

**Raymond Conservation Commission
Meeting Agenda**

March 27, 2024

7:00 PM

Room 109

Call to order

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

Agenda Items

- 01-Jewett Warehouse -Conservation Language - Review
- 02-Autumn Trails - 032-000-072- Site walk update
- 03-RCCD Workgroup participation

Finance

- 04-Conservation Fund Statement - if available
- 05-Funding Approval for Minutes - CF Form

Approval of Minutes

- 06-March 13th, 2024

Correspondence

Other items that may come before the board

Future Items/Events

- March 30th - Big Tree Presentation - Deerfield Comm. Ctr 11 am
- April 6th, 2024 - Saving Special Places
- April 10th, 2024 - CC Meeting
- April 20th or 21st - Chadwick Site Walk
- April 24th, 2024 - 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](#)

Jewett Warehouse email

From: Brenden Walden <>

Sent: Wednesday, March 20, 2024 1:54 PM

To: Jan Kent <>

Cc: Dan Ray <>

Subject: RE: Route 27 Jewett

Jan,

I have re-worked some of the draft verbiage in the deed restriction language attached for review.

This protective language will also be reviewed at the state level as we work through the fish and game review similar to other recent projects in Raymond so there may be minor tweaks as we go through that process as well.

Let me know if you have any questions or additional thoughts.

Thanks.

-BW

Deed Restriction Area 1

1. CONSERVATION PURPOSES

_____ declares the Restriction Area as open space, which is intended to be used exclusively for the following conservation purposes:

- A. To restore, protect, manage, maintain, and enhance the functional values of the land, and for the conservation of natural value of open space.
- B. To conserve and protect in perpetuity the habitat for rare, threatened and endangered species.
- C. To prevent any future development, construction, or use that will negatively impair or interfere with the conservation values of the Restriction Area.

2. USE LIMITATIONS

The Restriction Area shall be subject to the following use limitations, which shall not be amended or overturned except with the prior written approval, of the Town of Raymond or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of habitat for rare, threatened and endangered species:

- A. No use shall be made of the Restriction Area, and no activity shall be permitted thereon, which is inconsistent with the purposes of the conservation restrictions as stated herein.
- B. There shall be no removal, filling, or other disturbance of soil surfaces including the construction of structures or additional utilities, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat of the areas identified.
- C. Active vegetation management is prohibited unless such management is for wildlife habitat restoration or improvement, routine maintenance such as fallen trees or trail maintenance, or removal of invasive species.
- D. Forestry Management of the restricted open space may be conducted with a detailed management plan which meets the previously outlined conservation purpose. Any management plan should have written approval from both the Town of Raymond and the state agency that is responsible for identification and/or conservation of habitat for rare, threatened and endangered species:
- E. The use of herbicides or pesticides on the Restriction Area is prohibited for vegetation management, including invasive species management, unless coordinated and agreed upon by the Town of Raymond or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of habitat for rare, threatened and endangered species.
- F. No dumping of materials such as snow, refuse, lawn debris, etc. shall occur on the Restriction Area. Signage reflecting this shall be placed along the perimeter of the parking area.
- G. There shall be no changes to the use outlined without permission of the NH Fish & Game, NH DES and the Town of Raymond Planning Board with input from the Raymond Conservation Commission.

H. Management of water level due to beaver activity is allowed after consultation with the Raymond Conservation Commission.

I. No public access shall be allowed.

DRAFT

Deed Restriction Area 2

1. CONSERVATION PURPOSES

_____ declares the Restriction Area as open space, which is intended to be used exclusively for the following conservation purposes:

- A. To restore, protect, manage, maintain, and enhance the functional values of the land, and for the conservation of natural value of open space, after the completed construction of the project.
- B. To restore and protect in perpetuity the habitat for rare, threatened and endangered species after the completed construction of the project.
- C. To prevent any future development, construction, or use that will negatively impair or interfere with the conservation values of the Restriction Area after the completed construction of the project.

2. USE LIMITATIONS

The Restriction Area shall be subject to the following use limitations, which shall not be amended or overturned except with the prior written approval, of the Town of Raymond or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of habitat for rare, threatened and endangered species:

- A. Upon the construction completion of the identified Restriction Area and NH DES acceptance of the successful mitigation area as intended, no further use shall be made of the Restriction Area, and no activity shall be permitted Thereon, which is inconsistent with the purposes of the conservation restrictions as stated herein.
- B. Upon the construction completion of the identified Restriction Area and NH DES acceptance of the successful mitigation area as intended, there shall be no removal, filling, or other disturbance of soil surfaces including the construction of structures or additional utilities, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat of the areas identified after the completed construction of the project.
- C. Active vegetation management is prohibited unless such management is for wildlife habitat restoration or improvement, routine maintenance such as fallen trees, or removal of invasive species.
- D. The use of herbicides or pesticides on the Restriction Area is prohibited for vegetation management, including invasive species management, unless coordinated and agreed upon by the Town of Raymond or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of habitat for rare, threatened and endangered species.
- E. No dumping of materials such as snow, refuse, lawn debris, etc. shall occur on the Restriction Area. Signage reflecting this shall be placed along the perimeter of the parking area.
- F. There shall be no changes to the use outlined without permission of the NH Fish & Game, NH DES and the Town of Raymond Planning Board with input from the Raymond Conservation Commission.
- H. No public access shall be allowed.



ANNOUNCEMENT

>>> LOCAL WORK GROUP <<<

**April 3, 2024
3:00 - 5:00 pm**

**Brentwood Community Center
190 Route 125, Brentwood, NH**

The RCCD, along with the USDA's Natural Resource Conservation Service will hold a Local Work Group meeting. The meetings is open to all who wish to attend. The building is fully accessible to all.

Local working groups allow the community to participate in a facilitated discussion, to come to a consensus on conservation initiatives important to our area.

Recommendations then assist the RCCD with their priorities and are also forwarded to the State Technical Committee who work together with the NRCS to provide guidance on matters im important to the citizens of the Granite State. Your coive can make an impat on both funding and allocation decisioins for New Hampshire NRCS programs available in 2025 for Rockingham Country.

Please RSVP to the RCCD at rccd@rockinghamccd.org or call 603-679-2750 x 56 by April 1, 2024, if you would like to attend the meeting. Refreshments will be served.

Town of Raymond
Conservation Commission DRAFT
March 13, 2024 minutes

Commission Members in Attendance:

Jan Kent, Chair
Michael Unger, Vice Chair
Kathy McDonald, Secretary
Warren Gibby

Meeting Called to Order by:

Jan Kent, Chair

Commission Members Excused:

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Therese Thompson, Lamprey River Advisory Committee (LRAC) representative for Raymond.

Public Input:

There was none

NHDES Mapper -Therese Thompson [NHDES Mapper](#).

Ms. Thompson, showed ConsCom the NH DES New Hampshire Designated River Corridor Web Map and explained how to find out whether a parcel in town is with the Lamprey River quarter mile radius. Such parcels would require the NH DES Shoreland permit and LRAC also provides comments on them. Ms. Thompson also noted that Lamprey River is a national protected river called Wild and Scenic. She added that being aware of this mapping tool should be helpful to the Planning Board and to ConsCom in their project reviews.

ConsCom members thanked Ms. Thompson for bringing this to their attention.

Chadwick easement monitoring report

Ms. Kent went over the Chadwick property easement monitoring report which was part of the packet. A few issues were discussed as they were brought up in the report and Ms. Kent noted that ConsCom would need to do a site visit to take a look at them and added it to the ConsCom Project list.

There was also a brief discussion about tax maps, and the fact that the lot is not shown as a separate one. Ms. Kent said that she will submit the survey for the property to the planning department so that they could update GIS mapping.

Big Tree sign – update

Ms. Kent said that she was not able to find the picture of the Big Tree sign. She added the ConsCom would have to walk out there to find it. Ms. McDonald agree to go with Ms. Kent during the week.

Town of Raymond
Conservation Commission DRAFT
March 13, 2024 minutes

44 **Fox Run Road Timber Rights - update**

45 Ms. Kent said that the Fox Run timber rights issue has been resolved. Mr. Cassier and the
46 Town have signed all the relevant paperwork and agreed on the location and placement
47 of the sign which he will install at the end of May.

48 Ms. Kent also noted that she was contacted by a land owner who is looking to put some
49 land into conservation and said that potentially there may be more conservation land
50 coming.

51

52 **Jewett Warehouse - Fire access to Flint Hill - update**

53 Ms. Kent said that she sent an e-mail to Paul Hammond and asked him if there were any
54 discussion about that and he said that there was. Mr. Hammond reached out to the
55 planning department. And they sent him a link to the latest plan, which Ms. Kent will also
56 distribute to everybody. Ms. Kent said that she has not heard anything more on it, and
57 that she is leaving it with him as there is nothing ConsCom has to do in this case.

58 Further discussion ensued about the plan changes for the Jewel warehouse project and
59 the fact that ConsCom and LRAC provided comments on earlier iterations of the plan. The
60 new plan now diverts not only roof runoff (which was said to be clean) but also some of
61 the parking lot runoff into the vernal pool which is concerning. After some ConsCom
62 members expressed a desire to look at the new plan, *Ms. Kent made a motion that she*
63 *will send an email to the Planning Board, noting that ConsCom understands that the plan*
64 *has changed and that the parking area drainage is now being diverted to the vernal pool,*
65 *where originally it was only the roof drain the roof drain draining to the vernal pool. She*
66 *would ask the Planning Board to please advise if this is correct, and if so, the ConsCom*
67 *would like to review the new plan.*

68 *Ms. McDonald duly seconded and motion carried unanimously.*

69 Ms. Kent noted that she has not received the conservation deed language yet and she
70 emailed for it.

71 Ms. McDonald also mentioned a letter from Gove Environmental Inc. in response to the
72 request for more information from NH Fish&Game about endangered species on site for
73 the Jewett project. Ms. Kent said that she will pull that letter from the Planning Board
74 packet, and it will be discussed at the next meeting.

75

76 **Planning Board Projects - update**

77 It was noted that the site walk for the contractor's warehouse project on Route 27 will
78 take place on 03/25/2024 and ConsCom is invited. Ms. Kent will post the notice.

79 Ms. McDonald provided an update on the review of that project by the Planning Board
80 and several issues that came up. One of those was that the amount of impervious surface
81 went up from 56 to 71 percent for the lot. ConsCom members agreed to send an email
82 to the Planning Board chair noting that they would like review the plan again after all the
83 plan changes have been made as they provided their comments on an earlier plan that
84 has now be altered.

85 *Ms. Kent made a motion to that effect, which was duly seconded by Mr. Gibby and passed*
86 *unanimously.*

Town of Raymond
Conservation Commission DRAFT
March 13, 2024 minutes

87 There was a brief discussion about possibly changing the ConsCom review process to
88 make sure that the final version of the plan is being commented on. Ms. Kent went over
89 the LRAC comments submitted to NHDES on the Raymond Distribution Center project on
90 Industrial Drive which was also part of the packet.

91 Ms. Thompson also spoke about the recent testing of the water on the three lagoons on
92 that site and that the results were pretty bad with a lot of chemicals being present which
93 are currently also leaching into the Lamprey River. She noted that a UNH professor being
94 sponsored by LRAC to test along the river to see what the levels are in the river water.
95 ConsCom members thanked Ms. Thompson for the provided information.

96

97 **LRAC Comments on Onyx Warehouse**

98 ConsCom then discussed the LRAC letter for the distribution center and *Ms. Kent made a*
99 *motion that ConsCom will write a letter to the Planning Board noting that it agrees with*
100 *LRAC comments and highlighting the importance of items 5,6,9,and 12 noted in it. Mr.*
101 *Gibby duly seconded and motion carried unanimously.*

102

103 **Finance**

104

105 **Conservation Fund Statement - December**

106 Beginning balance was \$347,602.99, ending balance was \$403,527.58.

107

108 **2023 Q4 Transfers**

109 Ms. Kent went over 2023 transfers for the fourth quarter.

110

111 **Approval of Minutes**

112

113 **February 14th, 2024.**

114 Members reviewed the minutes and made small changes.

115

116 *On a motion by Ms. McDonald to approve the 2/14/2024 minutes as amended, which was*
117 *duly seconded by Mr. Gibby, 2/14/2024 minutes were approved by a unanimous vote in*
118 *favor. Motion passed with a unanimous vote in favor.*

119

120 **Correspondence**

121 **LRAC Comments on Onyx Warehouse**

122 Discussed earlier in the meeting.

123

124 **Planning Board Letters - Miendl Road and Autumn Trails**

125 Ms. Kent said that both letters have been written and are be included in the next meeting
126 packet. Ms. Kent also noted that Mr. Garnham will not be coming to the next meeting.

127

128

129

Town of Raymond
Conservation Commission DRAFT
March 13, 2024 minutes

130 **Other business**

131 Members discussed other things to do on the project list like sending out the abutter list,
132 printing out Cassier map (Ms. McDonald), walking to the Eco Center to look at the sign
133 (Ms. Kent and Ms. McDonald), fixing the kiosk at Dearborn and exploring options to fix
134 the draining issue there (Mr. Gibby), ordering signs for illegal trails (Mr. Unger), etc.
135 Members also discussed some site walks of town owned properties that they could do in
136 the in the spring. A sidewalk to the Chadwick's property was set for April 21st tentatively.
137 Ms. McDonald spoke about a zoom class she attended on turtles.

138
139 **Future Items/Events**

140
141 **March 27th - CC Meeting**

142 **April 6th - Saving Special Places**

143 **April 10th - CC Meeting**

144 **April 24th - CC Meeting**

145

146 **Adjournment**

147

148 *Ms. McDonald made a motion to adjourn. Mr. Gibby duly seconded. Motion carried*
149 *unanimously.*

150

151 Meeting adjourned at 8:34 PM

152

153 Respectfully submitted,

154

155 Alvina Snegach

156

157 Recording Secretary