

## Raymond Conservation Commission

### Meeting Agenda

October 25, 2023

7:00 PM

Cable Studio

Call to order

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

#### Agenda Items

01-Groundwater Conservation District Zoning - 5.2

02-Project Checklist document development

03-Abutter Letter Draft - Review - Kathy

04-Fox Run Road BOS site walk update - Warren

05-Onway Lake development- History book - Kathy

06-Dearborn illegal trail update - Mike

07-PB Onyx Hearing - updates - Kathy/Warren

#### Finance

08-Conservation Fund Statement - September

09-NHACC Invoice approval

#### Approval of Minutes

10-October 11th, 2023

#### Correspondence

11-NHDES -New Wetland Rules

12-LRAC email on bacterial testing

14-Planning Board Letter - Onyx Excavation

13-BOS Letter - Fox Run Road - Cassier Timber Rights

#### Other items that may come before the board

#### Future Items/Events

November 5th - White Rock Site Walk 9 am

November 5th - Allowed use sign installs

November 8th - CC Meeting

December 13th - CC Meeting

Non-Public RSA 91A:3, II (d) Real Estate

Adjournment (no later than 9:00)

The public is encouraged and welcome to attend. Comments may also be submitted to [conscomchair@raymondnh.gov](mailto:conscomchair@raymondnh.gov)

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

## 5.2. Groundwater Conservation Overlay District

- 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.
- 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 and/or aquifers identified as being needed for present and/or future public water supply.
- 5.2.3. **DESCRIPTION:** The Groundwater Conservation District is an Overlay District which is superimposed over the existing underlying zoning and includes within its boundaries 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<sup>1</sup>. Copies of these reports and maps shall be kept on file with the Raymond Community Development Department.
- 5.2.4. **DEFINITIONS**
- 5.2.4.1. **AQUIFER:** A geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.
- 5.2.4.2. **"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."
- 5.2.4.3. **"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."
- 5.2.4.4. **"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."
- 5.2.4.5. **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.
- 5.2.4.6. **GROUNDWATER:** Subsurface water that occurs beneath the water table in soils and geologic formations.
- 5.2.4.7. **IMPERVIOUS:** Not readily permitting the infiltration of water.
- 5.2.4.8. **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.

- 5.2.4.9. 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 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](#).
- 5.2.4.10. OUTDOOR STORAGE: Storage of materials where they are not protected from the elements by a roof, walls, and a floor with an impervious surface.
- 5.2.4.11. 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.
- 5.2.4.12. PUBLIC WATER SYSTEM: A system for the provision to the public of piped water for human 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.
- 5.2.4.13. 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.
- 5.2.4.14. 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).
- 5.2.4.15. 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.
- 5.2.4.16. 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.
- 5.2.4.17. SOURCEWATER: Ground water or surface water, in its natural state, prior to any treatment for drinking.
- 5.2.4.18. 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.
- 5.2.4.19. SURFACE WATER: Streams, lakes, ponds and tidal waters, including marshes, water courses and other bodies of water, natural or artificial.

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<sup>1</sup>The boundaries of Map 4 entitled Combined Aquifer, Surficial Geology, and Wellhead Protection Areas is represented as Official Zoning 2012 Map B.

- 5.2.4.20. 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.
- 5.2.5. APPLICABILITY: This Ordinance applies to all uses in the Groundwater Conservation District, except for those uses exempt under [Section 5.2.13](#) of this Ordinance.
- 5.2.6. PERFORMANCE STANDARDS: The following Performance Standards apply to all uses in the Groundwater Conservation District unless exempt under [Section 5.2.13](#):
  - 5.2.6.1. 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.
  - 5.2.6.2. 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:
    - 5.2.6.2.1. Minimize through a source control plan that identifies pollution prevention measures, the release of regulated substances into stormwater;
    - 5.2.6.2.2. Demonstrate that recharge to groundwater will not result in violation of Ambient Groundwater Quality Standards ([Env-Ws 410.05](#)) at the property boundary;
    - 5.2.6.2.3. 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).
    - 5.2.6.2.4. 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.
    - 5.2.6.2.5. All regulated substances stored in containers with a capacity of more than 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.

- 5.2.6.2.6. 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.
  - 5.2.6.2.7. 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.
  - 5.2.6.2.8. 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.
  - 5.2.6.2.9. 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.
  - 5.2.6.2.10. 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. SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN: Conditional Uses, as described under [Section 5.2.11](#) 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:
- 5.2.7.1. A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas;
  - 5.2.7.2. 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;
  - 5.2.7.3. A list of all regulated substances in use and locations of use and storage;
  - 5.2.7.4. 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;
  - 5.2.7.5. A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground; and
  - 5.2.7.6. Emergency response plan describing and assigning responsibilities and actions to be taken.
- 5.2.8. 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 and federal agencies.

5.2.9. 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 5.2.13](#).

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

5.2.10.1. The siting or operation of a hazardous waste disposal facility as defined under [RSA 147-A](#);

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

5.2.10.3. The siting or operation of a junkyard;

5.2.10.4. The siting of a snow dump;

5.2.10.5. The siting or operation of a wastewater or septage lagoon;

5.2.10.6. The siting or operation of a sludge monofill or sludge composting facility;

5.2.10.7. The siting or operation of a petroleum bulk plant or terminal (03/23);

5.2.10.8. The siting or operation of gasoline stations (03/23);

5.2.10.9. The storage of commercial fertilizers, unless such commercial fertilizer storage is within a structure designed to prevent the generation and escape of runoff or leachate and is in compliance with the standards of section 5.2.7, and the outdoor storage of road salt or other de-icing chemicals in bulk (03/23).

5.2.11. 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:

5.2.11.1. 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 5.2.7](#) 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.

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

5.2.11.3. 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.

- 5.2.12. 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.
- 5.2.13. 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:
- 5.2.13.1. Any private residence is exempt from all Performance Standards.
- 5.2.13.2. 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 5.2.6.2.6](#) through [5.2.6.2.9](#).
- 5.2.13.3. 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 5.2.6.2.6](#).
- 5.2.13.4. 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 5.2.6.2.6](#) through [5.2.6.2.9](#).
- 5.2.13.5. Storage and use of office supplies is exempt from Performance Standards [Section 5.2.6.2.6](#) through [5.2.6.2.9](#).
- 5.2.13.6. Temporary storage of construction materials on a site where they are to be used is exempt from Performance Standards [Section 5.2.6.2.6](#) through [5.2.6.2.9](#).
- 5.2.13.7. The sale, transportation, and use of pesticides as defined in [RSA 430:29 XXVI](#) are exempt from all provisions of this Ordinance.
- 5.2.13.8. 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](#).
- 5.2.13.9. Underground storage tank systems and above ground storage tank systems that are in compliance with applicable state rules are exempt from inspections under [Section 5.2.16](#) of this ordinance.
- 5.2.14. 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.



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

5.2.16. MAINTENANCE AND INSPECTION

5.2.16.1. 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 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](#).

5.2.16.2. 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.

5.2.16.3. 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 5.2.13](#), shall be subject to inspections under this Section.

5.2.16.4. 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](#).

5.2.17. 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](#).

5.2.18. 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.

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

~~5.3. Sewer Overlay District (Removed March 2021)~~

5.4. [Mixed Use Business Campus Overlay District](#) (03/2007) INTENT: The purposes of the Mixed Use Business Campus Overlay District (MUBCOD) are:

5.4.1. To provide areas in the Town of Raymond which encourage the voluntary development of business office campuses containing a wide range of office uses and which provide the opportunity for ancillary uses compatible with the needs of each business campus proposal, where such office and/or ancillary uses may not otherwise be permitted in the underlying zones;

5.4.2. To promote the creation of quality business campuses which contain a combination of open space, conservation, recreation and/or agricultural uses and which will help to create a pleasing working environment and preserve important historic and natural features of the land;

5.4.3. To contribute to the Town's economic vitality by providing employment opportunities and broadening the Town's tax base.





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**Krystal Balanoff**  
Executive Director

**Kaitlin Deyo**  
Land Protection Project Manager

**Leslie Randall**  
Operations Coordinator

**Bear-Paw Region**

Allenstown  
Barnstead  
Candia  
Deerfield  
Epsom  
Hooksett  
Northwood  
Nottingham  
Pittsfield  
Raymond  
Strafford

<<Date>>

<<Abutter's Name>>

<<Abutter's Address>>

<<City, State, ZIP>>

**Re: Conservation Easement Notification and Cooperation Request**

Dear <<Abutter's Name>>,

We are writing to inform you of the conservation easement held by Bear-Paw on the property located next to yours, identified as <<Property Name>> at <<Property Address>>. The terms of the conservation easement are intended to safeguard the ecological and environmental values of the property forever for the benefit of people and wildlife. This property is open to the public. We welcome everyone to enjoy this land for low-impact recreation, including hiking, hunting and fishing, bird watching, and cross-country skiing.

As an abutter to this beautiful conserved land, your partnership is essential in upholding the principles outlined in the conservation easement agreement.

*Here are a few important points to be aware of and remedied if applicable:*

- **Motorized vehicles are prohibited.** ATV's, mopeds, and motorized bikes cause soil erosion, compromise water resources, and destroy sensitive, native plants.
- **All personal property must be kept on your own land.** This includes but is not limited to game cameras, swings, birdfeeders, tractors, firewood, and garden equipment.
- **No Dumping or cutting trees.** This includes but is not limited to trash, furniture, brush, and other landscaping debris.
- **Stone walls are protected.** Moving or otherwise altering stone walls or other boundary markers is against the law per under RSA 539:4 and RSA 472:6 and could result in fines and/or a misdemeanor.
- **No camping or fires.** Help prevent wildfires in these remote areas with limited access for fire apparatus.

Please be mindful of these restrictions and avoid any activities that could compromise the ecological health of the property and result in a violation.

As the holder of the conservation easement, Bear-Paw is legally responsible for upholding the terms of the conservation easement. Annual monitoring is conducted on the property to note potential violations and take action.

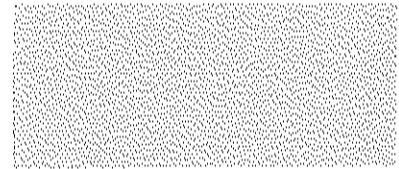
Thank you for your cooperation in this matter. If you have any questions or concerns, please get in touch with me directly at [k.balanoff@bear-paw.org](mailto:k.balanoff@bear-paw.org) or (603) 463-9400.

Thank you,

  
Krystal Balanoff, Executive Director



CITIZENS BANK  
900 ELM STREET  
MANCHESTER, NH 03101



STATEMENT PERIOD  
FROM THROUGH  
09-01-23 09-30-23

TOWN OF RAYMOND  
CONCENTRATION ACCOUNT  
4 EPPING ST  
RAYMOND NH 03077-2529

PAGE 6 OF 29

COMBINED STATEMENT OF RELATED ESCROW MASTER AND SUB ACCOUNTS

SUB ACCOUNT DETAIL INFORMATION

NAME: TOWN OF RAYMOND  
SUB-ACCOUNT NUMBER: 10-8200294385  
INTEREST PAID THIS PERIOD: 577.87 INTEREST PAID THIS YEAR: 5,074.68  
CURRENT BALANCE: 345,225.24 FED TAX WITHHELD THIS PERIOD: .00  
AVERAGE RATE THIS PERIOD 2.04% FED TAX WITHHELD THIS YEAR: .00

EFF-DT	PROC-DT	DESCRIPTION CHK/DEP NO	CONFIRM#	DESCRIPTION CREDITS	DEBITS	BALANCE
08-31	08-31	BEGINNING BALANCE				344,647.37
09-30	09-29	INTEREST PAYMENT		577.87		345,225.24
09-30	09-30	ENDING BALANCE				345,225.24

061779 6/28





# New Hampshire Association of Conservation Commissions

SERVING NEW HAMPSHIRE'S COMMUNITIES SINCE 1970  
54 Portsmouth Street, Concord, NH 03301 | (603) 224-7867 | [www.nhacc.org](http://www.nhacc.org)

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Paul Wainwright  
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## STAFF

Barbara Richter  
Executive Director

Linda Griebisch  
Administrator

September 28, 2023

*Please join us again  
this year.*

Dear Raymond Conservation Commission,

Local conservation commissions now face increasing pressures and complex challenges. Emerging contaminants threaten our drinking water, lakes and streams. Climate change impacts our built infrastructure and the state's biodiversity. New Hampshire Association of Conservation Commissions (NHACC) is here to help your commission face these challenges by providing support, education and advocacy. NHACC strives to be a powerful and respected voice in the State Legislature and among State agencies and organizations. We need your conservation commission to renew your NHACC membership so we can continue to provide technical assistance and strong leadership. Please renew your NHACC membership; **your support of NHACC helps build a stronger New Hampshire conservation community.**

Your annual dues provide so much more than simply access to technical assistance and guidance on conservation funding. NHACC membership gives you discounted rate at our **Annual Conference to be held on November 4, 2023**. This year, we have expanded our educational programs to reach more of our members with the Lunch & Learn webinars. NHACC strives to be a powerful and respected voice in the State Legislature and among State agencies and organizations.

Last year, with your support, NHACC achieved many significant goals:

- Hosted the Spring Wetlands Training Program;
- Provided a monthly Enews to our members;
- Tracked state legislation, providing testimony on bills impacting natural resources and providing legislative updates to our members;
- Presented a Lunch & Learn series to educate our members;
- Collaborated on the Taking Action for Wildlife team;
- Updated the NHACC website.

NHACC's goals are to educate commissions so they can be effective and successful and to advocate for environmental policy. We cannot accomplish these goals without help from our members. Feel free to contact me at [Barbara@NHACC.org](mailto:Barbara@NHACC.org) or call 224-7867 if you need assistance. We look forward to working with you this year.

Sincerely,

Barbara Richter,  
Executive Director

New Hampshire Association of Conservation  
Commissions  
54 Portsmouth St  
Concord, NH 03301  
admin@nhacc.org



**BILL TO**  
Raymond Conservation  
Commission  
4 Epping St  
Raymond, NH 03077

**INVOICE # 2292**  
**DATE 10/05/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	DATE	AMOUNT
	2024 Membership Dues		1	550.00	550.00

Thank you for your support. We look forward to working with you in the coming year.

SUBTOTAL	550.00
TAX	0.00
TOTAL	550.00
<b>BALANCE DUE</b>	<b>\$550.00</b>

**Town of Raymond**  
**Conservation Commission DRAFT**  
**October 11, 2023 minutes**

**Commission Members in Attendance:**

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

**Meeting Called to Order by:**

**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.

**Public Input:**

There was none

**Onyx Excavation review**

Ms. Kent said that the Planning Board requested ConsCom comments and the Planning Board meeting is on October 19<sup>th</sup>.

Members discussed why the application was back before the Planning Board and whether it was an ownership change, a permit expiration, or some other changes to the application. Ms. Kent said that there were a few waivers that have been requested as well. Mr. Unger said that he only had comments about groundwater monitoring, which the Planning Board had already requested. He said that he was worried about blasting on site and nitrates levels going up as wells as fractures in the bedrock due to blasting. He concluded that previous comments by ConsCom were regarding ground water monitoring pre and post development. Ms. Kent asked whether any members were interested in going to the Planning Board meeting and whether they could make comments there on behalf of the Commission.

There was discussion about what specifically to monitor for and whether requiring baseline monitoring is a good idea.

*Ms. Kent made a motion to address the letter to the Planning Board that the ConsCom reviewed the excavation application and made a recommendation to require a baseline groundwater monitoring of the pond and the lagoon area prior to excavation. Ms. Holleran duly seconded.*

*Ms. McDonald asked if they would like to require that a qualified third party environmental consultant conducts the monitoring. She made a friendly amendment to that effect. Mr. Gibby seconded the friendly amendment. Both the amendment and the amended motion passed unanimously.*

**Town of Raymond**  
**Conservation Commission DRAFT**  
**October 11, 2023 minutes**

**White Rock Project – site walk date**

Ms. Kent said that she could not schedule a site walk. The developer asked ConsCom to submit some dates for a sitewalk. Members selected a few dates beginning of November to send to the developer. Ms. Kent said that she will make sure whichever date is chosen, it will be posted on the website.

**Allowed Uses Signs and Flint Hill Sign**

Ms. Kent said that ConsCom needs to decide how to put the rest of the signs up. Members discussed potential dates to go out. They decided to do that after the sitewalk for White Rock Project. Members also discussed which signs to put up and where. Ms. Holleran said that the options for fixing the signs to the poles still needs to be discussed with the new DPW Director.

**Fox Run Road Timber Rights BOS site walk 10/13**

Ms. Kent said that she had gone to the Board of Selectmen (BOS) meeting and then tried to find when it was discussed at a ConsCom meeting but she could not find that discussion. She then provided a brief background of the issue and the sitewalk, that ConsCom did with the logger and the forester to see if there was any value to the forest, as the owner wanted to sell the timber rights back to the Town. There was a recommendation made to the BOS by the forester not to purchase those rights as there was not much value in harvesting timber. Ms. Kent also added that there is an access problem. She said that Mr. Cassier wrote a letter to ConsCom suggesting to donate the timber rights to the Town, and she suggested that he address that with the BOS. She said that BOS finally had discussed it recently, and Ms. Kent offered to provide some input on behalf of ConsCom. There will be a sitewalk held by the BOS and she asked if anyone from ConsCom is interested to attend, and if so, they should let her know so she could post it. Ms. Kent also said that the deed mentioned a memorial sign that Mr. Cassier would like to put up there and that he wants a letter from the Town agreeing to the sign and that it will stay there in perpetuity. Ms. Holleran asked about the requirement of posting the property for no hunting, which should be done every 50 feet. Ms. Kent said that she did mention that no hunting is noted in the deed to the BOS. Ms. Kent said that it is just the timber rights that are being discussed now, the property has already been donated to the Town. Ms. Kent also explained how the donation process works and what may take place once the timber rights are transferred. Ms. Holleran was concerned with the need to post the property still, and Ms. Kent said that ConsCom can use its funds to hire someone to post it if need be.

Ms. Kent asked if ConsCom was in support of accepting the donation of timber rights. Ms. Holleran asked Mr. Kent about her sitewalk with the forester where he did not recommend buying those rights. Ms. Kent said that Mr. Cassier noted then that the forest was in its 'climax' state, which she was not sure what he meant, but she added that the Town does not have to cut any trees if it possesses the timber rights. She added that the Town already owns the property, and with the donation of timber rights, the Town has full rights to the property.

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87 Individual members then expressed support for accepting the donation of timber rights.  
88 Ms. Kent said that there was an assessment done by a forester for all the Town owned  
89 properties in terms of timbering them and there is a timber management plan for all the  
90 properties.

91 Ms. Kent noted that there also should be a conservation management plan for such a  
92 property given that it has a restrictive deed which should be respected by that plan.

93 *Ms. Holleran made a motion that a letter is written to the BOS stating ConsCom supports*  
94 *accepting the timber rights donation on the Fox Run property. Mr. Gibby duly seconded*  
95 *and motion carried unanimously.*

96 Ms. Kent will write a letter to BOS expressing support from ConsCom.

97

98 **Gate sign - Cassier**

99 Ms. McDonald said that she took care of that.

100

101 **Dearborn illegal trail**

102 Mr. Unger said that there are no updates yet.

103

104 **Project Review Checklist (if time allows)**

105 Ms. Kent said that there is a checklist in the packet but it was not quite the one she was  
106 looking for. She asked if members had any interest to work on a project checklist of their  
107 own for the projects that come in for review/comments.

108 Ms. Kent said that she will also be meeting with the Town Planner at some point to discuss  
109 which conditions/scenarios would warrant a ConsCom sitewalk. She asked the members  
110 to bring their ideas to a future meeting. Members also agreed to talk about zoning  
111 amendments at the next meeting.

112

113 **Finance**

114

115 **Conservation Fund Balance**

116 Statement was not available.

117

118 **Approval of Minutes**

119

120 **September 27, 2023.**

121 *On a motion by Ms. Holleran to approve the 09/27/2023 minutes as amended, which was*  
122 *duly seconded by Mr. Gibby, 09/27/2023 minutes were approved by a unanimous vote in*  
123 *favor.*

124

125 **Correspondence**

126 **Onway Lake Subdivision**

127 Ms. Kent said that there was an email received from the Fire Chief Paul Hammond about  
128 the Onway Lake Subdivision as follows: "Possibly you already are aware of the proposed  
129 subdivision for Onway Village. In looking at the proposal I observe houses proposed



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130 where there is historical significance referenced in the History of Raymond NH by Mr.  
131 Fullerton. That being the Indian Mortar in the ledge. Albeit pretty uneventful, a hole in  
132 the ledge possible foot and a half across and probably as deep but history, nonetheless.  
133 Is this something ConsCom would have an interest in? I would hate to see it passed over  
134 due to unawareness. I have viewed this site in the past so I am familiar with the location.”  
135 Members expressed interest in going out to look at it. Ms. Kent said that she will inform  
136 Mr. Hammond. Members also agreed to look into the matter more at the next meeting.

137

138 **Letter to DES - Route 27 Warehouse**

139 Ms. Kent said that the letter from ConsCom was in the packet.

140

141 **Letter to Planning Board - Route 27 Warehouse**

142 Ms. Kent said that the letter from ConsCom was in the packet.

143

144 **Future Items/Events**

145

146 **October 14th - Flint Hill Easement Monitoring**

147 Bear-Paw will conduct monitoring

148 **October 19th - PB Hearing on Onyx Excavation**

149 Ms. McDonald and Mr. Gibby will attend.

150 **October 25th - CC Meeting**

151 Zoning amendments, project checklist, Onway Lake subdivision

152 **November 4th - NHACC Conference**

153

154 **Other items that may come before the board**

155 Mr. Unger said that the Source Water Protection Plan update process had been started  
156 and he attended the kickoff meeting with the Rockingham Planning Commission which  
157 got the grant on behalf of the Town. He spoke about what happened at the meeting and  
158 what goes into the Source Water Protection Plan.

159 Ms. McDonald is still working on the letter to the abutters of the conservation land.

160

161 **Adjournment**

162 *Motion made by Ms. Holleran, seconded by Mr. Unger, and upon a unanimous vote in*  
163 *favor, meeting adjourned at 8:19 PM.*

164

165 Respectfully submitted,

166

167 Alvina Snegach

168

169 Recording Secretary

## NH DES Wetlands Rules Update

NHACC <Barbara@nhacc.org>

Mon 10/16/2023 10:20 AM

To: conscomchair@raymondnh.gov <conscomchair@raymondnh.gov>

Legislative Update April 2023.

[View this email in your browser](#)



New Hampshire Association  
of Conservation Commissions

## NH Department of Environmental Services Wetlands Rules Update

Dear partners and stakeholders,

[New Hampshire wetlands](#) rule updates became effective on October 13, 2023.

Several highlights include:

1. Mitigation hierarchy removal. Permit applicants are not required to prove there are no local mitigation options before opting for in-lieu fee option.
2. Greater Wetlands Permit by Notification (PBN) form accessibility and ease of use. The form has been shortened from ten (printed) pages down to seven.
3. The PBN form also includes three new project categories:
  - Temporary tier 1 or tier 2 stream crossings (one only) impacting less than 50 linear feet of stream channel.
  - Minimum impact, single lot, residential driveways (one only).
  - Minimum impact pond maintenance.

In addition, the latest rules updates include clarification that NHDES will review

---

PBN applications within 10 calendar days (Env-Wt 309.08(a)), with two exceptions:

1. Applicants are strongly encouraged to include a signed written waiver of intervention from their conservation commission. If they do not, assigned staff will review PBN applications within 25 days.
2. Applicants are strongly encouraged to include a signed written waiver of intervention from their river management advisory committee, if applicable. If they do not, assigned staff will review PBN applications within 25 days.

It is possible you may need to refresh your browser window to access and download the latest [updated versions of wetland permit application forms](#).

For more information on “Lower Scrutiny Approvals” see Env-Wt 309 or [read the full adopted rules here](#).

Please feel free to reach us with any questions, either by email at [lrn@des.nh.gov](mailto:lrn@des.nh.gov) or by phone at (603) 271-2147 and asking to speak with the Inspector of the Day.

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**From:** Suzanne Petersen <spetersen.lrac@comcast.net>  
**Sent:** Thursday, October 12, 2023 10:58 AM  
**To:** jimrpb@ <>; Jan Kent <>  
**Subject:** bacterial tracking

Hi, Jim and Jan,

I reached out to Dr. Steve Jones who is leading the bacterial tracking research. This is the latest from him regarding extra samples in Raymond to help isolate the source of contamination that showed up twice this summer at Carroll Beach:

"I was traveling much of September. I think what I read from quite a few people was that the best place for us to sample as an extra site in Raymond turned out to be inaccessible, or no one heard back from the person who owned it. I could not really track who was saying what and did not come away with what I thought was a resolution."

He asked me to contact you to help pin down the details.

If the planning board or conservation commission folks have a site or two in mind for extra sampling, the LRAC will pay for up to two sites. (Carroll Beach sampling will continue regardless.) Each site must be accessible to the public or Dr. Jones must have permission to access it if it is on private property. The terms of the agreement that we signed for 2023 include samples from September through November. Finding a suitable place this year seems as though it might be challenging for you. If you *can* secure one or two sites in the immediate future, great.

If you cannot realistically accomplish this in the next week or so, please focus your ambitions on 2024. We have not yet signed a contract for 2024 and the LRAC would probably welcome the opportunity to isolate the source of contamination next year. As with this year, we will need to have one or two solid sampling locations that Dr. Jones can access. The LRAC will probably consider the contract for 2024 in January or February, so that gives you a few months to do your own detective work.

Please let me know how you wish to proceed this year at your earliest convenience and give consideration to next year. As a reminder, please do not contact Dr. Jones directly unless he initiates contact with you.

Thank you,

Suzanne Petersen  
Lamprey River Advisory Committee  
grants coordinator

Note from Jan: Jim did respond, so if anyone has any suggestions reach out to Jim first.



# **RAYMOND CONSERVATION COMMISSION**

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077

(603) 895-7017

October 14<sup>th</sup>, 2023

To: Raymond Board of Selectmen & Interim Town Manager

From: Raymond Conservation Commission

Re: Tax Map 8, Lot 35, Fox Run Road Town Property – Timber Rights

The Conservation Commission discussed Mr. Cassier's offer to donate the timber rights for the above property at the October 11<sup>th</sup>, 2023, meeting. The Conservation Commission unanimously supports accepting the donation of the timber rights.

Thank you,

Raymond Conservation Commission



# RAYMOND CONSERVATION COMMISSION

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

October 16, 2023

TO: Raymond Planning Board

RE: Onyx Excavation – Tax Map 028-003-120-001

Three Conservation Commission members discussed the Onyx Excavation material at the October 11, 2023, meeting. The Conservation Commission recommends that baseline monitoring be conducted of the Raymond Pond and Lagoon Three prior to the continuation of the excavation. The Conservation Commission also recommends that the monitoring be performed by a third-party environmental consultant.

Thank You,

Raymond Conservation Commission  
[ConsComChair@raymond-nh.gov](mailto:ConsComChair@raymond-nh.gov)

CC: Jason Cleghorn - Raymond Community and Economic Development Director