sponsors have been willing to assume long-term responsibility for managing these new systems (Kusler and Kentula, 1990b). Because of this, project wetlands that are designed to be self-sustaining or self-managing will have the best chance of survival. The installation of control structures, such as tide gates or pumps, that will require maintenance and are subject to vandalism could be disadvantageous to the life of the project wetland.

American Planning Association

A Planners Dictionary

Edited by Michael Davidson and Fay Dolnick with Research Assistance from Shannon Armstrong, Barry Bain, Joseph Bernstein, Jerome Cleland, Andrew Glicksberg, and Anne Loucks

Areas that surround and protect a wetland from adverse impacts to its functions and values. (Renton, Wash.)

An area or feature(s) that protects the functions and values of the adjacent wetland. (San Diego, Calif.)

The Complete Illustrated Book of Development Definitions

By Harvey S. Moskowitz, Carl G. Lindbloom, David Listokin, Richard Preiss, and Dwight H, Merriam

Page 615

Wetland Buffer: Abutting areas that surround and protect a wetland from adverse impacts to its function and value. *See Wetland Transition Area.*

Legal Annotation: It is also well established that, in furtherance o those interests, the town may include requirements in its wetlands bylaw that are more stringent than those in the act, as Blackstone has done by requiring a notice of intent for any work in the 100-foot buffer zone, and by barring building within the buffer zone.

Page 617

Wetland Transition Area: A buffer of upland adjacent to a wetland that serves to minimize adverse impacts on the wetland or serves as an integral component of the wetland ecosystem.

Comment: Transition areas can filter out pollutants from upland areas before they would enter a wetland. Transition areas can also serve as wildlife corridors and sanctuary for wildlife during times of wetland inundation. Activities in transition areas are regulated under state and local wetland protection programs. Transition-area widths may vary depending on the quality of the wetland. In New Jersey, wetland transition areas may range from fifty to one hundred fifty feet under the New Jersey Freshwater Wetlands Protection Act, and they may be as much as three hundred feet in the New Jersey Pinelands.

Legal Annotation: N.J.S.A. 13:9B-3 defines transition area as “an area of land adjacent to a freshwater wetland which minimizes adverse impacts on the wetland or serves as an integral component of the wetlands ecosystem”.

New Hampshire Municipality Definitions

Auburn

Wetland Buffer Zones: The wetland buffer zones shall be reduced to the following:

a) Level 1 wetlands = 50’
b) Level 2 & 3 wetlands = 25’

Note: Wetland buffer zones shall be “no-disturb” buffers and the buffers shall be delineated with placards every 100’ and shall be placed on existing trees or steel t-posts.

Bow

Wetland buffer: A setback area adjacent to a stream, river, wetland or vernal pool, or poorly or very poorly drained soils, measured outward on a horizontal plane from the delineated edge of wetland, as

applicable. The wetland buffer maintains the natural vegetation cover and is used to protect property and conserve natural resource areas.

Candia

No official definition. Has the following definitions:

Wetlands: Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. They include, but are not limited to, swamps, bogs, marshes, ponds, lakes, and other water bodies, as well as soils that are defined as poorly drained or very poorly drained.

Section 10.06: Buffer Provisions:

A. No septic system, leach field or other waste disposal facility shall be installed within 75 feet of very poorly drained soils or 50 feet of poorly drained soils. (2021)
B. All construction, forestry and agriculture activities within 75 feet of any wetland shall be undertaken with special care to avoid erosion and siltation into the wetlands. The Planning Board, pursuant to its site plan review authority, may require an erosion control plan approved by the Rockingham County Conservation District for any project undertaken up-grade of a wetland. No building activity (building does not include septic systems) shall be permitted within 75 feet of any pond, flowing stream or very poorly drained soil and within 50 feet of any poorly drained soil except as provided in subsection C of this section. Where required, permits from the Department of Environmental Services shall be obtained. (2021)
C. Where an existing building within the buffer zone is destroyed or is in need of extensive repair, it may be rebuilt provided that such rebuilding is completed within two years of the event causing destruction; the new or rebuilt structure shall not extend further into the wetlands or buffer area than the original foundation.

Chester

No official definition. Has the following definitions:

5.7.2.1 - General Wetlands (all wetlands) - Wetland areas are defined in accord with the State of New Hampshire statutory definition presented in RSA 482-a and the federal wetland definition used by the US Army Corps of Engineers in administering Section 404 of the Clean Water Act. The definition of wetland is as follows: “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” The criteria to qualify an area as wetlands are that it possesses three essential characteristics: (1) hydrophytic vegetation (2) hydric soils, (3) wetland hydrology, which is the driving force creating the wetland. All three of these characteristics must be present to define an area as a wetland.

5.7.2.2 - Prime Wetlands - Any wetland that meets the criteria for Prime Wetland designation under State of New Hampshire Wt 701.04. The criteria are (1) the wetland shall 45 (Town of Chester – Zoning Ordinance – 3/8/22) have the presence of hydric vegetation, and wetlands hydrology. (2) At least 50 % of

the Prime wetland shall have hydric A soils (very poorly drained) and the remaining soils shall be hydric B soils (poorly drained. Prime wetlands identified by the Town are found on "Wetlands & Hydric Soils" map and the "Chester Wetland Inventory & Prime Wetland Designation" map.

5.7.2.4 - Buffers – Buffers are naturally vegetated upland areas immediately adjacent to a wetland or body of water that serve to improve water quality by minimizing erosion and filtering surface water flow of sediments and pollutants created by human disturbance. Buffer areas help stabilize the hydrology in the watershed by intercepting rainfall, snowmelt and overland flow and promoting infiltration into the soil. This action reduces large fluctuations in the water levels and minimizes downstream flooding potential. Buffers are complex ecosystems that provide critical habitat for many species of plants and animals and improve the biodiversity of the wetland, stream or water-body communities they shelter.

Chichester

Section 3.16 Wetlands and Wetland Buffers:

a) Purpose: To regulate the use of wetlands and the land surrounding wetlands, in order to provide areas for, among other things, flood water storage and control, wildlife habitat, maintenance of water quality and groundwater recharge.
b) Authority: The Provisions of Wetlands and Wetland Buffers are adopted as authorized by RSA 674:55 and other Statutes.

Wetland Buffers: Wetland buffers shall be:

i. One hundred (100) feet from second and higher order streams (as determined by United States Geological Survey) and from any ponds located on or within one hundred (100) feet of the thread of said streams.
ii. Fifty (50) feet from wetlands greater than or equal to one-quarter (0.25) acre, including areas of contiguous wetlands on adjacent parcels.
iii. Twenty-five (25) feet from wetlands less than one-quarter (0.25) acre, including areas of contiguous wetlands on adjacent parcels.

Concord

28-4-3 - Wetland Buffers and Setbacks.

a) Buffers Established.
    1) Buffers are hereby established around and encircling all wetlands other than those that are smaller than three thousand (3,000) square feet or those that were created as sedimentation/detention basins, agricultural/irrigation ponds, or roadside drainage ditches.
    2) The minimum width of the wetland buffers shall be fifty (50) feet horizontal distance as measured outward from the perimeter edge of the wetland. Wherever a permit to fill a wetland has been issued by either the New Hampshire Department of Environmental Services (NHDES) or the U.S. Army Corps of Engineers (USACOE), the perimeter of the wetland shall be deemed to be the new edge between the fill as placed in accordance with the permit and the remaining wetland. All other wetland edges shall be determined by a wetland scientist using a methodology consistent with N.H. Administrative Rules Wt

100-800, and in accordance with the "Corps of Engineers Wetlands Delineation Manual" (1987), and the "Field Indicators for Identifying Hydric Soils in New England" (New England Interstate Water Pollution Control Commission [NEIWPCC], 1998).

3) Certain marshes and open water wetlands may be subject to additional buffer requirements in accordance with Section 28-3-3, Shoreland Protection (SP) District, of this ordinance.

Wetland: Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include, but are not limited to, swamps, marshes, bogs, and similar areas.

Dover

Wetland Buffers.

a) Buffers Established.

i. Buffers are hereby established around and encircling all wetlands other than those that were created as legally permitted sedimentation/detention basins or roadside drainage ditches. The minimum width of the wetland buffers shall be fifty (50) horizontal distance as measured outward from the perimeter edge of the wetland. Wherever a permit to fill a wetland has been issued by either the New Hampshire Department of Environmental Services (NHDES) or the U.S. Army Corps of Engineers (USACOE), the perimeter of the wetland shall be deemed to be the new edge between the fill as placed in accordance with the permit and the remaining wetland. If there is no remaining wetland, there is no buffer. All other wetland edges shall be determined in accordance with Section D (1) above

ii. Natural Conditions to be Maintained within Buffers. Where wetland buffer disturbance is allowed pursuant to a state or federal permit, or a conditional use permit, restoration of the disturbed area is required. Restoration is defined as filling of ruts or excavated area with similar soils while maintaining original grade. Applications for a City of Dover BUILDING permit that includes a temporary disturbance of wetlands buffers, pursuant to Section G (1) (e) (iv) below, shall include a “Wetlands Buffer Encroachment and Restoration Plan.” Said plan shall be submitted, reviewed and approved by Building Inspector, in consultation with City staff, prior to the disturbance. Replanting to restore buffers shall be with native non-invasive species specified in the “Wetlands Buffer Encroachment and Restoration Plan”. Implementation of the plan shall include the clear delineation of the boundaries of wetland buffers in the field using construction tape or other clear marking devise. Mowing to maintain an existing lawn or field within a wetland buffer area is allowed without a permit, as specified in Section G (1)(e), below, provided the roots of the vegetation are not disturbed and the ground is frozen or sufficiently dry to avoid making ruts.

Hollis

BUFFER ZONE: An upland area adjacent to a wetland or surface water. This buffer zone, under the jurisdiction of the Town of Hollis, shall include an area of one hundred (100) feet, measured on a horizontal plane from the mean high-water mark of a surface water, the delineated edge of a wetland, or the limits of hydric soils (whichever is most restrictive).

Litchfield

No official definition. Has the following definitions:

200.31 Wetlands. Areas delineated on basis of hydrophytic vegetation, hydric soils, and wetlands hydrology in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, Environmental Laboratory, Dept. of the Army, 1987, as amended. Wetlands also generally include, but are not limited to, those areas such as rivers, streams, ponds, swamps, marshes, vernal pools, fens, basin marshes and bogs that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation adapted for life in saturated soil conditions (e.g., wetland flora identified in Section1201.00). The hydric soil component of wetlands shall be determined by using Field Indicators for Identifying Hydric Soils in New England. Version 2, New England Interstate Water Pollution Control Commission, 1998, as amended. (March 1991. Amended March 2001.)

1201.09 Buffer. A naturally vegetated upland area adjacent to a wetland or surface water. "Naturally vegetated" includes uncut or undisturbed forest and abandoned pasture or fields. Buffers reduce the adverse effect of human activities on the wetland or surface water by protecting water quality, protecting and providing wildlife habitat, reducing direct human disturbance from dumped debris, noise, carnivorous pets, and many other possible effects. Buffers help to maintain biodiversity, aesthetic diversity and recreational value. 1201.09 Buffer. A naturally vegetated upland area adjacent to a wetland or surface water. "Naturally vegetated" includes uncut or undisturbed forest and abandoned pasture or fields. Buffers reduce the adverse effect of human activities on the wetland or surface water by protecting water quality, protecting and providing wildlife habitat, reducing direct human disturbance from dumped debris, noise, carnivorous pets, and many other possible effects. Buffers help to maintain biodiversity, aesthetic diversity and recreational value.

Buffer: Land area within which adequate vegetation is maintained or provided to visibly separate or screen one use from another and/or to minimize potentially negative impacts on surrounding areas, e.g., shield or block noise, light or other nuisances, reduce water pollution. Also known as a “vegetated buffer.”

1207.03 Buffers. Buffers shall be at least a fifty (50) foot wide area of undisturbed naturally vegetated upland habitat along the delineated edge of wetlands, streams and ponds, except in the case of basin marshes, fens, bogs and vernal pools that shall require at least two hundred (200) foot width. The undisturbed condition may have exceptions only where needed for the Permitted Uses listed in Section

1205.00. The Wetlands Conservation District buffers shall be encouraged, but not required next to manmade vegetated swales, roadside drainage ditches, sedimentation/detention basins, agricultural/irrigation ponds, and wetlands on prior converted cropland, except as required by nearby wetland and surface waters.

Loudon

301.6 Buffers and Other Wetlands Criteria

A. A seventy-five-foot buffer shall protect all wetland areas in excess of 2,000 square feet.
B. A wetland buffer of seventy-five feet may also be required for wetlands less than 2,000 square feet if such wetlands are deemed to have exceptional functional value as determined by a NH Certified Wetland Scientist.
C. A minimum seventy-five-foot natural wetland buffer shall exist for any wetland that is 2000 square feet or greater in size or wetlands that are very poorly drained, hydraulically connected or a vernal pool, as well as all brooks, streams and rivers that are not protected under the Shoreland Protection Act. The natural wetland buffer setback shall begin at the edge of the jurisdictional wetland, which has been designated and flagged by a state-licensed wetland scientist, and proceed seventy-five feet measured horizontally. The first twenty-five feet of upland from the edge of the wetland shall be left undisturbed, except for uses allowed in S 301.4 and S 301.5. Dead, diseased or fallen trees may be removed only if they are considered to be unsafe. The remaining fifty feet of buffer may be selectively cut 36 such that no more than fifty percent of the basal area shall be removed. Stumps may be removed by special exception as outlined in S 701.3.
D. No pesticides or fertilizers shall be used within the entire natural wetland buffer, except for uses allowed in S 301.4.
E. The purpose of this buffer shall be to protect the quality of the water by minimizing erosion, preventing siltation and turbidity, stabilizing soil, preventing excess nutrients and chemical pollution, maintain natural water temperatures, maintain a healthy tree canopy and understory, preserving fish and wildlife habitat, and respecting the overall natural condition of the protected shoreland. If there are any questions or uncertainties concerning the boundary of the wetland, the Planning Board may request a site visit by the Planning Board and the chairperson of the Conservation Commission (or a designated representative). If deemed necessary, the Loudon Planning Board may call upon the services of an independent qualified wetlands scientist to examine said area and report findings to the Planning Board for their determination of the boundary. Qualified wetland scientist shall mean a person who is qualified in soil classification and wetlands delineation and who has been certified by the State of New Hampshire. The costs of such appeal shall be borne by the petitioner. Amended 2007; further amended 2010]

Nashua

190-112 Wetlands Buffer:

A. Special exceptions shall be reviewed for any use, building, structure, or development within the wetland areas or buffers defined in Table 112-1 below.
B. For purposes of Table 112-1, Column C, the buffer shall be measured horizontally outward and perpendicular to the edge of the delineated wetland.

Table 112-1 Wetland Classifications and Buffers		
(A) Wetland Category	**(B) Definitions**	**(C) Buffer (feet)**
Primary wetland	Areas designated as "prime wetlands" in accordance with RSA 483-A:7 and areas that have been documented as satisfying the criteria for designation as prime wetlands in accordance with RSA 483-A:7. "Primary wetlands" are defined by Resolution R-90-84, and generally depicted on maps entitled "Prime Wetlands, Nashua, New Hampshire" prepared for the Nashua Conservation Commission. R-90-84 defines primary wetlands as: The Merrimack River and its wetlands The Nashua River and its wetlands Salmon Brook and its wetlands Pennichuck Brook, Bowers Pond, Harris Pond, Holts Pond, Pennichuck Pond, Supply Pond and its wetlands Lovewell's Pond and its wetlands Horse Pond and its wetlands Old Ridge Road wetland Nashua Canal Nashua Cove	75
Critical wetlands	Critical wetlands are the following water bodies and watercourses and their wetlands. Critical	40

Table 112-1
Wetland Classifications and Buffers

(A) Wetland Category	(B) Definitions	(C) Buffer (feet)
	wetlands also include any perennial streams that are tributaries to prime wetlands. Boire Brook Coburn Pond Cold Brook Colerain Brook Hales Brook Harris Brook Hassells Brook Lincoln Brook Lyle Reed Brook Mill Pond Muddy Brook Old Maid's Brook Round Pond Spectacle Brook Spit Brook Trout Brook Sandy Pond	
Other wetlands over 9,000 square feet	Any wetland other than a primary or a critical wetland over 9,000 square feet in area	40
Other wetlands from 3,000 to 9,000 square feet and intermittent streams	Any wetland other than a primary or critical wetland between 3,000 and 9,000 square feet in area. Intermittent streams require a twenty-foot buffer from both banks, measured from top of bank. Intermittent streams are streams with a defined channel but that may not flow the entire year. Isolated man-made drainage ditches are not included.	20
Vernal pools	Twenty-foot minimum buffer. Buffer to be determined from recommendations in a protection plan submitted by a professional biologist. The buffer will be measured from the edge of the average annual high-water mark.	20

Planning Board Minutes
November 30, 2023 @ 6:00 PM
Media Center Raymond High School
45 Harriman Hill Road, Raymond, NH 03077

Pledge of Allegiance: Recited by all in attendance.

Meeting called to order:
The meeting started at approximately 6:00 pm.

Roll Call:
Bob McDonald, Planning Board, Tom Daigle, Dee Luszcz, Planning Board Chair Jim McLeod, Vice-Chair, Trisha Bridgeo, Board of Selectmen, Gretchen Gott, Planning Board, Jason Cleghorn, Community Development Director.

Public Meeting:

Application #2022-010: ONYX Excavation:
An application for an Earth Excavation Permit has been submitted by Onyx Raymond, LLC. The applicant is proposing the permitting of an existing excavation operation, that is proposed to result in the construction of a 550,025 SF warehouse. The properties are identified as Raymond Tax Map 22, Lot 44, 45, 46, 47, & Map 28-3, Lot 120-1; accessed via Industrial Drive. ******Continued from October 19, 2023******

As this was the second continuance of discussion, Mr. Cleghorn stated that the town would want to renotify the abutters but would verify with the applicant. Mr. McLeod stated that as long as the continuance is within 90 days, we would not need to renotify the abutters.

There was some confusion about how many continuances there have been for ONYX. Ms. Luszcz stated that going forward, in the agenda, to please include all continuance dates for clarification.

The applicant was not in attendance as they wanted more time for research. The Board debated between meeting dates for January 11, or January 18, 2024 so that there will be an ONYX representative present. However, if they decided to meet on the 18th, that will surpass the 90 days since the original meeting. Therefore, the abutters would need to be renotified.

Mr. McLeod said that per the RSA, the applicant will need to be present to give agreement for the continuance of this discussion. He stated that to be in compliance, the Board should choose a date within 60 to 65 days of the original application for an ONYX representative to attend solely to agree for the date of continuance of discussion.

Motion:

Mr. McLeod made a motion to continue application 2022-010 ONYX Excavation until December 7, 2023, at the Raymond High School Media Center, 45 Harriman Hill Road at 7:00pm; Mr. McDonald seconded the motion.

Mr. McLeod clarified that this meeting would clear the Board's legal conundrum of choosing an additional continuance date for the topic of excavation.

A roll call vote was taken,
Ms. Gott – Aye
Mr. Mcleod – Aye
Ms. Luszcz – Aye
Mr. Daigle – Aye
Mr. McDonald- Aye

A unanimous vote was taken by all saying 'aye' and a show of hands. Motion passed.

Public Hearing: Town of Raymond Site Plan Regulations

A Public Hearing consistent with *NH RSA 675:7* to discuss potential amendments to the Town of Raymond Site Plan Regulations. Consistent with *NH RSA 675:7 (II)* a copy of the amendments will be available for public inspection at the Raymond Town Hall.

Mr. Cleghorn gave an update: These are publicly available for review. Due to the holidays, the town attempted to complete this for the Board review tonight. However, they were not in a format ready for review. They are now. The Board will need to choose a date to review these. This is not subject to warrant; the Board just needs to follow RSAs for public hearing. Mr. Cleghorn discussed with the Chair for the potential of having D&K review specific pages, not the whole document. Pages 39 through 51 could benefit from being reviewed by an engineering firm as this includes the storm water, post construction storm water regulations, flow water calculations, etc. Mr. Cleghorn is still awaiting a response from D&K. These regulations will be distributed among the Board for review, with exception of those 12 pages, in contingency with D&K's review to save time. Mr. Cleghorn will also be reviewing the checklist, separate from the regulation. Updates will happen depending on how the regulations were updated or from previous Board discussion.

Motion:

Mr. McLeod made a motion to continue the Town of Raymond Site Plan Regulation Public Hearing to December 14, 2023, at the Raymond High School Media Center, 45 Harriman Hill Road at 6:00pm; Mr. McDonald seconded the motion.

Ms. Gott expressed concern, wondering if this would affect the Board's zoning review. Mr. McLeod stated that as these changes were already discussed, it should not. Mr. Cleghorn did make light edits/clarifications and suggestions that the Board will see once they receive the document.

A roll call vote was taken,
Ms. Gott – Aye
Mr. Mcleod – Aye
Ms. Luszcz – Aye
Mr. Daigle – Aye
Mr. McDonald- Aye

A unanimous vote was taken by all saying 'aye' and a show of hands. Motion passed.

Work Session:

DuBois & King Conversation

Jeff Adler from DuBois & King (D&K) was invited by Mr. Cleghorn to join the meeting for discussion about what is within the Board's scope in general, not project specific.

Mr. Adler asked if there was an existing document stating the Board's scope. Per Mr. Cleghorn, such document does exist. Ms. Luszcz requested a copy of this to be put in the Board's packet for review.

D&K's main scope is of drainage and road design or site plan access design from an engineering perspective. They do not go over Raymond regulations. They can comment on other related engineering questions but do not digress from the topics. Mr. Adler clarified that when the statement says "D&K is all set", they are done with their section. The rest of the document may need to have updates depending on the situation. The letters are directed to the planning staff. They will then be forwarded to the applicant's staff/engineer. Correspondence is usually between 3 and 4 reviews, as long as it is not a full resubmittal. Repeat comments are annotated for awareness. It is rare to have to have D&K to talk one-on-one with the applicant's engineer to get a comment resolved. It is also rare to not receive

correspondence from the applicant for over a month. If not, D&K will reach out to planning staff to ensure that correspondence is continued.

As time and money are concerns, the Town decides to limit the resources used from D&K to review. As staff can usually resolve issues outside of engineering, D&K will focus on those areas for comments.

Ms. Luszcz asked for clarification on how D&K creates proposals for each project. Mr. Adler stated that they will create proposals for drainage and road design/access pending on what was previously accepted for consistency. However, it is always up to the Board for any final determination on the project.

Ms. Luszcz asked, “What prompts you to start a service contract/scope of work?”

Mr. Adler explained that the applicant will send a packet to the Town and Cc D&K on the email for awareness. The applicant knows that D&K are the Town’s engineer. This will prompt D&K to submit a proposal to the Town’s staff. It does not get signed by the applicant, only the Town staff.

If no staff is present, D&K would send the proposal to the Board directly. However, usually there is interim staff present.

The timeframe between correspondence is faster thanks to email. Staff will sign the proposal and then will be forwarded to the applicant.

Mr. McLeod asked if Mr. Adler was currently monitoring any sites for the Town of Raymond. Mr. Adler confirmed that he was.

Ms. Luzcz requested a current log of active projects that D&K was working on with the Town of Raymond. She wishes for the list to include the location, progression, and scope of work for each project. Mr. Adler said he would provide the information.

Mr. Cleghorn stated that he does review any comments that D&K sends. He will then communicate the issues with the applicant to ensure that the changes are made. Correspondence between the Town and D&K is a daily event.

Ms. Gott asked for clarification on whether Jim O’Brien is D&K’s engineer. Mr. Adler confirmed that Jim is the resident engineer who has worked for D&K for eight years. Communication with him is daily as well, with Mr. Cleghorn Cc’d on the emails.

Ms. Gott followed up by asking how many tech reviews D&K go to. Or how do D&K determine which ones to be involved in. Is there a process? Mr. Cleghorn said that

he invites D&K. Mr. Adler confirmed that D&K will only go to tech reviews if they receive invitations from the Town. If the staff states that D&K doesn't need to attend as the meeting will not involve a lot of engineer insight, however, it is rare.

Ms. Gott asked if Mr. Adler will make any other additional comments during the tech review meetings. Mr. Adler said it would depend on whether a review of the "Notice to Proceed" was done by D&K. Their presence in the meetings may be a mixture of listening and making comments depending on their review.

Ms. Gott asked if D&K would be involved with setbacks on zoning. Mr. Cleghorn stated that he would not expect them to be involved with that.

Ms. Bridgeo stated that as she saw the TRC coming in and seeing that there were no comments from D&K due to not having done the review yet due to not receiving the package yet and also because it wasn't in D&K's engineering scope to comment. Ms. Bridgeo asked that with any areas that are concerning but outside of scope, if D&K could address it by saying something such as "this is outside of my scope to comment". Mr. McLeod agreed that the comment should be "outside of scope" for clarification. Mr. Adler noted the concern.

Ms. Bridgeo had another concern regarding the change in design from the applicant, the engineer from D&K would be in review with the Board and questions would arise, but the engineer would not be able to comment due to not reviewing the plans yet and being outside of scope. Mr. Adler confirmed.

Ms. Bridgeo asked how to work the fee schedule for the applicant between engineering from D&K.

Mr. Cleghorn said that the checklist derives the escrow amount.

Ms. Bridgeo asked from the Town side, how can we ensure that a heartier review due to the concerns of the project. How do they close that loop to ensure it is part of their scope for review?

Mr. Cleghorn said that cannot be done unless you amend the documents.

Ms. Gott asked if we could make that stipulation once they come before the Board.

Mr. Cleghorn said he would not elaborate on that.

Ms. Bridgeo gave the example of concern such as checking a site and blasting during construction.

Mr. Adler stated that they would monitor but not check the blasting. That would concern the fire department of the Town.

Ms. Bridgeo clarified that the result of blasting could affect storm water or functionality of drainage. Would that be within D&K's scope for comment and review?

Mr. Adler said that yes, as long as it was during the construction, and the engineer Jim saw this in the plan, he could make comment on the issue. D&K could then contact Planning Staff.

Mr. McLeod asked D&K does Phase 1 environmental site assessments.

Mr. Adler said yes, there is someone who performs those assessments. However, they would prepare a separate scope of work as it is outside their general scope.

Mr. McLeod asked whether a three-tiered scope of different projects for different amounts of review (ie: type 1 with a general review, type 2 with more review, type 3 with a Phase 1 environmental site assessment) can be implemented for projects. Then, the Board can determine which tier does the project fall under, not what needs to be reviewed.

Ms. Gott asked who would decide which tier the project would fall under.

Mr. McLeod said that staff would coordinate with the board.

Mr. McDonald asked when the assignment of tiers would take place – before or after the Board accepts an application.

Mr. McLeod said that it would make sense to assign it at the time the application is submitted as that is when the Board would have the information to make the decision.

Mr. Cleghorn stated that as he already works extremely closely with D&K, he doesn't quite understand why this system would need to be in place – maybe others think something is happening that isn't happening. Mr. McLeod and Mr. McDonald stated that wasn't the reason why the tiered system was suggested, but to try to understand the process of the application – it gets submitted to the Staff and then the Board has a timeframe to review it. Mr. McLeod reiterated that the decision for assigning which tier of review to the project would be at the beginning of the application process. The Board could suggest which tier of review should be

assigned and let Planning Staff know. From there, Jason could confer with D&K and the applicant.

Mr. Adler stated that there are times when additional a request for review can happen after approving the application.

Ms. Bridgeo tried to ask a specific scenario question, but Ms. Gott interjected and stated that due to meeting limits, the Board should send them Mr. Cleghorn who would then forward them to D&K for further investigation. Mr. Cleghorn agrees. Ms. Bridgeo then clarified that she wanted to know the checks and balances of the process. Mr. Adler said that the letters from D&K get sent to the Town office who then forwards them to the applicant. Copies of these letters are included in the Board's packets in preparation for the meetings. The letters will include comments to the applicant's plans. Once the resubmission is received at D&K, they will backcheck it and ensure that everything is fixed and nothing else is changed to solicit additional comments. The end goal is to come to an agreement that the applicant has satisfied all of D&K's comments, which would finalize their part of the project.

Mr. Daigle agreed with Mr. McCleod's suggestion of the tiered projects for review purposes.

Mr. McCleod asked if all projects get sent to D&K for review or if there is something that indicates that it needs to be sent to them. Mr. Cleghorn said that all projects received since his start date have had to been sent to D&K as he hasn't received anything that was minor enough not to be sent to D&K for review.

Ms. Luszcz asked if D&K will stamp the plans that they review. Mr. Adler said they will annotate on the plan when comments are made so that there is a history published for revised plans. This will also help mitigate the confusion of crossed plans for review amongst D&K, Staff, and the Board. These dates are annotated in D&K's letters. Engineers should be annotating the dates that they are making changes. D&K assumes that all plans will have stamps from the certified engineers.

Mr. McLeod asked how often does D&K attend hearings at other municipalities on those towns' behalf of engineering. Mr. Adler said that it is rare as it is not productive. It should be done outside of a public hearing.

Ms. Luszcz asked a hypothetical question of what would happen if the engineer was away and the site plan blasted, how would anyone be aware if any drainage system underground was damaged? Mr. Adler stated that unfortunately, there

would be no way in knowing if there was any damage. However, they would be aware if there are drainage issues later on due to flooding, etc.

Action Item for Mr. Adler was to create a list of the scopes of work and tracking of progress of all current engineering and construction projects D&K are working on.

The discussion with Mr. Adler adjourned at approximately 7:20 PM.

Impervious Surfaces Discussion

This discussion was brought up from a request from the conservation commission. Planning staff created this document. This document has been broken down by the following:

1. Town of Raymond zoning ordinance usage
2. Standard definitions from APA and other published resources
3. Surrounding New Hampshire municipalities

Mr. Cleghorn chose three towns that had notable definitions that the Town of Raymond could use to improve our own definition. He then gave some suggestions of improvements such as having a baseline definition and then adding some additional sentences as example.

Ms. Gott preferred the Merriam Webster definition while Ms. Luszcz preferred the Boscawen definition. Mr. McLeod felt that the point was missed as there are two different definitions of “Impervious Surfaces” – one for the containment of regulated materials and one for the calculation of stormwater runoff; these definitions need to be kept separate. Mr. McLeod suggests that the Town’s definition needs to clarify that the usage is for the specific purpose of retaining spilled regulated substances and add an additional definition of what items are pervious to stormwater regulations.

Ms. Bridgeo asked if we wanted to include solar panels in the definition of impervious surfaces as they are an up-and-coming trend in New England. Mr. Cleghorn agreed that we would want to include it for future usages.

Mr. McDonald suggested updating the Town’s zoning ordinance to have two separate definitions next to each other. However, to mitigate confusion, both Mr. Cleghorn and Mr. McLeod stated that they would not want to have that.

In conclusion, Mr. McLeod’s suggested update to the Town’s zoning ordinance definition of “Impervious Surfaces” will remain the same. At the end of the definition, instead of a period, add a comma and the following: “for the express purpose of retaining the regulated substances, however, these surfaces are considered

impervious for the calculation of stormwater impacts and other regulatory calculations separate from the retention of spills." For the other three mentions of the term in the zoning ordinance, change "impervious surface" to say "a surface impervious to regulated substances" so that it is specific to the purpose. Mr. McLeod was tasked with also typing up his revision to present to the board at the next meeting.

Mr. McLeod pointed out that there were two situations happening with this term:

A. This update will clarify what the zoning ordinance is trying to portray for the retention of chemicals versus the calculation of stormwater.
B. A different definition needs to be provided for the calculation of stormwater elsewhere outside of the zoning ordinance such as site plan regulations, as there isn't one listed there yet, and it is for a different purpose.

The discussion of "Impervious Surfaces" adjourned at approximately 7:50 PM.

Groundwater Discussion

Mr. Cleghorn created this document per the discussion between the Board and Maddie DiLonno from 2022. Mr. McLeod provided some background on the origin of this discussion where the information was provided to the Board a year ago and at the time, they did not have the bandwidth to review. Ms. Bridgeo also stated that the Board did not want to remove any definitions as some of the information was still prevalent.

Mr. Cleghorn wanted to take the time to review his changes that he made. Mr. McLeod started the conversation by stating his concerns about the "appeals" process. With the discussion of the Board's concerns and the background of the origin, Mr. Cleghorn stated that he did not want to rush any decisions or review. They discussed "snow dump" versus "snow storage", blasting activity, conditional usage. Mr. Cleghorn did not receive the Board's notes on the document from the meeting from 2022 so there will need to be some rereview.

Discussion was adjourned at approximately 8:05 PM.

Staff Updates:

Mr. Cleghorn supplied the Board with updates on how the planning area and building inspector office has been organized. The board was happy with the improvement. The next eventual step will be to scan existing paperwork.

Mr. Cleghorn wanted to get clarification of how the 2024 schedule was organized. Ms. Luszcz stated that she would like to receive the draft of the agenda before

publishing it and to reduce the meetings to two meetings per month. Mr. Cleghorn will make a draft of the 2024 calendar after conferring with Ms. Luszcz.

Approval Of Minutes:

Ms. Luczsz would prefer if all minutes are aligned on the left, not in the "justify" format. All line numbers need to be moved in. It is noted that on printed copies, the line numbers are not visible, but they are still visible with the electronic copies. Ms. Bridgeo is the only member of the Board who is reading along on a digital copy while the rest of the members are reading per printed copies.

September 14, 2023 Minutes

Ms. Luszcz wants to make an update to page 3 line 130 needed to add an additional statement at the end of the paragraph. The statement should be "Mr. Cleghorn and the Boad agreed that an email from Maddie is not sufficient for legal determination." Ms. Bridgeo and Mr. McLeod agreed with the update.

Mr. McDonald wanted to make an update to page 2 line 60 for grammatical clarification. Ms. Luszcz stated that while she agrees that it doesn't read well, the minutes are verbatim, and we shouldn't delete it. Mr. McDonald said there was a typo in what he said from page 2 line 116 – delete the words "that that". Mr. McLeod agreed that the change should be made.

Ms. Gott asked for clarification on page 6 in the last paragraph, if "33d" was supposed to be "33rd". However, Ms. Luszcz and Mr. McDonald said that they were referring to article 33D which is spelled out. The other area Ms. Gott wanted to edit was page 13 regarding the Board receiving letters. However, Ms. Luszcz stated that she listened to the meeting thoroughly and did not catch that and that the minutes were thorough enough. Ms. Luszcz reminded the Board that if anyone wanted a quote verbatim in the minutes, to say into their microphone "I want this verbatim". There was an informal motion to accept the minutes for this section as is by Ms. Luszcz. 4 said yes, 1 opposed, and 1 abstain.

Motion:
Mr. McDonald made a motion to accept the minutes from September 14, 2023 as amended, Mr. McDonald seconded the motion.

A roll call vote was taken.
Mr. McDonald - Aye
Mr. Daigle – Aye

Ms. Luszcz – Aye
Mr. McLeod – Aye
Ms. Bridgeo – Aye
Ms. Gott – No per previous comment

The motion passed with a vote of 5 in favor, 1 opposed, and 0 abstention.

September 17, 2023 Site Walk Minutes

Mr. McLeod stated that the minutes had Mr. Jewett's name spelled incorrectly. Ms. Gott also noticed that Mr. McLeod's name was spelled incorrectly. Ms. Luszcz wishes for the true vote to be displayed in the minutes for the adjournment of the meeting. However, upon further discussion, since Mr. McLeod was not present at the time of adjournment, the vote won't be able to be accounted for. It was agreed upon by the board that since it was a site walk meeting, no formal vote needs to be reported upon for the adjournment.

Motion:

Mr. McLeod made a motion to accept the minutes from September 17, 2023 site walk as amended, Mr. McDonald seconded the motion.

A roll call vote was taken.
Mr. McDonald - Yes
Mr. Daigle – Yes
Ms. Luszcz – Aye
Mr. McLeod – Aye
Ms. Bridgeo – Yes
Ms. Gott – Yes

The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstention.

September 21, 2023 Minutes

Ms. Luszcz was absent but wants to ensure the margins are fixed to show line numbers clearly since paper copies of minutes are supplied at Town Hall. Mr. McLeod mentioned the disclaimer at the end of all minutes should specify the preservation of the video for five years as a disclaimer.

Ms. Bridgeo made an overall comment regarding action items on minutes should be noted. Ms. Luszcz stated that currently Mr. Cleghorn should be keeping track, and she also has her own records. Both Mr. Daigle and Mr. McLeod stated that it would be nice to have the action items listed on a cover sheet to ensure that they are being tracked properly. Ms. Luszcz said that is why

Mr. Cleghorn was attending meetings and keeping track of the action items; she will confirm with him.

Ms. Gott was wondering if a word was missing from line 151 where Ms. Bridgeo said, “there is no town”. Upon further discussion, Mr. McLeod clarified that it appears that Ms. Bridgeo meant to say, “there is no town road”. Ms. Bridgeo confirmed it.

Motion:

Mr. McLeod made a motion to accept the minutes from September 21, 2023 as amended, Mr. McDonald seconded the motion.

A roll call vote was taken.
Mr. McDonald - Aye
Mr. Daigle – Aye
Ms. Luszcz – Aye
Mr. McLeod – Aye
Ms. Bridgeo – Yes but then got into a discussion of electronic meeting minutes versus the printed copies amongst the Board
Ms. Gott – [please note that Ms. Gott was skipped over for the motion]

The motion was not officially closed but per the above votes, they motion passed with 5 in favor.

September 28, 2023 Minutes

Ms. Luszcz stated the margins need to be fixed and on page 5, $1,000 should be changed to the word “thousand”, and the word “slash” should be just a character “/”. In the same paragraph, Ms. Gott wanted clarification on the part where it says “Jason staff members”. Ms. Luszcz clarified that it should be “Jason’s staff members”.

Ms. Luszcz shared that on page 7, she wants all blank lines deleted so there aren’t any additional line numbers listed.

Mr. McDonald said on page 2, “Raymond” was spelled incorrectly as “Ramin”. Ms. Bridgeo also found that “opined” should be “outlined” in the same paragraph. However, upon further discussion, Mr. McLeod did say the word “opined”.

Motion:

Mr. McLeod made a motion to accept the minutes from September 28, 2023 as amended, Mr. McDonald seconded the motion.

A roll call vote was taken.
Mr. McDonald - Yes
Mr. Daigle – Yes
Ms. Luszcz – Aye
Mr. McLeod – Aye
Ms. Bridgeo – Yes
Ms. Gott – Yes

The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstention.

October 5, 2023 Minutes

Ms. Luszcz said on page 2 line 63, colons needed to be added to the RSA numbers; page 3 line 100 a date was stated so "/" needed to be added to show "11/5/2020"; page 3 line 118 the spacing between the RSAs needed to be reformatted properly; page 7 had several instances of RSAs with missing colons; page 8 line 336 the email should be for the Welsh application.

Mr. McLeod stated that on lines 41 through 43, there is a material misstatement, and this is reflected throughout this meeting. Ms. Luszcz stated that a footnote can be added to refer to the current 11/30/2023 meeting video for the comments.

Mr. McLeod said that on page 4 line 155, an extra "not" was typed. Ms. Luszcz agreed.

Ms. Gott said on page 1 line 44 should say "at a future meeting". Mr. McLeod and Ms. Luszcz stated that that was a minor grammatical fix, and the overall context was reflected correctly, agreed to allow the correction. Ms. Gott went on to say page 2 line 58 didn't specify a year. However, since they didn't say a year, we cannot add it to the minutes. Line 68 should say "grandfathered". Ms. Gott continued with page 5 there was a misprint with the word "stated" and a stutter so it had some nonsensical addition to a sentence. Page 10 line 439, "Jewet" was misspelled.

Motion:

Mr. McLeod made a motion to accept the minutes from October 5, 2023 as amended, Mr. Daigle seconded the motion.

A roll call vote was taken.
Mr. McDonald – Aye
Mr. Daigle – Yes
Ms. Luszcz – Aye
Mr. McLeod – Aye
Ms. Bridgeo – Aye
Ms. Gott – Yes

The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstention.

November 2, 2023 Minutes

Ms. Luszcz only wanted the additional blank lines at the end of the minutes to be deleted.

Motion:

Mr. McLeod made a motion to accept the minutes from November 2, 2023 as ammended, Mr. McDonald seconded the motion.

A roll call vote was taken.
Mr. McDonald – Yes
Mr. Daigle – Yes
Ms. Luszcz – Aye
Mr. McLeod – Aye
Ms. Bridgeo – Yes
Ms. Gott – Abstain as she did not have her notes with her

The motion passed with a vote of 5 in favor, 0 opposed, and 1 abstention.

November 9, 2023 Minutes

There was some confusion and not all members had a copy to review these minutes.

Motion:

Mr. McLeod made a motion to table the minutes from November 9, 2023 until December 7, 2023, Mr. McDonald seconded the motion.

A roll call vote was taken.
Mr. McDonald – Yes
Mr. Daigle – Yes
Ms. Luszcz – Yes
Mr. McLeod – Aye

Ms. Bridgeo – Yes
Ms. Gott – Yes

The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstention.

Board Member Update:

Mr. McDonald said that Maddie released the final water resource document and sent it to the Board and Mr. Cleghorn online.

No updates from CIP.

Mr. McLeod said from the water planning committee, there were some concerns from staff on the administrative order that research needs to be done on. The next WPC meeting will be the last for the year on Wednesday December 13, 2023 at 5 PM.

Board of Selectmen are working on the budget.

Ms. Bridgeo stated that the Board will be going into nonpublic under RSA 91-A:3 Section 2L and will only come out to adjourn.

Motion:

Mr. McLeod made a motion to go into nonpublic; Mr. McDonald seconded the motion.

A vote was taken.
Mr. McDonald - Yes
Mr. Daigle – Yes
Ms. Luszcz – Yes
Mr. McLeod – Aye
Ms. Bridgeo – Yes
Ms. Gott – Yes

The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstention.

Adjournment:

Chair Luszcz adjourned the meeting at approximately 9:20 PM to go into nonpublic. They came back into public session to officially adjourn the meeting.

Respectfully submitted,

Christine M. Aiello

The video of this meeting is to be preserved for 5 years, attached to these minutes and made part of the permanent record.