

**Raymond Conservation Commission
Meeting Agenda**

November 8, 2023

7:00 PM

Media Center

Call to order

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

Agenda Items

01-Resignation Letter-Kris

02-White Rock Site Walk review and Next Steps

03-Planning Board Zoning Recommendations - Review

04-Project Checklist document development- discussion

05-Flint Hill Parking sign update - Kris

Finance

06-Conservation Fund Statement - if available

07-Submitted 2024 Budget

Approval of Minutes

08-October 25th, 2023

09-November 5th, 2023 - Site walk (if available)

Correspondence

10-GW Conservation Overlay Letter to Planning Board

Other items that may come before the board

Future Items/Events

November 16th-Joint Meeting with Planning Board - 7:30

December 13th - CC Meeting

Adjournment (no later than 9:00)

The public is encouraged and welcome to attend. Comments may also be submitted to conscomchair@raymondnh.gov

Supporting documents may be found at the Town of Raymond Website: [Conservation Commission supporting documents](#)

October 25, 2023

Dear Jan,

This letter is to notify you that I am resigning my position on the Raymond Conservation Commission as of December 1, 2023.

My other commitments have become too great to allow me the time to remain an active and thoughtful member of the commission.

Thank you so much for the opportunity to serve the town and learn more about protecting and enhancing the natural resources in Raymond . It has been fun and informative to work with all the board members through the years. Your strong and diligent leadership has always been appreciated.

I wish the commission success as it continues to monitor and improve both the conserved lands and natural resources in the town of Raymond.

Best to all,
Kris Holleran

Raymond Conservation Commission Project Checklist - DRAFT

Land owners and applicants

Zone G land identified

Any professional certifications (stamps) identified (like wetland scientists, surveyors, etc.)

Whether there is a wetland permit needed or if there is one in the process

Any other state permits needed (AOT)

Wildlife Action Plan

Wetlands report for functions and values

Lamprey River, Exeter River, Squamscott River Advisory Committee comments if needed

The Applicant to come in to a ConsCom meeting before applying for the Special Permit

Runoff, drainage, erosion control measures, contamination

Proposed use for the site

Wetland and vegetation buffers

Whether any variances are required

Application timeline relevant information (dates, meetings, documents, minutes)

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Commission Members in Attendance:

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

Meeting Called to Order by:

Michael Unger, Vice Chair

Commission Members Excused:

Jan Kent, Chair

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Public Input:

There was none

Groundwater Conservation District Zoning - 5.2

Mr. Unger said that the task is to make any comments or recommendations to the Planning Board.

Members discussed the definition of impervious surface where it was unclear why asphalt was identified as not an impervious surface when it comes to contact with substances stored on them which they could react with or dissolve.

Members agreed that the Planning Board should review the definition for accuracy.

Then members reviewed the Groundwater Conservation Overlay District map in Section 5.4.14 and the description in 5.2.3. Members agreed to recommend that the Official Zoning Map B be updated to include all existing wellhead protection areas (WHPAs) currently designated by NHDES. For example, the WHPA for Town of Raymond Well #4 near the High School is not shown on the current map. Other WHPAs may also have been designated since the map was last updated in 2018. Members also agreed to recommend that in the legend, the area currently labeled "Groundwater Protection Zone" should be changed to "Groundwater Conservation Overlay District" to align with the Zoning Ordinance language.

Another discussion was about making it easier to find an access the referenced reports in the section (1992 Wellhead Protection Program and 2009 Source Water Protection Plan) and suggestion was made to possibly include the hyperlinks from the Ordinance online.

Mr. Unger made a motion that ConsCom recommends to the Planning Board to review Item 5.2.4.8 of the Zoning Ordinance for accuracy, in particular with regards to asphalt, and that under Item 5.2.3 of the Zoning Ordinance the map be updated, which is either Figure or Appendix B, and that they provide an easier way to access the reports that are

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43 referenced or provide a link to them. Ms. Holleran duly seconded and motion carried
44 unanimously.

45 Mr. Unger said that he will draft the letter to the Planning Board.

46

47 **Project Checklist document development**

48 Members had a brainstorming session on what might be included in the application
49 checklist for when ConsCom is reviewing applications:

- 50 - Date
- 51 - Land owners and applicants
- 52 - Zone G land identified
- 53 - Any professional certifications (stamps) identified (like wetland scientists,
54 surveyors, etc.)
- 55 - Whether there is a wetland permit needed or if there is one in the process
- 56 - Any other state permits needed (AOT)
- 57 - Wildlife Action Plan
- 58 - Wetlands report for functions and values
- 59 - Lamprey River, Exeter River, Squamscott River Advisory Committee comments if
60 needed
- 61 - The Applicant to come in to a ConsCom meeting before applying for the Special
62 Permit
- 63 - Runoff, drainage, erosion control measures, contamination
- 64 - Proposed use for the site
- 65 - Wetland and vegetation buffers
- 66 - Whether any variances are required
- 67 - Application timeline relevant information (dates, meetings, documents, minutes,
68 resolutions, etc.)

69

70 **Abutter Letter Draft - Review - Kathy**

71 Ms. McDonald distributed copies of the abutter letter to the abutters of Town owned
72 conservation land that she had drafted and also cleared it by legal. Members reviewed
73 the letter and asked Ms. McDonald to check with Bear-Paw if they are good with ConsCom
74 sending it on their behalf and who they would like people to contact with questions if
75 they have any.

76 *Ms. Holleran made a motion that if Bear-Paw is amenable, Raymond Conservation*
77 *Commission may send the Conservation Easement Notification and Cooperation Request*
78 *to abutters of conserved properties prior to the end of 2023. Mr. Gibby duly seconded*
79 *and motion carried unanimously.*

80

81 **Fox Run Road BOS site walk update – Warren**

82 Mr. Gibby provided an update on the sitewalk and his recommendations that he made to
83 the Selectboard on attaching the sign to the guardrail so that it is visible well and is out
84 of harms way.

85

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Onway Lake development- History book – Kathy

Ms. McDonald read from the Joseph Fullonton’s “History of Raymond” about mentions of Indian mortars somewhere in Raymond and noted that these things, if they are still there are definitely something that should be protected. Members discussed the possible locations, whether there are any local historians in Raymond that could be consulted, whether the Historical Society may have any interest, etc.

Dearborn illegal trail update – Mike

Mr. Unger distributed a document with sign examples and members discussed the language, types of signs and material, how to attach them, where to locate, etc. Members also discussed how to enforce the violations and what the penalties are. They also agreed to look at possible locations while being out on a sitewalk to other properties. Members identified that they would need 6 signs (4 yellow and 2 browns ones), 6 posts and hardware and set the upper limit to spent as \$500.

Ms. Holleran made a motion to allow expenditures of up to \$500 for 6 "TRAIL CLOSED" signs and hardware and posts to mount them on. Ms. McDonald duly seconded and motion carried unanimously.

PB Onyx Hearing - updates - Kathy/Warren

Ms. McDonald provided an update on the Planning Meeting which she attended where Onyx proposal was reviewed. She said that the Planning Board requested to see the water testing results from the testing wells before proceeding with approving further excavation on the property.

Finance

Conservation Fund Balance

Conservation Fund Statement – September

Mr. Unger said that the September statement is in the packet and the ending balance is \$345,225.24.

NHACC Invoice approval

Mr. Unger said that the invoice is in the packet, and the dues have gone up by \$25 and are now \$550 for the year 2024.

Mr. Unger made a motion to allow pay the invoice for the NHACC 2024 membership dues in the amount of \$550 to be paid from the ConsCom General Fund Membership and Dues account # 01- 8052-008. Ms. Holleran duly seconded and motion carried unanimously

Approval of Minutes

October 11, 2023.

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129 *On a motion by Ms. McDonald to approve the 10/11/2023 minutes as amended, which*
130 *was duly seconded by Mr. Gibby, 10/11/2023 minutes were approved by a unanimous*
131 *vote in favor.*

132

133 **Correspondence**

134 **Onway Lake Subdivision**

135 Ms. Kent said that there was an email received from the Fire Chief Paul Hammond about
136 the Onway Lake Subdivision as follows: "Possibly you already are aware of the proposed
137 subdivision for Onway Village. In looking at the proposal I observe houses proposed
138 where there is historical significance referenced in the History of Raymond NH by Mr.
139 Fullerton. That being the Indian Mortar in the ledge. Albeit pretty uneventful, a hole in
140 the ledge possible foot and a half across and probably as deep but history, nonetheless.
141 Is this something ConsCom would have an interest in? I would hate to see it passed over
142 due to unawareness. I have viewed this site in the past so I am familiar with the location."
143 Members expressed interest in going out to look at it. Ms. Kent said that she will inform
144 Mr. Hammond. Members also agreed to look into the matter more at the next meeting.

145

146 **NHDES -New Wetland Rules**

147 Mr. Unger said that information letter from NHACC was in the packet.

148

149 **LRAC email on bacterial testing**

150 Members discussed the possible access issues to one of the testing sites and suggested
151 walking with a kayak to the water edge and then moving on the water to that location.
152 Mr. Unger suggested that members individually contact Jim first with their suggestions
153 as per Ms. Kent he already has responded to this letter.

154

155 **Planning Board Letter - Onyx Excavation**

156 **BOS Letter - Fox Run Road - Cassier Timber Rights**

157 Mr. Unger said that both letters were in the packet.

158

159 **2024 Budget**

160 Members reviewed the spending and set the following line items for the 2024 Budget:

- 161 - Postage - \$25
- 162 - Supplies - \$50
- 163 - Dues - \$600
- 164 - Education and training - \$180
- 165 - Property maintenance/signage - \$300
- 166 - Publications/subscriptions - \$125

167 TOTAL: \$1280

168

169 *Mr. Unger made a motion that ConsCom proposes the dollar amounts identified above*
170 *for the 2024 ConsCom budget. It duly seconded by Mr. Gibby, 10/11/2023 minutes were*
171 *approved by a unanimous vote in favor.*

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172 **Newsletter**

173 Mr. Unger spoke about the newsletter article that he wrote about the leaving the leaves
174 in the yards and the benefits of doing so.

175
176 **Future Items/Events**

177
178 **November 5th - White Rock Site Walk 9 am**

179 **November 5th - Allowed use sign installs**

180 **November 8th - CC Meeting**

181 **December 13th - CC Meeting**

182
183 **Non-public session**

184 *Mr. Unger made a motion at 8:39 PM to go into a non-public session under RSA 91:3, II*
185 *(d). Ms. Holleran duly seconded and motion carried with a 4:0 roll call vote: Mr. Unger –*
186 *aye, Ms. Holleran – aye, Ms. McDonald – aye, Mr. Gibby – aye.*

187
188 Non-Public session began at [REDACTED] PM

189
190 [REDACTED] made a motion to exit the non-public session at [REDACTED] PM. [REDACTED] duly seconded.
191 Roll call vote: [REDACTED]. Motion [REDACTED]

192
193
194 Public session reconvened at [REDACTED] PM

195
196 **Adjournment**

197
198 [REDACTED] made a motion to adjourn. [REDACTED] duly seconded. Vote: [REDACTED]. Motion
199 [REDACTED]

200
201 Meeting adjourned at [REDACTED] PM

202
203 Respectfully submitted,

204
205 Alvina Snegach

206
207 Recording Secretary

| Budget Line | COMMITTEES | 2022 Budget | 2022 YTD | 2023 Budget | 2023 YTD 10-20-23 | 2024 TM Proposed | 2024 +/- 2023 Budget | 2024 +/- % 2023 Budget | Comments |
|-------------------------------------|------------------------------------|--------------|----------|--------------|-------------------|------------------|----------------------|------------------------|---|
| 01-8052-002 | Consv-Postage | \$ 10 | \$ - | \$ 10 | \$ - | \$ 25 | \$ 15 | 150% | |
| 01-8052-005 | Consv-Office Supplies | \$ 100 | \$ 18 | \$ 100 | \$ 9 | \$ 50 | \$ (50) | -50% | |
| 01-8052-008 | Consv-Dues and Membership Fees | \$ 210 | \$ 525 | \$ 210 | \$ - | \$ 600 | \$ 390 | 186% | This is to cover the annual NHACC Invoice |
| 01-8052-012 | Cons Comm- Education and Training | \$ 180 | \$ - | \$ 180 | \$ - | \$ 75 | \$ (105) | -58% | |
| 01-8052-014 | Consv- PrprtyMaintenance/Signage | \$ 300 | \$ 18 | \$ 300 | \$ - | \$ 125 | \$ (175) | -58% | |
| 01-8052-017 | Consv-Publications & Subscriptions | \$ 125 | \$ - | \$ 125 | \$ - | \$ 50 | \$ (75) | -60% | |
| | | \$ 925 | \$ 560 | \$ 925 | \$ 9 | \$ 925 | \$ - | 0% | |
| % +/- from prior Budget Year | | 0.00% | | 0.00% | | 0.00% | | | |
| <i>Balance Remaining</i> | | | \$ 365 | | \$ 916 | | | | |



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077

(603) 895-7017

October 27, 2023

TO: Raymond Planning Board - Diana Luszcz, Jim McLeod

CC: Jason Cleghorn, Community Development Director
Donna Giberson, Community Development Assistant

RE: Recommended Zoning Amendments for Groundwater Conservation Overlay District - 2024

The Conservation Commission reviewed the Zoning Ordinance for the Groundwater Conservation Overlay District (Zoning Ordinance Section 5.2) and has the following recommendations. Please note, these recommendations supplement our letter to the Planning Board dated September 10, 2023, (copy attached for reference) which recommended amendments to Zone G – Conservation District.

1) Section 5.2.4.8. – Definition of Impervious Surface

The Conservation Commission recommends that the definition of “Impervious Surface” be reviewed for accuracy, especially with respect to asphalt being defined as not impervious. It appears this definition relates to chemical containment, not rainwater runoff and stormwater management (for which asphalt would be considered impervious). Clarity might be added by making that distinction more explicit in the Ordinance language.

2) Section 5.2.3 – Groundwater Conservation Overlay District Description

We recommend that Official Zoning Map B be updated to include all existing wellhead protection areas (WHPAs) currently designated by NHDES. For example, the WHPA for Town of Raymond Well #4 near the High School is not shown on the current map. Other WHPAs may also have been designated since the map was last updated in 2018.

In addition, in the legend, the area currently labeled “Groundwater Protection Zone” should be changed to “Groundwater Conservation Overlay District” to align with the Zoning Ordinance language.

Lastly, we recommend making it easier to find and access the referenced reports (1992 Wellhead Protection Program and 2009 Source Water Protection Plan) perhaps with hyperlinks from the Ordinance online.

Thank you for considering our recommendations,

Raymond Conservation Commission

ConsComChair@raymond-nh.gov



RAYMOND CONSERVATION COMMISSION

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September 10, 2023

TO: Raymond Planning Board - Diana Luszcz, Jim McLeod

RE: Recommended Zoning Amendments for Zone G changes - 2024

The Conservation Commission reviewed the Zoning for Zone G 4.9 – Conservation District and has the following recommendations for changes. Changes in **bold** and ~~lined out~~.

1) Section 4.9.3.1 – Shoreland Protection Area

Remove references to the “Water Resource Management Plan”. Since the zoning was changed to include all brooks and streams in the 75-foot setback, the Water Resource Management Plan is no longer applicable.

Replace “having flowing or standing water for (6) six months of the year” with “**intermittent or perennial streams**”, due to the difficulty that the Conservation Commission has observed in determining whether there is standing water for 6 months of the year or not.

Recommended Zoning Amendment #1

Edit Ordinance as follows:

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

2) Section 4.9.3 – District Boundaries, Section 4.9.3.5 and Section 4.9.5

4.9.3 – District Boundaries – Add an additional definition under 4.9.3 – District Boundaries, labeled **4.9.3.5**, to include the Wetland Setback area under Zone G. Currently, only the Wetlands are included in Zone G, not the setback area. This is inconsistent with 4.9.3.1 – Shoreland Area, in which the setback is included in Zone G. Also, a Special Permit with recommendations from the Conservation Commission is currently only required for a wetland impact, not an impact to the Wetland Setback Area.

Recommended Zoning Amendment #2



RAYMOND CONSERVATION COMMISSION

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Add new subsection to Ordinance under 4.9.3 – DISTRICT BOUNDARIES as follows:

4.9.3.5. WETLAND SETBACK AREA: as defined in Section 15.3.2.

4.9.5 – Allowed Uses Table – Conservation District – This change is related to the 4.9.3.5 recommendation. If the 4.9.3.5 recommendation is adopted, then the Conservation Commission further recommends that the Allowed Uses Table “Wetlands” heading be changed to “Wetlands and Setbacks”.

Recommended Zoning Amendment #3

Edit heading of Allowed Uses Table under Section 4.9.5 as follows:

“Wetlands **and Setbacks**”

3) Section 15.1 – Area and Dimension Table

Since Zone G – Conservation District is an overlay district as defined in Section 4.9.3, and the Area and Dimensional requirements for Zone G are defined in Section 15.3, the data in Table 15.1 for the Zone G row are not applicable. The Conservation Commission recommends replacing the data in the table on the Zone G row with a reference to Section 15.3 – Special Requirements in Zone G.

Recommended Zoning Amendment #4

Edit Table 15.1 of Ordinance as follows:

| Zone | Minimum Lot Size Square Feet | Minimum Lot Size Acreage | Minimum Frontage | Minimum Setbacks | | | Served by Town Water |
|--|------------------------------|--------------------------|------------------|------------------|------|------|----------------------|
| | | | | Front | Side | Rear | |
| G | 87,120 * | 2 * | 200 * | 15* | 15* | 15* | NA * |
| * The wetland setback is 75 feet per Refer to section 15.3. Special Requirements in Zone G. | | | | | | | |

4) Section 4.9.3 & 4.9.4 – External Links

The requirement for using the “Rockingham County Soil Survey Map, October 1994” is outdated, and newer maps are available. The Conservation Commission recommends that the most current Rockingham County Soil Survey Map be referenced.

Recommended Zoning Amendment #5

Make the following Ordinance **edits** wherever the Rockingham County Soil Survey Map is referenced in Section 4.9.3 and 4.9.4:

Rockingham County Soil Survey Map, ~~October 1994~~ **most current edition**



RAYMOND CONSERVATION COMMISSION

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Additionally, all the external links in that section need to be audited for accuracy as some of the links refer to sites that are no longer available.

Thank you for considering our recommendations,

Raymond Conservation Commission

ConsComChair@raymond-nh.gov

CC: Raymond Planning Department