

**Raymond Conservation Commission
Meeting Agenda**

March 22, 2023

7:00 PM

RCTV Room

Call to order

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

Agenda Items

01-Jewett Route 27 - follow up

02-Fox Run Road -follow up

03-Kiosks discussion-Kathy

04-Conservation Property signs update - Kris

Finance

05-Conservation Fund Statement - if available

Approval of Minutes

06-March 8, 2023

Correspondence

07- BOS Reappointment letter

Other items that may come before the board

Future Items/Events

April 12th- CC Mtg -JBE 20564 Raymond, 109 A, B, C & D Main Street

April 26th - CC Mtg

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](#)



RAYMOND CONSERVATION COMMISSION

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

October 3, 2022

TO: Raymond Planning Department

RE: Jewett Route 27 Warehouse – Tax Map 28, Lots 9, 10, & 11

Three Conservation Commission members conducted a site walk on 7/12/22 and met with the applicants on 9/14/22 on the above referenced proposed development. The commission has the following comments:

- The commission is satisfied with the wetland mitigation proposal in accordance with 2.9 - Wetlands No Net Loss and recommends the following to be included in the conditions of approval. *“Gove environmental Services, Inc. CWS (Certified Wetland Scientist) to conduct monitoring and supply a monitoring report annually to the Town of Raymond over a span of 2 years and have at least 75% successful establishment of wetland vegetation or wetland plantings. If that success isn’t reached or if the area is overtaken by invasive species within the first growing season, then a remediation plan shall be proposed, or the restoration area shall be re-established”.*
- The commission has no concerns with the planning board granting a Special Permit due to the wetland impacts according to 4.9 - Zone G – Conservation District; 4.9.6 – Special Permit.
- Based on a request by the commission, the applicant has agreed to changing the large culvert pipe under the new paved driveway to an open bottom box culvert using rounded stones, to provide easier migration of wildlife, such as amphibians and reptiles.

Thank You,

Raymond Conservation Commission
ConsComChair@raymond-nh.gov

Cc: Greg DiBona – Bohler Engineering
Brenden Walden – Gove Environmental Services, Inc.
Luke Hurley – Gove Environmental Services, Inc.

2022.7.12 Cons Final Minutes

(Motioned by Kris, Seconded by Mike approved by all as amended on 7-13-2022 Cons Com Meeting)

RAYMOND CONSERVATION COMMITTEE SITE WALK MINUTES of JULY 12, 2022

SITE WALK 75-85 ROUTE 27, RAYMOND NH (parcels 9-10-11)

Chair Jan Kent began the site walk at 5:30 pm there were large thunderclouds to the west.

Attending were Cons Com members: Jan Kent, Kris Holleran, Mike Unger and Kathy McDonald.

Also Luke Hurley and Brenden Walden from Gove Environmental Services. Gregg Mikolaities of August Consulting PLLC, Austin Turner of Bohler and Dan Ray of Jewett Construction.

The group viewed a large, updated plan of the proposed 200,000 SF warehouse building, impervious surfaces and wetland locations.

We entered the properties via a dirt road leading from Rt 27, adjacent to the state maintenance yard.

We followed the dirt access road, past a muddy depression full of wet leaves and surrounded by brush, (possible vernal pool) on our right then crossed over an old concrete culvert. The old culvert connected a very large wetland swamp to the right, to what appeared to be a perennial stream on the left. We observed ferns, cat-o-nine tails, blueberry bushes and heard a number of birds. We continued on the road through a muddy section and saw evidence of past ATV activity. We continued up-hill to a fork in the road, where we took a left. We came upon another culvert in the road which was connecting a very deep trench running from the hillside on the right, under the road to a wetland on the left. The trench was dry as was the wetland. The engineers pointed out where we were on the map, and where the proposed wetland fill will be located. We then followed the road back the way we came to Route 27.

Kathy motioned to adjourn, Kris seconded, all members voted in favor.

Meeting adjourned at 5:50 before the rain.

Respectfully submitted,

Kathleen McDonald, Secretary

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Commission Members in Attendance:

Jan Kent, Chair
Michael Unger, Vice Chair
Kris Holleran
Kathy McDonald

Meeting Called to Order by:

Chair Kent at 7:02 PM

Commission Members Excused:

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking notes from the live stream)

Members of the Public in Attendance:

Public Input:

There was none.

Agenda Items

Jewett Industrial 200K SF Development-MAP 28, LOTS 9, 10 AND 11

Greg DiBona from Bohler, Brenden Walden from Gove Environmental, and Dan Ray from Jewett Construction were there to present the plan. Mr. DiBona said that they already presented the concept to ConsCom at the end of July and there was also a site walk after. The plan is to construct a 200,000 square foot and showed on the plan where the access and building are proposed to be built. He went over the grading plan and showed where the wetlands are located on site. Mr. DiBona said that the plan is to mitigate any wetland impacts on site with a ratio of 2:1. One is an isolated wetland that they are looking to fill in and the other is a temporary impact to allow access to the part of the site that has material that is planned to be used for grading on site. Once the material is hauled away, the area will be restored with natural seed mix. Then Mr. DiBona noted that the ConsCom expressed concerns with some of the access driveway being too close to the buffers and he was able to go back and adjust the plan to stay out of the buffer for the most part. He added that this access is the only access to the site and there is an area on the west side where the wall gets pretty close to the wetland buffer, but not the wetland itself. Mr. DiBona then answered Ms. Kent's questions about the placement of retaining walls, sloping and runoff into the wetland and showed where the stormwater management features are planned on site consisting of five retention and one infiltration basins. He then explained how the drainage would work. He added that plan sheet A shows the permanent wetland impact. Mr. DiBona then provided details about the temporary wetland crossing which will impact 649 square feet of wetlands where the road to access the material will be put through. There will be a pipe culvert there that will be removed upon restoring the area. Once that area is restored, it will become part of the compensation area under no net loss zoning, which would be about 12,000 square feet.

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Mr. DiBona answered questions from the Commission about the area from which the material will be taken, which he said will also be restored with seed mix and will in time make the wetland bigger. He added that there is no plan to ever disturb that area after that and that is about two acres of land.

Then Mr. DiBona was asked about the wetland on the other side of the warehouse, which he identified as a perched vernal pool. Mr. Walden answered that there were salamanders identified in that vernal pool.

Mr. DiBona answered a question about the size of wetland impacts which are 4,538 sf of permanent impact and about 649 sf of temporary; and mitigation area, which is proposed to be about 11,773 sf.

Ms. Kent said that she thought it was not a wetland that had high value and Mr. Walden confirmed.

Ms. Kent asked Mr. DiBona to show the culvert on the plan and he spoke about the old gravel access road to the NH DOT owned adjacent lot, which they plan to block with boulders taken from site as they have no intention of using it.

Mr. DiBona also answered questions about the primary access being wide enough, the culvert proposed for the new driveway, water flow directions, and whether it was only extra flow or not. Mr. DiBona said that the access road will separate the west side wetland area that currently drains towards the southeast and there will be a culvert with a head wall that will be permanent and it will be a 60" concrete pipe.

A question from Ms. Holleran began discussion about the stormwater management plan, the fact that the lot is in the groundwater conservation overlay district and needs to comply with performance standards, and that the State will also require an Alteration of Terrain permit that has stringent stormwater management and erosion control requirements.

There were some questions about potential tenants, timeline for the project, area to be cleared on the lot, etc.

Another question was about the importance of having a pipe culvert versus an open bottom box culvert with rounded stones bed for safer wildlife passage through it. Mr. DiBona said it was mainly calculations of the flow that determined the size and that he could look into it to make the passage safer for animals by planning a box culvert instead.

Ms. Kent also asked about the NH NHB hits for protected species and Mr. Walden answered that some came up in the area but not on the actual site. He also answered a question about the project being within a quarter mile from the River, therefore, the need to seek comments from Lamprey River Advisory Committee and that he was aware of that.

Ms. Kent then read into the record the wetlands permit narrative. Members discussed further actions and the fact that there were no concerns with the wetlands permit and there will be one recommendation that ConsCom will write to the Planning Board, and that is change the culvert to a box culvert with river rock stone that is suited for animals to cross under the road for the access road. Members agreed to come back on September 28 to work on the letter to have it ready for the October 6th Planning Board meeting.

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Ms. Kent also asked Mr. Walden to notify her when they submit the wetland permit to the Town.

Industrial Drive Warehouse Map 22, Lots 44,45,46,47 Map 28, Block 3, Lot 120-1

Wayne Morrill from Jones and Beach Engineering, Inc, Doug Richardson from Onyx Raymond, LLC, and Brendan Walden from Gove Environmental were there to present the project.

Ms. Holleran noted that the site walk to the property took place a couple days ago.

Mr. Morrill thanked everyone for going to the sitewalk and said that everything on site was stabilized with mulch and berms and that there is no runoff. He said that the site is about 123 acres with access off Industrial Road. Proposed site plan is for 550,000 square foot industrial warehouse with loading docks on both sides and vehicle parking for office up front. The plan is to continue to blast on site and to take material out of there. By the time the material is take out there will be a 60-70 foot wall along the back of the building (towards Main Street) that will create a sound and light barrier for the downtown area. Access road will split with deliveries going to one side and loading to the other side.

Then Mr. Morrill went over the drainage plan and explained the water flow and showed two detention ponds on both sides of the building.

Mr. Morrill said that the plan is to grant conservation easements for two portions of the parcel that contain the wetlands - over the big pond which is 18.45 acres (15.41 of which is wetland, and 3.04 is upland), and the second one that abuts the Town-owned land along the railroad tracks, and that is 8.77 acres (3.76 of it is wet and 5 is uplands). Mr. Morrill said that they have had two meetings with ConsCom, two – with Town Departments and are expecting to have the Technical Review Committee meet on October 4th and present to the Planning Board on November 3rd. The plan has been reviewed by the Town and comments have been received which they are going to address. They also had two pre-application meetings with the Army Corps of Engineers and NHDES and had a site walk with them.

Ms. Holleran asked to clarify if the ponds Mr. Morrill mentioned were Raymond Pond and a beaver pond that is on site, and confirmed those were the two ponds. Ms. McDonald asked if the buffers around the ponds were planned to be included into the conservation easement and Mr. Morrell said that he would need to check on the area closer to the site, but the other one would have about 50 feet from the detention pond and will remain wooded. He added that the developer was hoping that that area retains its recreation function and was even willing to improve it with benches, parking, and trails. The owner is planning to keep the property but would like to grant a conservation easement to the Town so that the townspeople could continue to use it.

Ms. Kent explained that the Town does not usually hold conservation easements as there are no procedures to monitor them. She said that doing it this way may be a big change and the ConsCom had never recommended that the Town holds the easement. It is usually a land trust and they hold it on Town owned property. Ms. Kent added that it may require some looking into and continue this discussion with more information.

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Discussion ensued about potential ways to draft the easement and that ConsCom will work with the applicant further. Ms. Kent also said that ConsCom would like to schedule a site walk to see the proposed conservation easement areas. Mr. Morrill and Mr. Richardson said that they have had experience working with Towns in similar circumstances and they could provide the Commission with draft easement language to begin with.

Then discussion ensued about the smaller conservation area and the fact that this one may have to remain without any recreational function, and about adjacent properties and their development potential.

Mr. Morrill also answered questions about the filling in of the two intermittent streams and the water eventually flowing into the pond, about turtle nesting sites on site which will need to be assessed in season, any vernal pools that are being protected by the conservation easements, which there were none, location of the septic, which was under the parking area, and the difference between silt sock and mulch berms, where the latter is more natural.

Then Mr. Walden went through the wetland permit description. There are 87,177 sf of wetland impacts including – 1008 linear feet of intermittent stream, and three vernal pools which are all proposed to be mitigated through a payment into the ARM Fund. Proposed payment is \$1,638,103.00. He said that they are waiting for Fish&Game to sign off on the permit and there were no historical hits on the subject property. Mr. Walden also noted that quarry operation has already identified the two vernal pools. This note was followed by a discussion of what happened with the quarry and any wetland impacts, to which Mr. Walden responded that the quarry had never applied for a permit. Discussion ensued about NHDES reviewing a permit for impact that was partially after the fact, to which Mr. Walden responded that NHDES did not express any concerns with the current permit or had many objections. Payment to the ARM Fund was chosen as mitigation and nobody had told them that this project was not permissible.

Mr. Walden also answered questions about meeting no net loss zoning, which Ms. Kent noted is required to be done by either function or area, and the latter applies in this case. Discussion ensued about the list of mitigation projects in Raymond ConsCom drafted in lieu of payments to the ARM Fund as it seemed as though none of them were acceptable to NHDES. Mr. Richardson offered to work with the ConsCom on refining that list so that next time there is a developer with a need to mitigate, they do so in town.

Ms. Kent noted that the state permit has already been submitted and the Commission does not have any comments. Mr. Richardson said that NHDES is looking to get the ConsCom approval of the mitigation method itself, which is a payment into the ARM Fund. Ms. Kent said that this is a first time the Commission is asked of such a thing. Mr. Walden clarified that NHDES is looking for a letter of no objection and letter of acceptance of this method.

Ms. Kent said that the Commission would need to collectively draft a letter at its next meeting and will have it done before November 3rd. She added that ConsCom is amenable to the conservation of land but would need to figure out how to do that, as well as have site walk. Ms. Kent will circulate a draft letter and copy the developer. She will also talk

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to the Town Manager about the conservation easement piece. Mr. Unger asked if the developer could send an example of the conservation easement language.

Ms. Kent said that ConsCom will send NHDES a letter that ConsCom has no concerns and acknowledges the mitigation payment due to the fact that Raymond was found to have no suitable mitigation projects.

Ms. Kent moved to send a letter to NHDES with no concerns and acknowledgment of the mitigation. Ms. Holleran duly seconded and motion passed unanimously.

Conservation Property signs

Ms. Holleran said that he had received a price quote from VOSS Signs and the mockup signs from New England Barricade (NEB). She said she asked about the different types and they recommend aluminum medium ones, which was chosen by consensus. The suggested size was 12" by 18" which members also agreed upon. Aluminum is the most expensive. Ms. Holleran added that 16 signs were quoted. Discussion ensued of places where to put the signs and what to attach them to. Members agreed that metal posts are the best. Ms. Holleran will ask VOSS for a mockup and NEB about the fee for changing the size/design and cost estimate and a color choice. She will also ask if they sell the posts. Members agreed to discuss this at the next meeting.

Dearborn Bridge - PBN update

Mr. Unger provided an update on the Permit By Notification to NHDES (PBN) and that it was slowly going. NH NHB report was back and there were some plants in the area but not on site, therefore, ConsCom will need to consult with NHB itself, but not Fish&Game. He said that they asked for some photos of the site and descriptions of the staging area, and he sent those to them and told them there was a bridge there before. Mr. Unger added that he has not yet heard back. He said that he is not sure if there was a time frame for them to respond or if he should check back with them. ConsCom members agreed that he should check back and, once he gets the confirmation, he can submit the PBN, therefore, the Commission should be ready to go for October. Ms. Kent said that she had sent emails to some volunteers already.

October Newsletter Finance

Reviewed the October newsletter and no changes were proposed.

Ms. Kent made a motion to publish this newsletter, Ms. Holleran seconded, and motion carried with all voting in favor. Ms. Kent will send it in.

Mr. Unger suggested to add the image of the most recent drought map and everyone thought it was a great idea. He will send it to Ms. Kent.

First and second quarter transfers

Members discussed the provided document for the transfers made during the first and second quarter of the year which amounted to \$10,980.3.

Ms. Kent said that there was a motion made at the previous meeting which was not stated clearly in the minutes and she would like to redo it. It was regarding the invoice for

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\$17.71 for removal of the hunting stands, and there was no account given in the motion. Ms. Kent moved to pay the town \$17.71 out of the General Fund Conservation Property Maintenance/Signage account #01-852-014. *Mr. Unger duly seconded, and motion carried with all voting in favor.*

August 10th, 2022

August 10, 2022 Draft Minutes were reviewed and changes were made. Ms. Holleran made a motion to approve August 10, 2022 minutes as amended. Mr. Unger duly seconded and motion passed with all voting in favor.

September 8th, 2022 *September 8, 2022 Site walk Draft Minutes were reviewed and no changes were made. Ms. Kent made a motion to approve September 8, 2022 site walk minutes as amended. Mr. Unger duly seconded and motion passed with all, but Ms. McDonald, voting in favor. Ms. McDonald abstained due to not being at that site walk.*

Correspondence

- **DES Funding for Source water protection workshop**
Ms. Kent sent out workshop information to the members.
- **35 Prescott-DES Correspondence**
Notice regarding NHDES permit approval.
- **DES PBN Eversource**
Information regarding PBN for Eversource for work within the powerlines right of way.
- **Dearborn abutter letters**
Ms. Kent's letters to Dearborn abutters about ConsCom doing work there.
- **Letter to DES – Shattagee Road Culvert Other items that may come before the board**
Ms. Kent said that there was also Ms. McDonald's letter to NHDES regarding Shatagee Road property.

Ms. Kent repeated the decisions made by the ConsCom regarding the two projects that were in front of it tonight:

- Industrial drive – no concerns with the permit and Commission agrees with mitigation to the ARM fund as there are no suitable projects in Raymond as determined by NHDES. Permit number is #2022-02474 and Ms. McDonald will write the letter to NHDES outlining the above.
- Ms. Kent will draft the letters to the Planning Board for the next meeting.
- A sitewalk was scheduled before the next meeting on the conservation easements for the Industrial Drive property. Date set for a sitewalk was September 20th at 5 PM.

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Future Items/Events September 28th - CC Meeting

Ms. McDonald said that Family Fun day is planned for October 22, 2022. Members briefly discussed plans for the day

Adjournment

Ms. Holleran made a motion to adjourn, which was duly seconded by Mr. Unger and passed with a unanimous vote in favor.

The meeting was adjourned at 9:19 PM.

Respectfully Submitted,

Alvina Snegach
Recording Secretary

BK 4728 PG 0525

8/35

068051

THIS IS A NON-CONTRACTUAL TRANSFER;
TRANSFER EXEMPT PURSUANT TO RSA 78-B:2, I

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Abdallah Construction Corp.**, of 100 Raymond Road, Chester, Rockingham County, State of New Hampshire, 03036,

FOR CONSIDERATION PAID, GRANT TO Town of Raymond, a New Hampshire municipal corporation, of 4 Epping Street, Raymond, Rockingham County, New Hampshire, 03077,

WITH WARRANTY COVENANTS, the following described premises (hereinafter the "Property"):

A certain parcel of land situated in the Town of Raymond, County of Rockingham and State of New Hampshire as shown on a plan of land entitled "Conservation Development Plan of Land 'Fox Run' Tax Map 8, Lot 35 Bald Hill Road Raymond, N.H." (hereinafter "Plan"), scale: 1"=50', dated September 6, 2005, prepared for Abdallah Construction Corp. 100 Raymond Road, Chester, NH 03036, prepared by Eric C. Mitchell & Assoc. Inc., Bedford, N.H., to be recorded. The parcel shown on the aforesaid plan as open space being 26.29 acres, being more particularly described as follows:

Beginning at a point on the westerly side of Quail Drive as shown on said plan, thence turning and running N 76E32'04"W 542.95 feet to a point; thence turning and running N 77E09'05"W 164.69 feet to a point; thence turning and running S 78E30'15" W 98.72 feet to a point; thence turning and running N28E16'44"E 286.17 feet to a point; thence turning and running N 79E49'04"E 140.47 feet to a point at a cul-de-sac on a roadway known as Fox Run Road; thence turning by said cul-de-sac by an arc of a circle with a radius 85.00 feet and length of 78.02 feet to point; thence turning and running N 40E34'46"W 149.70 feet at a stone wall at land now or formerly of Rybolt; thence turning and running by said stone wall S36E06'10"W 178.71 feet to a drill hole at the end of said stone wall; thence running S35E46'14"W 76.35 feet to a drill hole in a stone wall; thence continuing along said stone wall S35E54'21"W 250.88 feet to a drill hole; thence continuing along said stone wall S36E07'23"W 218.86 feet to a drill hole; thence turning and continuing S37E16'38"W 152.96 feet to a drill hole; thence turning and

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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running S33E28'18"W 83.72 feet to a drill hole in a stone wall; thence continuing along said stone wall S36E02'17"W 33.25 feet to a drill hole at an intersection of stone walls; thence turning and running S35E00'55"W 224.58 feet to a drill hole; thence turning and running S35E07'50"W 106.42 feet to a drill hole; thence turning and running N60E57'49"W 4.32 feet to a drill hole; thence S35E50'50"W 226.80 feet to a point at the town line between Chester and Raymond; thence turning and running by said town line S59E05'59"E 1235.43 feet to a point; thence turning and running N34E38'22"E 10.25 feet to a drill hole in the stone wall; thence turning and running by said stone wall N35E04'14"E 79.67 feet to a drill hole; thence turning and running N38E53'35"E 47.74 feet to a drill hole; thence N38E49'29"E 35.71 feet to a point at Hook Road, a Class VI highway; thence turning and running N06E05'44"W 8.52 feet to point; thence turning and running N15E02'09"E 37.51 feet to a point; thence turning and running N11E50'22"E 44.69 feet to a point; thence turning and running N34E39'51"E 145.20 feet to a point; thence continuing N34E39'51"E a distance of 29.11 feet to a point; thence turning and running N81E53'38"W 157.60 feet to a point; thence turning and running N13E02'20"W 110.00 feet to a point; thence turning and running N83E28'34"E 110.00 feet; thence turning and running in a northeasterly direction to an iron pin as shown on said plan; thence turning and running N48E46'57"W 230.32 feet to an iron pin; thence turning and running S 60E03'18"W 72.17 feet to an iron pin; thence N56E47'59"W 66.24 feet to an iron pin; thence turning and running N11E06'22"W 79.11 feet to an iron pin; thence turning and running N30E29'38"E 147.37 feet to a granite bound; thence turning and running N85E53'08"E 78.34 feet to an iron pin; thence N 49E04'08"E 46.01 feet to an iron pin; thence turning and running N00E44'35"E 66.23 feet to a granite bound; thence turning and running S87E54'40"E 72.50 feet to an iron pin; thence turning and running N39E21'47"E 201.39 feet to an iron pin; thence turning and running N 46E14'52"W 179.49 to an iron pin; thence turning and running S83E13'27"E 60.40 feet to an iron pin on the westerly side of Quail Drive; thence turning and running by said Quail Drive N06E46'33"E 35.33 feet to the point of beginning.

The above conveyance is expressly subject to the rights of Patrick J. Cassier and Sandra A. Cassier, as Trustees of the Cassier Family Trust, (hereinafter referred to as Cassiers "Cassiers" or "Cassier's") to place two dedication memorial areas, as shown on the above-referenced Plan, to the benefit of the Trustees of the Cassier Family Trust, for the purpose of erecting and placing, maintaining, repairing, and replacement of a dedication memorial to a family member of the Trustees of the Cassier Family Trust. The cost and expense of erecting and placing, maintaining, repairing, and replacement of any such dedication memorial shall be borne solely by the Trustees of the aforementioned Trust and the Town of Raymond at no time is responsible for same. The Trustees of the Trust and their agents will have all rights of access to the memorial easement areas and be able to maintain the easement area in a reasonable fashion so that the dedication memorials may remain visible.

The Property is subject to conservation restrictions consistent with NH RSA 477:45-47.

The Property conveyed shall be maintained in perpetuity as open space without there being conducted thereon any residential, agricultural, industrial, or commercial activities, except timbering and forestry as set out below.

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USE LIMITATIONS:

- A. No structure or improvement including, but not limited to, a dwelling, any portion of a septic system, telecommunications and/or wireless communication facility, tower, tennis court, swimming pool, or mobile home, shall be constructed, placed, or introduced onto the Property though this shall not prevent the laying out or building of trails for recreation purposes.
- B. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:
- i. are commonly necessary in the accomplishment of conservation, habitat management, forest management, or non-commercial outdoor recreational or educational uses of the Property; and:
 - ii. do not harm state or federally recognized rare, threatened, or endangered species, such determination of harm to be based upon information from the NH Natural Heritage Inventory or agency recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species; and:
 - iii. are not detrimental to scenic and wildlife habitat protection purposes of this Conservation Restriction;
 - iv. prior to commencement of any such act, all necessary federal, state and local permits and approvals shall be secured.
- C. No outdoor advertising structure such as signs and billboards shall be displayed on the Property, except as desirable or necessary in the accomplishment of conservation, forestry, or non-commercial outdoor recreation or education uses of the Property, and provided such signs are not detrimental to the purposes of this Conservation Restriction.
- D. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property. No such rock, minerals, gravel, sand, topsoil or similar materials shall be removed from the Property. Notwithstanding the above restriction, Grantee may maintain and repair any drainage easements depicted on the Plan, which are to be conveyed to the Town as well as any access roads or ways off of Quail Drive or Fox Run Road which access onto the Property.

- E. There shall be no dumping, injection, burning or burial of man-made materials or materials then know to be environmentally hazardous, including vehicle bodies or parts.
- F. The Property shall be posted against hunting, trapping and fishing, none of which shall be allowed except for live trapping for study or relocation of fish and wildlife to meet conservation goals.
- G. The use of motorized recreational vehicles of all kinds shall be forbidden except for timber and logging purposes reserved herein. All fire and safety vehicles are permitted.

FORESTRY:

- A. The above conveyance is expressly subject to the rights of Patrick J. Cassier and Sandra A. Cassier, as Trustees of the Cassier Family Trust, (hereinafter referred to as Cassiers "Cassiers" or "Cassier's") to have the timber rights to the Property for a period of twenty-five (25) years commencing with the execution of this deed.
- B. The Cassiers shall have any and all rights of reasonable access to and over the above described premises with such equipment as necessary for logging and forestry activities and to construct roadways for logging purposes.
- C. This reservation shall be construed as the reservation and retention of all standing trees by the Cassiers.
- E. Logging and forestry activities shall only occur in accordance with a forestry management plan. The forestry management plan shall be prepared in accordance with the then current scientifically based practices recommended by the University of New Hampshire Cooperative Extension U.S.D.A. Natural Resources Conservation Service or other government or private non-profit natural resource conservation and management agencies then active and shall ensure that the proposed logging activities do not harm identified rare, threatened, or endangered species, if any. The forestry management plan shall be prepared by a forester duly licensed in New Hampshire. The Town Forester shall approve the forestry management plan and the Raymond Conservation Commission shall have the right to review and comment on the forestry management plan to ensure that logging is conducted in a manner which does not entail "clear cutting" or other practices which will interfere with the Town's intent to provide a scenic open space area for outdoor and/or educational use by the general public.
- F. The Town may obtain information concerning rare, threatened or endangered species on the Property, such information to come from the NH National Heritage Inventory or

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agency recognized by the State of New Hampshire as having responsibility for identifying rare, threatened or endangered species.

- G. The Town Forester shall monitor the logging operations to ensure that they are conducted in accordance with the approved forestry management plan. In the event that the Town Forester has found that any portion of the Property has been "clear cut", the Town Forester shall, after obtaining authority from the Raymond Board of Selectmen, terminate the timber rights reserved herein without the need for any judicial action, including, but not limited to, injunctive relief. For the purposes of this instrument, "clear cut" shall be defined as the removal of all or substantially all of the standing timber within a given area.
- H. The Cassiers shall pay all timber tax which may accrue as a result of logging activities. The Cassiers shall also pay as a lump sum, an amount based on twenty-five (25) years of taxes for the Property based on the valuation in existence as of the date of execution of the deed, and such payment to be made within sixty (60) days of execution of the deed. In the event that either the timber tax or the lump sum payment is not timely paid, the Town has the right, but not the obligation, to extinguish the logging rights reserved under this conveyance. At the end of the twenty-five (25) year period referenced above, or earlier if the Town exercises its authority to extinguish logging rights as described above, all logging rights will terminate automatically without need for further action on the part of the Town or the Cassiers.
- I. The rights reserved herein to cut, timber and/or remove timber from the premises shall not, under any circumstances, be transferable or assignable. In the event that such a transfer or such a transfer is made, the reserved timber rights will automatically extinguish.


The Property shall not be subdivided, however, there is no limitation or restriction for the Town of Raymond to merge the Property with any other property of the Town of Raymond subject to the same or similar conservation restrictions.

Meaning and intending to describe the same premises conveyed of Warranty Deed from Patrick Cassier and Sandra Amy Cassier, Trustees of the Cassier Family Trust to Abdallah Construction Corp. dated March 13, 2006 and recorded in the Rockingham County Registry of Deeds in Book 4630 Page 1023.

WITNESS our hands this 19 day of September, 2006.

ABDALLAH CONSTRUCTION CORP.

Witness

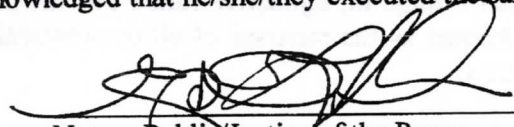
By: 
Its: President

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

On this 19th day of Sept, 2006, personally appeared George Abdallah of Abdallah Construction Corp., known to me or satisfactorily proven to be the person/s whose names are subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.


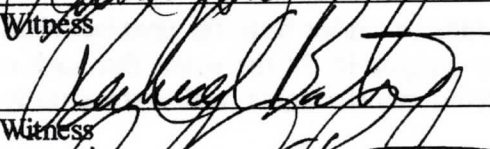
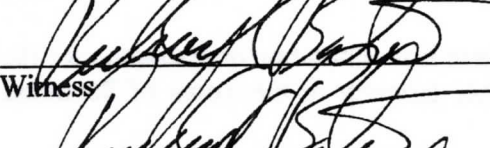
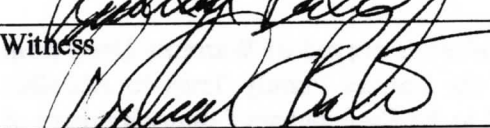

Before me,


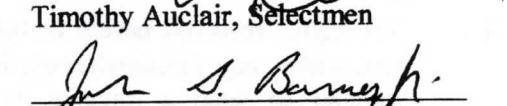
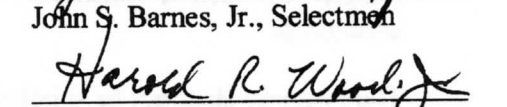
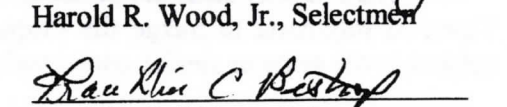
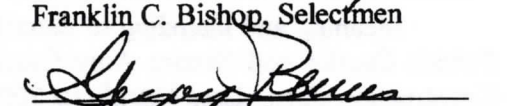
APRIL E. LaROCHE
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires Feb. 9, 2010


Notary Public/Justice of the Peace
My Commission expires: _____

**ACCEPTED BY THE TOWN OF RAYMOND
BY ITS BOARD OF SELECTMEN:**

**TOWN OF RAYMOND
BOARD OF SELECTMEN**


Witness

Witness

Witness

Witness

Witness


By: 
Timothy Auclair, Selectmen
By: 
John S. Barnes, Jr., Selectmen
By: 
Harold R. Wood, Jr., Selectmen
By: 
Franklin C. Bishop, Selectmen
By: 
Gregory Bemis, Selectmen

BK 4728 PG 0531

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Timothy Auclair, a duly elected Selectmen of the TOWN OF RAYMOND.


Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
John S. Barnes, Jr., a duly elected Selectmen of the TOWN OF RAYMOND.


Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Harold R. Wood, Jr., a duly elected Selectmen of the TOWN OF RAYMOND.


Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Franklin C. Bishop, a duly elected Selectmen of the TOWN OF RAYMOND.

Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



BK 4728 PG 0532

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Gregory Bemis, a duly elected Selectmen of the TOWN OF RAYMOND.

Dois Lagan
Justice of the Peace/Notary Public
My Commission Expires: September 2010



S:\RA-RL\Raymond, Town of\Planning and Zoning\Applicant Review\Abdallah to Raymond Deed - 03 20 06 - Final.doc



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077

(603) 895-7017

September 8, 2021

To: Raymond Board of Selectmen c/o Joe Ilsley

From: Raymond Conservation Commission

Re: Town Properties – Hunting Recommendations

Per the Town Manager’s request, the Conservation Commission reviewed the hunting-related town ordinances, the warrant article 26 from the 2010 Annual Report, and the town properties, and compiled a recommended list of town properties for hunting. The conservation commission’s recommendations are based on size of properties and proximity to residential areas and other open space. The board does not know whether hunting is allowed on privately owned lots near the town properties. There were no hunters at the conservation meeting of September 8th, and none of the board members are hunters. The board recommends that local hunters provide input to our recommendations.

Recommended for hunting

039	000	006	Cassier Memorial Forest	371	abutting town properties combined make 428 acres
046	000	033	Cilley Road	55	
040	000	044	Cilley Road	3	
025	000	011	Dearborn	304	
035	000	004	Flint Hill	215	abutting town properties combined make 221 acres
034	000	067	Between Flint and HS	6	
013	000	004	Lane Road	64	abutting town properties combined make 139 acres
007	000	013	Shattagee Road	25	
007	000	009	Shattagee Road	25	
013	000	002	Lane Road	20	
019	000	002	Lane Road	5	



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077

(603) 895-7017

029	000	038	Colonial Drive	76	
044	000	029-1	Robinson Hill	56	abutting town properties combined make 60 acres
044	000	037	Grout Farm Road	4	
009	000	021	Morrison Road	24	abutting town properties combined make 34 acres
009	000	17	Towle Road	10	
033	000	60	Smith Pond Road	22	abutting town properties combine make 23 acres
033	000	059	Smith Pond Road	1	
015	000	067	Lane Road	19	

Property that needs further evaluation and input from hunters

008	000	035	Fox Run Road	26.29	Open space from conservation subdivision and residences abut the property. There are other non-developed parcels nearby but is unknown whether hunting is allowed. Bald Hill properties are near-by but have a planned development
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Raymond Conservation Commission

Enc: Town Ordinance and Warrant Article 26

Town of Raymond
Conservation Commission DRAFT
March 8, 2023 minutes

Commission Members in Attendance:

Michael Unger, Vice Chair
Kathy McDonald, Secretary
Kris Holleran

Meeting Called to Order by:

Vice Chair Unger at 7:00 PM

Commission Members Excused:

Jan Kent, Chair

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Warren Gibby, prospective ConsCom member, 1st meeting in attendance.

Public Input:

None

Agenda Items

Plan Reading Training – Mike & Jewett Route 27 Revised Plan Review

Mr. Unger noted that as the Commission is undergoing plan reading training, they will use the site plan for Route 27, thus taking two items on the agenda simultaneously. He also invited Mr. Gibby to participate in the plan reading training.

Ms. McDonald showed everyone the wildlife action plan maps for Raymond and Mr. Unger explained various features depicted on the plan.

Then members looked at the Jewett Route 27 revised site plan and had some questions about the pipes showing to be draining the roof runoff into a vernal pool and some grading in the wetland buffer in the area of the temporary wetland crossing. Members also looked at other features of the plan looking at the differences from the earlier iterations and also learning along the way about different plan features and how to read them.

Mr. Unger began to summarize the ConsCom review and what was noted: there were comments on the roof drain going to the Vernal Pool and questions about why seed mix was shown in the excavation area in the upland. Ms. McDonald then asked if a NHDES wetland application and NHDES wetland crossing application for the temporary crossing were submitted and whether there were comments from the Lamprey River Advisory Committee (LRAC) or whether they have been notified. Mr. Unger noted that supporting documents say that the developer has not yet submitted either a wetlands or an AOT permit, which is when Natural Heritage Bureau data check will be done and LRAC comments will be solicited. Ms. McDonald said that she also would like to know why there is no wetland scientist seal on the plan and no report on wetlands. She also suggested to add low salt usage as the site location is close to wetlands and is within the aquifer

Town of Raymond
Conservation Commission DRAFT
March 8, 2023 minutes

protection zone. Mr. Unger added that another note was made that excavation was shown partially in the wetland buffer.

Website Review Request

Mr. Unger said that Kevin Woods requested for input from ConsCom for the website as the Town is in the process of revamping the website.

Members reviewed other Conservation Commission websites and discussed the features on those websites that could be of use to the Raymond ConsCom.

Members liked the separation of the government and community business with all the agendas, minutes, and other public meeting information posted on the pages related to the government, and information such as trails and outdoor activities on the pages related to the community.

Members also liked the idea of having a link to the volunteer application for joining the Commission on its page, as well as placing other relevant information like the mission, membership, etc. there. Another suggestion was to have an archive of informational articles and other resources on the ConsCom page.

Mr. Unger will work with Ms. Kent to get these suggestions to Kevin.

Conservation Fund Expenditure Approval – Signs

Mr. Unger said that there were two invoices in the packet from New England Barricade - one for the posts and hardware (\$1,139.52) one for the signs (\$511.68). He added that that the invoices and the Conservation Fund form have to be signed after the motion has been made and approved.

Ms. Holleran said that it would be easier if the Town could make out a check to the vendor, and she can pick it up from the Town and then pick up the signs as she delivers the check. She will bring the signs to Mr. Unger to store until spring.

Mr. Unger made a motion to approve funds to pay for invoices from New England Barricade not to exceed \$1,800 from the Conservation Fund account # 06-8052-050. Ms. Holleran seconded. Motion passed unanimously.

Conservation Fund Expenditure Approval - Minutes for 2023-24

Mr. Unger said that there was another form to approve the expenses related to paying the minute taker.

Ms. McDonald made a motion to pay the minute taker the amount not to exceed \$2,200 for the period of 12 months from the Conservation Fund account #06-8052-050. Mr. Unger duly seconded. Motion passed unanimously.

Members signed the relevant forms.

3rd and 4th Quarter Fund transfers

Mr. Unger said that 3rd and 4th quarter transfers for the Conservation Fund were in the packet and went over the numbers on the report.

Town of Raymond
Conservation Commission DRAFT
March 8, 2023 minutes

Conservation Fund Statement

Conservation Fund statement was not available.

Approval of Minutes

February 8, 2023.

On a motion by Ms. McDonald to approve the minutes as presented, which was duly seconded by Ms. Holleran, 02/08/2023 minutes were approved by a unanimous vote in favor.

Other items that may come before the board

Ms. McDonald said she took pictures of all the kiosks and will bring pictures to the next meeting.

Ms. Holleran also noted that she was not sure if there was a letter written to the BOS about the reappointments to the ConsCom. Members decided to discuss that at the next meeting.

Ms. Holleran said that Ms. Kent and herself met at the end of February and there was no quorum, so there was no meeting. They talked about Fox Run deed and that the family would like to put up a memorial sign there. Ms. Holleran said that she drove by the area and described that there is a small flat patch of land by the end of the guardrail where the sign could possibly be placed. Mr. Unger also noted that there was a question of whether hunting was allowed on the property or not. Members agreed to discuss this at the next meeting. Ms. Holleran said that then there will also be a question about who would post the land if there is a determination to not allow hunting.

Future Items/Events CC Meeting

March 22nd - CC Meeting

April 12th- CC Mtg

Mr. Unger said that for the April meeting there will be a new project coming for review for JBE 20564 Raymond, 109 A, B, C & D Main Street.

Adjournment

Motion made by Ms. McDonald, seconded by Ms. Holleran, and upon a unanimous vote in favor, meeting adjourned at 8:18 PM

Respectfully submitted,

Alvina Snegach
Recording Secretary



RAYMOND CONSERVATION COMMISSION

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

March 20, 2023

To: Raymond Board of Selectmen and Ernie Creveling - Town Manager

From: Raymond Conservation Commission

Re: Conservation Commission Re-appointments - 2023

The Conservation Commission voted unanimously on February 8, 2023, to recommend reappointment of Michael Unger and Jan Kent as full members to the Conservation Commission.

Thank you,

Jan Kent

Jan Kent
Raymond Conservation Commission

CC: Alyssa Richard - Raymond Town Clerk

March 21, 2023

RE: The Updated Plan from Jewett Warehouse Rt 27 Raymond, Map 28, Lots 9 +10 +11 (former RediMix)

Greetings Cons Com Members,

Changes have been made since we first gave the applicant and the Planning Board our approval letter on 9/28/22. After reviewing the updated plans dated 2/23/23, the following items have come to our attention:

- On Plan C-403 Grading and Drainage Plan B, it shows a 12" roof drain leader-01 invert = 223.0 outflowing into the vernal pool. The water flowing from the roof will directly impact the vernal pool and its sensitive inhabitants.
- Wetland A, below the vernal pool, and Wetland B are noted as intermittent streams on the Gove Environmental Services Analysis of the functions and values for the property Rt 27, Tax Map 28 Lots 9, 10, 11. These intermittent streams are protected and need buffers of 75' according to the 4.9.3.1 Shoreline Protection Area in the 2022 Raymond Zoning Ordinance.
- Wetland C, a ponded wetland, and Wetland D are noted as a Tier 1 stream in the Natural Resources Report, Map 22 Watersheds and Streams Order. As such, a buffer of 75' is needed according to the 4.9.3.1 Shoreline Protection Area in the 2022 Raymond Zoning Ordinance.
- On Map C-401, the large oyster shaped area of 93,514sf (Proposed Flood Compensation Area) which abuts two wetlands, will also need the 75' buffer according to the 4.9.3.1 Shoreline Protection Area in the 2022 Raymond Zoning Ordinance. This area of disturbance will also impact the abutting Wetland B and Wetland C.
- With the addition of the expanded buffers, according to the 4.9.3.1 Shoreline Protection Area in the 2022 Raymond Zoning Ordinance, this will change the impacts to the buffers and potentially change the alteration of terrain.
- The Lamprey River Advisory Committee (LRAC) was recently sent the plan and a letter on 2-23-23 regarding this project, its impact to the wetlands, and its drainage into the Lamprey River. We have not received their comments for our review. We have also have not seen any comments from NH DES.

We would like to review the comments from Lamprey River Advisory Commission (LRAC), Mr. James Foley, and NH DES, about this project before we can comment on the updated plan.



Attn: McCarthy, Christina
Re: Raymond Wetland Mapping & Regulatory
Amendments

March 8, 2021
Invoice No: 321006
Project No: 124922P1

Raymond, Town of
4 Epping Street
Raymond, NH 03077

TERMS: Net 30 days from invoice date, 1.5% per month charged thereafter.
For Services Rendered Through 2/25/2021

Professional Services	Rate	Hours	Amount
02 - Wetland Evaluation			
Env. Scientist/Field Naturalist	\$94.00	3.75	\$352.50
Staff Engineer/Sr. Designer I	\$80.00	2.00	\$160.00
		<u>5.75</u>	<u>\$512.50</u>
Total Professional Service Fees		5.75	\$512.50

Invoice Amount **\$512.50**

Please remit payment to: PO Box 339, Randolph, VT 05060

Linked Invoice Transactions - DuBois & King, Inc.

Invoice No.: 321006

Invoice Date: 3/8/2021

Transaction ID:
86431

Labor Transactions

P/E Date	Employee	Labor Code	Work Date	Hrs	Effort
124922P1.02 02 - Wetland Evaluation					
02/11/2021	Brodie, Charlotte M		2/10/2021	0.50	47.00
<i>Coordination with Con Comm/Town re: transferring website to the Town</i>					
02/25/2021	Brodie, Charlotte M		2/23/2021	1.50	141.00
<i>Website transfer, project administration</i>					
02/11/2021	Ursaki, Julia L		2/10/2021	2.00	160.00
<i>Webmap transfer</i>					
02/18/2021	Brodie, Charlotte M		2/16/2021	0.25	23.50
<i>Coordinate transfer of website mapping to Town</i>					
02/11/2021	Brodie, Charlotte M		2/11/2021	0.25	23.50
<i>Coordinate transfer of website</i>					
02/18/2021	Brodie, Charlotte M		2/12/2021	1.25	117.50
<i>Coordinate transfer of website mapping to Town</i>					
Total for 124922P1.02				5.75	512.50
Total labor				5.75	512.50

From: Julie Jenks <jjenks@raymondnh.gov>
Sent: Tuesday, March 21, 2023 1:22 PM
To: >
Subject: RE: Dubois and King invoice dated 3/8/21 #321006

Hi Jan.

I just reviewed all Dubois invoices from march of 2021 to today and did not see one for \$512.50.

Julie Jenks
Finance Director
Town of Raymond
(603) 895-7010

*You're braver than you believe,
and stronger than you seem,
and smarter than you think*
- A.A. Milne

From: Jan Kent <>
Sent: Tuesday, March 21, 2023 1:17 PM
To: Julie Jenks <jjenks@raymondnh.gov>
Subject: Dubois and King invoice dated 3/8/21 #321006

Hi Julie,
Can you please look through your AP system and let me know if there are any payments to Dubois and King for \$512.50, from 3/8/21 to present. I don't think there is but would like to check before paying the attached. I had it on the meeting agenda on 4/14/21, but it looks like we didn't approve it. I have a tracking sheet also, with some blank columns on it.

Thanks
Jan



Jan Kent
To: Charlotte Brodie



Sun 4/11/2021 1:16 PM

Hi Charlotte,
I received an invoice for \$512.50 for services through 2/25/21.

Is this for the work to rehost the maps to Rockingham Planning Commission? I just want to verify as the professional services descriptions seem to be more related to wetland Inventory work.

Thanks
Jan

Town of Raymond
Conservation Commission Approved Minutes of
April 14, 2021

Finance

- Conservation Fund balance as of March 31, 2021 was \$271,428.24.
- Dubois & King final invoice for \$512.60.
- Conservation Fund approved withdrawal form for minute taker expenses in the amount of \$2,200.00 for the period from 04/01/2021 to 03/31/2022.

TOWN OF RAYMOND, NH

CONSERVATION COMMISSION FUND REQUEST

4 Epping Street
 Raymond, NH 03077
 (603) 895-4735 x114
 Fax (603) 895-0903



REQUEST FROM:
Department
 Conservation Commission

CONTROL NUMBER:
 ConsCom 2023-03

DATE OF REQUEST	REQUISITIONER NAME	DATE OF COMMISSION'S MEETING	REQUESTED AMOUNT
3/22/2023	Jan Kent	3/22/2023	
FUND NAME / ACCOUNT	DESCRIPTION OF FUNDING REQUEST AND PROPOSED PURCHASES		
Conservation Expense 06-8052-050	Requesting funds to pay for: Invoice dated 3/8/21, #321006, for \$512.50, from Dubois & King, Inc. for expenses related to the Wetland Inventory project. Invoice was not previously paid due to an outstanding question on the services rendered. Payment of invoices are contingent on approval from the Conservation Commission Chair or Vice-Chair.		
Total			\$512.50

Chair, Jan Kent	Approved/Not Approved
Vice Chair, Mike Unger	Approved/Not Approved
Secretary, Kathy McDonald	Approved/Not Approved
Kris Holleran	Approved/Not Approved
n/a	Approved/Not Approved
n/a	Approved/Not Approved