

**Raymond Conservation Commission
Meeting Agenda**

April 12, 2023

7:00 PM

Media Center

Call to order

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

Agenda Items

- 01-Main Street-Map 23 Lot 25 & 29 - Jones & Beach
- 02-Fox Run Road Timber rights donation - update
- 03-Conservation Property signs - Kris
- 05-Review project list

Finance

- 06-Conservation Fund Statement (if available)

Approval of Minutes

- 07-March 22, 2023

Correspondence

- 08-LRAC - Letter - Route 27 Warehouse

Other items that may come before the board

Future Items/Events

- April 26th - CC Meeting
- May 10th - CC Meeting
- May 24th - CC Meeting

Adjournment (no later than 9:00)

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

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

Town of Raymond
Conservation Commission DRAFT
March 22, 2023 minutes

Commission Members in Attendance:

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

Meeting Called to Order by:

Chair Kent at 7:00 PM

Commission Members Excused:

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Warren Gibby, prospective ConsCom member, 2nd meeting in attendance.

Public Input:

Mr. Gibby asked some questions about the Jewett plan, which Ms. Kent said will be addressed in the next agenda item.

Agenda Items

Jewett Route 27 - follow up

Warren Gibby asked questions about the snow storage areas on the plan, preventing sand and trash from getting into the wetlands, screening on the pipe openings that go out to the swamp to stop animals going into the pipes, dumpster locations, etc.

Greg DiBona from Jewett answered questions about snow storage, drainage features, treatment, dumpster locations on the plan, etc.

Mr. DiBona said that some water is being sent from the roof to the vernal pool, which he said was discussed last fall with the Commission, and explained how this volume will match the volume of water that is currently going into the vernal pool. He said that this has always been the plan and there is no way to develop the site without draining the roof runoff into the vernal pool to make sure that the vernal pool gets the same amount of water as it did pre-development. Mr. DiBona said that the grading was designed so that it could accommodate for that water to be piped from the roof towards the vernal pool and to dissipate so that it prevents erosion overtime. He answered questions about roofing materials, which is a rubber membrane, and that the water running off is considered clean water for stormwater management purposes and it that does not require treatment. He also said that the stone rip rap area was designed to slow down the velocity of the water coming from the roof so that it can dissipate going into the vernal pool.

Ms. McDonald said that this vernal pool is shown on the wildlife action plan map as the highest ranking habitat and she is worried that this could harm the vernal pool.

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42 Ms. Kent said that it seems that what Mr. DiBona is saying is that the only way to keep
43 the existing flow into the vernal pool is to take the roof water runoff and feed it to the
44 vernal pool with all the precautions for preventing erosion.

45 Mr. Unger asked if there is a way to treat the water somehow. Mr. DiBona said that there
46 is a way to make the rip rap area larger but that would mean more temporary disturbance
47 during construction. He added that this is a very large vernal pool too. He said that they
48 could also make multiple connection points, but that will mean more disturbances. All
49 they are concerned is matching current water flow and volume for the vernal pool.

50 Mr. DiBona said that he will take the concerns back to the wetland scientist and the
51 developer to if there are other options to run roof runoff into the vernal pool. Ms.
52 McDonald said that there is no signature of the Wetland Scientist on the plans. Mr. DiBona
53 said he will note that as well.

54 Ms. McDonald talked about the comments that came from a function and values analysis
55 report that Brendan Walden presented to the Planning Board for this She said that Mr.
56 Walden described the connections of those wetlands and their flow direction. He noted
57 that there is a tier 1 stream going through the wetlands to the Lamprey River. Ms.
58 McDonald said that since these wetlands might be streams, they should have a 75 foot
59 buffer as opposed to the 25 foot one shown on the plans for this development. Ms.
60 McDonald read the zoning article requiring the 75 foot buffer. Ms. Kent said that this is
61 noted in Ms. McDonald's letter in the packet. There was discussion of whether the zoning
62 applies to intermittent streams. Mr. DiBona said that he could not find the copy of the
63 2009 Water Resource Management Plan as the link is not live, so that he could check the
64 mapping that matches the zoning ordinance. He said that he would need to see whether
65 this stream would fall under that category and change the buffer to the 75 foot one. He
66 asked what would that mean for the plan to go forward.

67 Ms. McDonald said that possibly adjustments will need to be made Ms. Kent said that
68 would probably mean that more of the development will be in the buffer. She explained
69 that the special permit will be required for buffer encroachment that has to be submitted
70 to the Planning Board for approval and to ConsCom for comment.

71 Ms. McDonald said that the ConsCom was supposed to get the function and values
72 analysis report from Mr. Walden and she did not know it was received.

73 Mr. DiBona said that they are working on various permits and the Planning Board
74 requested that all permitting documents are shared with it. It has not been done yet and
75 ConsCom will also receive them.

76 Next was the oyster shape flood compensation are discussion, also noted in the letter in
77 the packet, and how it will be graded to match the existing wetlands and give them ability
78 to expand.

79 Then another discussion was about the Lamprey River Advisory Committee (LRAC) who
80 was recently sent the plan and a letter dated 2-23-23 regarding this project, its impact
81 to the wetlands, and drainage into the Lamprey River and the fact that ConsCom did not
82 receive any comments from LRAC. Mr. DiBona said that usually they would comment after
83 the permit to the state has been submitted. The Planning Board has requested to receive
84 all paperwork ahead of time, which is not usually how the process works, but they will

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85 get it. LRAC has received all the paperwork too but has not gotten back to them as there
86 is no official permit yet. Mr. DiBona will follow up to see if there are comments.

87 Ms. Kent summed up the items for follow up, which are: roof drainage into the vernal
88 pool options, questions about the wetlands being intermittent streams and respective
89 buffer changes, and the Water Resource Management Plan location.

90 Ms. Kent said that she will look for the Water Resource Management Plan as well.

91 Ms. Kent said that ConsCom would need to receive a copy of the special permit that has
92 been submitted to the Planning Board. Mr. DiBona said that they submitted a special
93 permit because work is being done in the ground water protection zone. Mr. Unger said
94 that it may be the conditional use permit that has been submitted for the ground
95 protection zone impacts. Ms. Kent said that wetland buffer disturbances also require a
96 special permit.

97 Ms. McDonald asked whether the Planning Board should be notified that ConsCom original
98 letter no longer applies as there are now questions that need to be addressed, whereas
99 the first letter did not have any concerns. Ms. Kent suggested to write a letter to the
100 Planning Board to inform them that ConsCom is doing additional research.

101 Mr. DiBona said that the Planning Board also requested to provide all plan revisions to
102 the Conservation Commission to keep them informed.

103 There was discussion as to how ConsCom should handle all the revisions, depending on
104 what is being revised and whether ConsCom needs to comment.

105 Mr. DiBona said he will send plan copies to ConsCom along with the cover letter describing
106 the revisions for each iteration of the plan.

107 Ms. Kent will write a letter to the Planning Board with the questions that ConsCom raised
108 today. Mr. DiBona will also send ConsCom the function and values analysis after the
109 meeting.

110

111 **Fox Run Road -follow up**

112 Ms. Kent provided a brief background of the issue where the deed noted that hunting
113 was not allowed. Ms. Holleran read item F. of the deed which prohibits hunting, trapping
114 and fishing, except for live trapping for study or relocation of fish and wildlife to meet
115 conservation goals. Members discussed other prohibitions on the property listed in the
116 deed.

117 Mr. Gibby made several suggestions for what the property could be used for, like camping
118 or ATV use. Ms. Kent explained that ATV's are prohibited on any Town owned property
119 due the damage caused by them. As for camping, she said that there is process that the
120 Board of Selectmen established for those who would like to set up a temporary camp.

121 Ms. Holleran asked that posting the whole property would be an enormous and expensive
122 task and whether the owner would reconsider his prohibition. Ms. Kent said that she can
123 try to ask him what his intent was when he put that in the deed, but even if he agrees to
124 change it, the deed will have to be changed accordingly.

125 Ms. Kent also said that the former owner requested a 30' by 30' area to put a memorial
126 sign to name the forest. Members briefly discussed where the location of that area could
127 be.

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128 Ms. Kent said that Mr. Cassier’s proposal for giving logging rights to the Town went to
129 the Board of Selectmen but there was not much supporting documentation with it, so no
130 decision was made.

131 Ms. Kent also said that ConsCom sent a letter to the Board of Selectmen recommending
132 hunting on the property, and later discovered that the deed is restrictive. She suggested
133 to send an updated letter to the selectboard noting the deed restriction.

134 Ms. Kent said that she has not talked to the Town Manager about the process of the
135 timber rights donation to the Town. She will also talk to Mr. Cassier about the intent
136 behind the hunting restrictions.

137

138 **Kiosks discussion-Kathy**

139 Ms. McDonald said that she went to several towns to take pictures of kiosks there, which
140 she made copies of to distribute at the meeting. Most of them were all similar and most
141 had wooden molding holding the plastic cover for the kiosk. Members discussed the plan
142 of action for the two Raymond properties’ kiosks that are operational. Content for the
143 kiosks was discussed. Mr. Unger suggested asking the school to print the enlarged maps
144 if possible.

145 Mr. Unger will also ask the school about building the frames.

146

147 **Conservation Property signs update – Kris**

148 Ms. Holleran will have the check next Wednesday and she will go pick up the signs once
149 she has the check. Ms. Holleran said that after that she will get the blue arrow parking
150 sign too.

151

152 **Finance**

153 Ms. Kent said that there are invoice for the amount of \$512.5 from Dubois&King which
154 at first she was not sure what it was for. Ms. Kent said that after doing research she
155 found that Dubois&King was transferring website maps as part of the wetlands inventory
156 project, which is what this charge is for. Ms. Kent created a new conservation form so
157 that this invoice could be paid.

158 *Ms. Kent made a motion to pay Dubois & King invoice # 321006 dated 03/08/2021, which*
159 *is the last invoice for the wetlands inventory project, to be paid from the Conservation*
160 *Fund account #06-8052-050. Mr. Unger seconded and motion carried unanimously.*

161

162 **Conservation Fund Statement**

163 Conservation Fund statement was not available.

164

165 **Approval of Minutes**

166 **March 8, 2023.**

167 *On a motion by Ms. Holleran to approve the minutes as presented, which was duly*
168 *seconded by Mr. Unger, 03/08/2023 minutes were approved by a 3:0:1 vote in favor. Ms.*
169 *Kent abstained as she was not present at that meeting.*

170

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171 **Correspondence**

172 **BOS Reappointment letter**

173 Ms. Kent wrote letters for reappointments and sent them to the Town Manager.

174

175 **Future Items/Events CC Meeting**

176

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

178 Ms. Kent said that there is no information yet about the project, so she will ask them to
179 send the electronic packet including the special permit if there is one. Ms. Kent said that
180 she will not be at that meeting and Ms. Holleran will let her know if she will not be able
181 to make it to that meeting as well.

182

183 **April 26th - CC Mtg**

184

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

186 Ms. McDonald said that Saving Special Places is coming up and it will be available for
187 attendance in person and virtually. It will be on April 6th, 2023 in Alton.

188 Ms. Holleran said that Wild and scenic film festival is on April 14th, 2023 in Portsmouth.

189 Members also looked at the Jewett plan to locate the snow storage areas.

190 They also tried to look up the Water Resource Management Plan and were not able to
191 find it online. They also discussed the Town website and having difficulty sometimes
192 finding things on there and that it was exciting that the website update is upcoming.

193

194 **Adjournment**

195

196 *Motion made by Ms. Holleran, seconded by Ms. Holleran, and upon a unanimous vote in*
197 *favor, meeting adjourned at 8:47 PM*

198

199 Respectfully submitted,

200

201 Alvina Snegach

202 Recording Secretary

Lamprey River Advisory Committee



c/o 88 Hedding Road
Epping, NH 03042
www.lampreyriver.org

*Protecting the Lamprey, Little, North, North Branch, Pawtuckaway, and Piscassic rivers
that connect our fourteen communities*

Barrington, Brentwood, Candia, Deerfield, Durham, Epping, Exeter, Fremont,
Lee, Newfields, Newmarket, Northwood, Nottingham, Raymond

March 6, 2023

Brad Reed, chair
Raymond Planning Board
4 Epping Street
Raymond, NH 03077

Re: Jewett Industrial Development
Route 27 (Map 28, Lots 9,10,11)

Dear Mr. Reed:

The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. We were informed by the project engineer that this project will be requiring Alteration of Terrain and Wetlands permits from the NHDES, but those applications are not yet available for review. From our preliminary review of the engineering plans, approximately 10 acres of natural area will be transformed into impervious surface.

What is most concerning to us at present is the applicant's stated desire to have the Raymond Planning Board sign off on this project prior to seeing the full NHDES applications. We are not sure what the planning board's normal procedure is, but we are certain that signing off on this proposal without full disclosure of what exactly is at risk of being permanently lost seems highly unusual and inappropriate. This might simply be a matter of semantics, but we urge you and the planning board not to sign off on this project until you have had the opportunity to see the full application that NHDES and the LRAC will review.

Thank you for your consideration on this matter. We will copy you on any comments that we have regarding this proposal once we have reviewed the full NHDES permit applications.

A handwritten signature in black ink that reads 'Joseph Foley'. The signature is written in a cursive, slightly slanted style.

Joseph Foley, chair