

**Raymond Conservation Commission
Meeting Agenda**

September 27, 2023

7:00 PM

Media Center

Call to order

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

Agenda Items

- 01-Route 27 Warehouse
- 02-White Rock Project - Main Street
- 03-Conservation signs - Kris
- 04-Family Fun Day - updates

Finance

- 05-Q2 Transfer
- 06-Conservation Fund Balance - August

Approval of Minutes

- 07-September 13, 2023

Correspondence

- 08-DES-Jewett Construction -File 2023-02034
- 09-LRAC Comments to DES - AOT - Jewett Construction
- 10-NHACC Annual Meeting - November 4th
- <https://www.nhacc.org/annualmeeting/workshops>

Future Items/Events

- October 11th-CC Meeting
- October 14th - Family Fun Day
- October 19th - PB Onyx Hearing - Comments and attendance
- October 25th-CC Meeting
- November 4th - NHACC Annual 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](#)



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

Request for More Information

September 14, 2023

SENT VIA EMAIL

JEWETT CONSTRUCTION CO
ATTN DAN RAY
25 SPAULDING RD SUITE 17-2
FREMONT NH 03044

Re: NHDES Wetlands Bureau File 2023-02034, Route 27, Raymond Tax Map 28 Lots 9,10,11

Dear Applicant:

The New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. In accordance with Env-Wt 524.04(d), please ensure the proposed commercial development project design to maintain or restore hydrologic connections to maintain flows necessary to preserve adjacent wetland and riparian functions.
2. In accordance with Env-Wt 525.03(a), provide a description of the project goals explaining how the project will achieve restoration desired functions and values in accordance with Env-Wt 805.02(d) and Env-Wt 300.
3. In accordance with Env-Wt 525.03(e)(2), provide a restoration monitoring plan that identifies a schedule showing anticipated construction phases, timing of plantings, dates of submission of monitoring reports, and a final date of completion.
4. In accordance with Env-Wt 311.01(b)(1), as the DataCheck identified areas of concern relative to protected species or habitat, provide documentation of coordination with the NH Fish and Game Department (NHF&G) for rare or protected animal species and habitat to determine how to avoid and minimize project-related impacts on the resource.

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 15, 2023), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

Pursuant to RSA 482-A:3, XIV(a)(3), NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Eben.Lewis@des.nh.gov or (603) 559-1515.

Sincerely,



Eben M. Lewis
Southeast Region Supervisor, Wetlands Bureau
Land Resources Management, Water Division

cc: Brenden Walden, Gove Environmental Services, Inc.
Raymond Conservation Commission
Lamprey LAC

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

August 16, 2023

Mr. Michael Schlosser
NHDES
PO Box 95
Concord, NH 03302-0095

Re: Jewett Warehouse
Route 27
Raymond, NH
File #: unknown

Dear Mr. Schlosser:

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. *This was submitted to us a preliminary application.* Upon final review, we offer the following comments:

1. Materials reviewed include Alteration of Terrain Permit Application signed and dated 8-29-2023, most recently revised plans dated 9-1-2023, and Natural Heritage Report dated 7-18-2023.
2. The applicant is proposing to construct a 200,000 square-foot (4.59 acres) warehouse with new paved parking areas, landscaping, stormwater management, and associated utilities. Total impervious surface will be 476,863 square feet, or 10.95 acres.
3. The Natural Heritage Bureau report indicates that Blanding's turtles, spotted turtles, and black racers have been reported in the area. Black racers have also been reported immediately adjacent to the site. No communication with the New Hampshire Fish and Game Department was attached and should be required.
4. Vernal pool #1 is part of a wetland complex and is very productive, with 70 wood frog egg masses and 17 spotted salamander egg masses encountered in the spring of 2022. A 100-foot buffer around the pool has been proposed. The following is taken from the UNH Cooperative Extension Habitat Stewardship Series on vernal pools:
Threats to surrounding woodlands The time most amphibians spend in a vernal pool is short but critical. They breed in the pool, but they spend about 11 months of the year in the surrounding woodlands, usually within

600 yards of the wetland. So, even when development plans avoid direct impacts to vernal pools, some amphibians may be lost if the woods surrounding the pool are significantly altered. Indirect impacts of development such as changes in water flow, changes to the water table, increased pollution, and the removal of forested canopy near pools can combine to degrade or destroy the habitat value of nearby vernal pools.

Best practices for vernal pools indicate that a buffer of 600 yards is appropriate and protective for these amphibians that live in the surrounding area and use the vernal pool only for breeding. In addition, the hydrology of a vernal pool is critical for its proper functioning. The greater the distance of undisturbed buffer around the vernal pool, the greater the likelihood that the hydrology will also be maintained. Finally, we note that Blanding's and spotted turtles have frequently been recorded nearby. A vernal pool with so much productivity is certain to be a draw for these wide-ranging and threatened turtles.

5. The applicant plans to send roof water to the vernal pool to help retain its natural hydrology. While we agree that water must continue to enter the vernal pool to maintain its natural hydrology, piping stormwater from an industrial roof to the vernal pool is not an appropriate tactic. Roof run-off will contain high levels of nutrients brought in via atmospheric deposition. A planned stone apron might help to dissipate the energy of the water, but it does nothing to treat atmospheric particulates, such as nitrogen. In addition, the temperature of roof water is potentially very hot. Vernal pools are often low in dissolved oxygen and making the water hotter will further reduce the dissolved oxygen. This very productive vernal pool must be protected. We propose directing roof water into the ground, away from the vernal pool and leaving a significantly larger buffer around the pool so that natural hydrology and temperature can be maintained.
6. The vernal pool was documented in 2022 for vernal pool indicator species and other basic characteristics, but the hydroperiod of the pool was not assessed. With such a productive vernal pool and massive changes proposed for the site, we recommend a more in-depth study to ascertain the hydrology of water to the pool as well as the hydroperiod. We recommend having this performed by an independent wetland scientist. With so much wetland on site, we recommend that a second opinion by an independent wetland scientist should also be undertaken to assess the other wetlands on site.
7. It is our understanding that the created wetland will be monitored for effectiveness for two years post-construction. Regardless of what ultimately befalls the productive vernal pool, we request that it also be monitored by a certified wetland biologist following construction.
8. Pre- and post-development run-off estimates only include up to a 50-year storm. Part of the site lies within the 100-year floodplain. With three documented 100-year storms in the past 15 years, we suggest that the possibility of a 100-year storm be considered, especially in light of the significant amount of impervious cover that is being proposed.
9. Notes on the plans indicate that Green Sno-Pro certification will be required for snow

removal, but no snow storage areas have been identified on the plans. These should be required and the location of these snow storage areas be sited away from receiving waters.

10. We note that Plan Sheet C-201 indicates that approx. 515 cy of lead-impacted soil will be removed from the site at the beginning of construction and taken to a registered treatment facility. The top 12" of soil will be removed. The area of soil removal will be observed by the environmental engineer of record. We are most eager to make sure this happens according to the plan.
11. Page 25 of Appendix K pertains to a site identified as a Mazda dealership in Claremont. This should either be corrected or deleted, as appropriate.

Thank you for the opportunity to comment on this project.



Joseph Foley, chair

Cc: Tracie Sales, NHDES
Raymond Conservation Commission, consonchair@raymondnh.gov
Raymond Planning Board, dl.raymondpb@gmail.com
Greg DiBona, gdibona@bohlereng.com



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.

Conservation Expenses April - June 2023*Expense Account 06-8052-050*

CFR #	Batch #	Period	Trans Date	Amount	Description
2023-01	87584	Apr-23	4/12/2023	79.2	Snegach, Alvina - Cons Comm 4/12mtg Min.4.8hr @ 16.50.
2023-01	88255	May-23	5/10/2023	71.25	Snegach, Alvina - Cons Comm 5/10 Mtg 3.75hr@19/hr.
2023-01	88907	May-23	5/24/2023	114	Snegach, Alvina - ConsComm Mtg. 5/24 - 6hr @ 19/hr.
2023-01	89042	Jun-23	6/14/2023	114	Snegach, Alvina - Cons Comm Mtg Mts 6hr @ 19/hr.
Total Xfr Concxx2410 to GFxx7246				\$378.45	

Conservation - 50% LUCT Tx January - March 2023*Rev Account 06-3120-001*

Warrant ID	Batch	Period	Date	Amount	Transaction Description
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NO ACTIVITY

Xfr from GFxx7246 to Concxx2410				\$0.00	
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Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

Check Date: 4/25/2023

Check Number: 00121502

Invoice Number	PO Number	Date	Description	Amount	Discount
04-12-2023		4/12/2023	Cons Comm 4/12mtg Min.4.8hr @ 16.50	\$79.20	

Subtotal: \$79.20 \$0.00
 Check Total: \$79.20

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

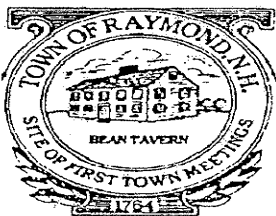
Check Date: 4/25/2023

Check Number: 00121502

Invoice Number	PO Number	Date	Description	Amount	Discount
04-12-2023		4/12/2023	Cons Comm 4/12mtg Min.4.8hr @ 16.50	\$79.20	

Subtotal: \$79.20 \$0.00
 Check Total: \$79.20

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK



Town of Raymond
 4 Epping Street
 Raymond, NH 03077-
 (603)895-4735

Citizens - General Fund

Check # 00121502
 Check Date: 4/25/2023

Pay: Seventy-Nine and 20/100 ***** DOLLARS Check Amount \$79.20

To Order Of:
 Alvina Snegach
 43 Buckingham Way
 Bedford, NH 03110

⑈00121502⑈ ⑆011401533⑆ 3305127246⑈

INVOICE

Town of Raymond
Attn: Julie Jenks
4 Epping Street
Raymond, NH 03077

Conservation Commission Meeting:	04/12/2023	
Meeting Attendance:	1.60	hours
Meeting Minutes Transcription:	3.20	hours
Total Hours:	4.80	hours @ \$16.50/hour
Total Amount Due:		\$79.20

PLEASE REMIT TO:

Alvina Snegach
43 Buckingham Way
Bedford, NH 03110

aag65@wildcats.unh.edu

Jan Kent, Chair

Jan Kent, Chair

or

Kathy McDonald, Vice-Chair

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

Check Date: 5/23/2023

Check Number: 00121706

Invoice Number	PO Number	Date	Description	Amount	Discount
05-10-2023		5/10/2023	Cons Comm 5/10 Mtg 3.75hr@19/hr	\$71.25	

Subtotal: \$71.25 \$0.00
Check Total: \$71.25

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

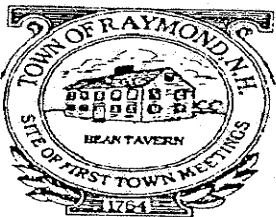
Check Date: 5/23/2023

Check Number: 00121706

Invoice Number	PO Number	Date	Description	Amount	Discount
05-10-2023		5/10/2023	Cons Comm 5/10 Mtg 3.75hr@19/hr	\$71.25	

Subtotal: \$71.25 \$0.00
Check Total: \$71.25

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK



Town of Raymond

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

Citizens - General Fund

Check # **00121706**
Check Date: **5/23/2023**

Pay: **Seventy-One and 25/100 ***** DOLLARS** Check Amount
\$71.25

To Order Of:

Alvina Snegach
43 Buckingham Way
Bedford, NH 03110

⑈00121706⑈ ⑆011401533⑆ 3305127246⑈

INVOICE

Town of Raymond
Attn: Julie Jenks
4 Epping Street
Raymond, NH 03077

Conservation Commission Meeting:	05/10/2023	
Meeting Attendance:	1.25	hours
Meeting Minutes Transcription:	2.50	hours
Total Hours:	3.75	hours @ \$19/hour
Total Amount Due:		\$71.25

PLEASE REMIT TO:

Alvina Snegach
43 Buckingham Way
Bedford, NH 03110

aag65@wildcats.unh.edu

Jan Kent, Chair

Jan Kent, Chair
or

Mike Unger, Vice-Chair

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

Check Date: 6/20/2023

Check Number: 00121898

Invoice Number	PO Number	Date	Description	Amount	Discount
05-24-2023		5/24/2023	ConsComm Mtg. 5/24 - 6hr @ 19/hr	\$114.00	

Subtotal: \$114.00 \$0.00
Check Total: \$114.00

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

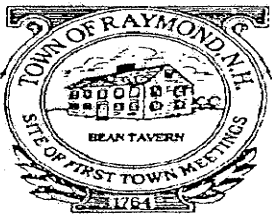
Check Date: 6/20/2023

Check Number: 00121898

Invoice Number	PO Number	Date	Description	Amount	Discount
05-24-2023		5/24/2023	ConsComm Mtg. 5/24 - 6hr @ 19/hr	\$114.00	

Subtotal: \$114.00 \$0.00
Check Total: \$114.00

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK



Town of Raymond

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

Citizens - General Fund

Check # **00121898**
 Check Date: **6/20/2023**

Pay: One Hundred Fourteen and XX/100 ***** DOLLARS Check Amount **\$114.00**

To Order Of:

Alvina Snegach
 43 Buckingham Way
 Bedford, NH 03110

⑈00121898⑈ ⑆011401533⑆ 3305127246⑈

INVOICE

Town of Raymond
Attn: Julie Jenks
4 Epping Street
Raymond, NH 03077

RECEIVED

JUN 12 2023

Initial: *[Signature]*

Conservation Commission Meeting:	05/24/2023	✓
Meeting Attendance:	2.00	hours
Meeting Minutes Transcription:	4.00	hours
Total Hours:	6.00	hours @ \$19/hour
Total Amount Due:		\$114.00 ✓

PLEASE REMIT TO:

Alvina Snegach
43 Buckingham Way
Bedford, NH 03110

aag65@wildcats.unh.edu

Jan Kent, Chair

 Jan Kent, Chair
 or
 Mike Unger, Vice-Chair

PAYMENT APPROVED

Line: 5484
 Desc.: 5/24/23
 Signature: *[Signature]*
 Date: 6/12/23
 Account #: 06-8052-050
 Amount: \$ 114.00

Inv.
Copy Check Only
Copy All
Forward to Julie
Copy for Escrow Binder
File/Attach Copy to:

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

Check Date: 6/27/2023

Check Number: 00121940

Invoice Number	PO Number	Date	Description	Amount	Discount
06-14-2023		6/14/2023	Cons Comm Mtg Mts 6hr @ 19/hr	\$114.00	

Subtotal: \$114.00 \$0.00
Check Total: \$114.00

Vendor: 005484-Snegach, Alvina

Payee: Alvina Snegach

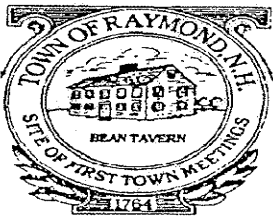
Check Date: 6/27/2023

Check Number: 00121940

Invoice Number	PO Number	Date	Description	Amount	Discount
06-14-2023		6/14/2023	Cons Comm Mtg Mts 6hr @ 19/hr	\$114.00	

Subtotal: \$114.00 \$0.00
Check Total: \$114.00

THE FACE OF THIS CHECK IS PRINTED BLUE, THE BACK CONTAINS A SIMULATED WATERMARK.



Town of Raymond

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

Citizens - General Fund

Check # 00121940
Check Date: 6/27/2023

Pay: One Hundred Fourteen and XX/100 ***** DOLLARS Check Amount \$114.00

To Order Of:

Alvina Snegach
43 Buckingham Way
Bedford, NH 03110

⑈00121940⑈ ⑆011401533⑆ 3305127246⑈

INVOICE

Town of Raymond
Attn: Julie Jenks
4 Epping Street
Raymond, NH 03077

RECEIVED
JUN 20 2023
Initial: *[Signature]*

Conservation Commission Meeting:	06/14/2023	✓
Meeting Attendance:	2.00	hours
Meeting Minutes Transcription:	4.00	hours
Total Hours:	6.00	hours @ \$19/hour
Total Amount Due:		\$114.00 ✓

PLEASE REMIT TO:

Alvina Snegach
43 Buckingham Way
Bedford, NH 03110

aag65@wildcats.unh.edu

Jan Kent, Chair

Jan Kent, Chair
or

Mike Unger, Vice-Chair

Copy Check Only
~~Copy All~~
 Forward to Julie
 Copy for Escrow Binder
 File/Attach Copy to:

PAYMENT APPROVED

Line: *Vendor 52/84*
 Desc.: *Cons Com 6/14 Mtg MTS*
 Signature: *[Signature]*
 Date: *6/20/23*
 Account #: *06-8252-050*
 Amount: *\$ 114.00*

From: Julie Jenks
Sent: Monday, August 14, 2023 5:17 PM
To: Edward French <>
Subject: 2023 Qtr 1 Cons Com Transfer Request

Good afternoon Ed,

Request: Transfer \$378.45 from Concxx2410 to GFxx7246

This request is to have the Conservation Commission's Fund (concentration account) reimburse the Town's General Fund for the expenses paid from April 2023 to June 2023.

Supporting Documentation Attached: 2023 Q2 Cons Com Activity and signed CRF 2023-01 & Mts

Please feel free to contact me if you have any questions or require additional documentation.

Thank you Ed.

Julie Jenks

Finance Director

Town of Raymond

(603) 895-7010



CITIZENS BANK
 900 ELM STREET
 MANCHESTER, NH 03101

STATEMENT PERIOD
 FROM THROUGH
 08-01-23 08-31-23

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

PAGE 6 OF 30

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: 596.40 INTEREST PAID THIS YEAR: 4,496.81
 CURRENT BALANCE: 344,647.37 FED TAX WITHHELD THIS PERIOD: .00
 AVERAGE RATE THIS PERIOD 2.04% FED TAX WITHHELD THIS YEAR: .00

EFF-DT	PROC-DT	DESCRIPTION CHR/DEP NO	CONFIRM#	DESCRIPTION CREDITS	DEBITS	BALANCE
07-31	07-31	BEGINNING BALANCE				344,429.42
08-15	08-15	TRANSFER OUT		2Q23 exp reimb to GF	378.45	344,050.97
08-31	08-31	INTEREST PAYMENT		596.40		344,647.37
08-31	08-31	ENDING BALANCE				344,647.37

000572 6/30



Town of Raymond
Conservation Commission DRAFT
September 13, 2023 minutes

Commission Members in Attendance:

Michael Unger, Vice Chair
Kathy McDonald, Secretary
Warren Gibby

Meeting Called to Order by:

Commission Members Excused:

Jan Kent, Chair
Kris Holleran

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

Route 27 Warehouse - Continued discussion

Greg DiBona with Bohler Engineering and Brenden Walden from Gove Environmental were there to present the project. Mr. DiBona distributed the plans to the members and went over the changes in the recent resubmission. He said that after receiving the comments from Lamprey River Advisory Committee and while preparing for the Alteration of Terrain Permit (AOT) submission to NHDES, they adjusted some of the drainage and grading for the basins. He said that they also tried to come up with the strategy to handle water runoff and these new plans address trying to move forward with a private well that needs a 50 foot protective radius. He added that parking had to be reduced to accommodate for the well setbacks.

Mr. DiBona said that the main changes were made to the drainage approach and they added pre-treatment of the roof runoff. Now there is an underground basin that provides detention and treatment before discharging it to the vernal pool. He said that they have not yet filed the AOT permit. Mr. DiBona mentioned that the Planning Board asked for another site walk which will take place on Sunday, September 17th at 10 AM and invited ConsCom members to attend.

Mr. DiBona said that ConsCom received a letter from LRAC and that they prepared a response letter to that which was sent to the members. He offered to address the response at the meeting. Mr. Unger suggested to Mr. DiBona to answer questions from members instead.

Ms. McDonald said she is concerned with item #8 on the LRAC letter and the response to it, that has to do with impervious surface increase, which she thought was quite impressive, and that it bothers her personally to no end. Mr. DiBona said that this item was discussed at the LRAC meeting and explained what "effective impervious coverage" is and that since the water is going to be treated with stormwater BMP's according to

Town of Raymond
Conservation Commission DRAFT
September 13, 2023 minutes

44 NHDES standards, and that using this methodology will make the effective impervious
45 coverage 0%. In this regard the stormwater management standards are met.

46 Ms. McDonald asked about the oyster shell shaped area and how it will be excavated. Mr.
47 DiBona explained what the plans depict existing and proposed elevations. He said that
48 the grade shown on the plan would be the lowest elevation. Ms. McDonald asked more
49 questions about restoration of wetlands and whether sprinklers will be used. Mr. DiBona
50 explained that with elevation changes and proper grading the wetland expansion will
51 occur naturally. Mr. Walden said that the water from the surrounding uplands will be
52 draining towards the lower grade created wetland. He said that this newly created lower
53 grade area is surrounded by wetlands therefore it has a very good chance of establishing
54 itself as a wetland as well. There were more clarifying questions about the soils in that
55 lower area from the Commission. Mr. DiBona added that anything below elevation 190
56 feet will serve as additional flood storage on site. Mr. Unger asked questions about the
57 detention basin for the roof runoff and how it will be maintained since it is planned to be
58 underground. Mr. DiBona explained the water flow and how it will be treated in the
59 underground basin and that it will come with its own manual for maintenance.

60 Ms. McDonald said that it looks like the current plans have more buffer impacts than
61 before and there are detention ponds and asked about detention ponds and water flow.
62 She also noted a previous discussion about wildlife crossing under the driveway and that
63 an open box culvert was planned for that instead of the 18" pipe which is currently shown
64 on the plans. Mr. DiBona said that with the latest adjustments on the plan the discharge
65 pipe was changed, and that it should not be a problem to change it back to the open box
66 culvert with round stones.

67 There was a lengthy discussion about ways to slow the water down around that culvert
68 for easier wildlife passage.

69 Ms. McDonald asked if the driveway has been moved as it seemed that way to her. Mr.
70 DiBona said it did not. He then answered Ms. McDonald's and Mr. Gibby's questions about
71 the location of the well, cistern, other fire suppression features on site, detentions basins
72 and the associated hydrology, stormwater treatment, monitoring of vernal pools, vernal
73 pool assessment and whether a new one will be done, the vernal pool size, etc.

74 Mr. Unger said that sitewalk is coming up on Sunday, and the next Planning Board
75 meeting is in October. He asked if Mr. DiBona was looking for a letter from ConsCom,
76 and Mr. DiBona confirmed that the Planning Board is looking for some guidance from the
77 Commission besides the original letter ConsCom already submitted to the Planning Board.
78 Members agreed that they will go on the site walk and that they will meet again at the
79 end of September to work on the letter. Mr. DiBona said that the Planning Board needs
80 all the information two weeks before the meeting and that if the letter comes on
81 September 27th, it will not make it to the October 5th Planning Board meeting, for which
82 September 21st is the deadline.

83 Members agreed that they will be attending the sitewalk and will try to get the letter out
84 to the Planning Board by the deadline.

85 Mr. DiBona then spoke about the Environmental study (Phase 2) and that the Planning
86 Board will also be looking for guidance on that from the Commission. Mr. DiBona

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87 explained that the lead contaminated area was added to the demolition plan with all the
88 relevant notes for the contractors. He also added that a courtesy copy of the AOT permit
89 (draft) was provided to the Commission and explained that it had not yet been submitted
90 to NHDES.

91 Ms. McDonald asked about what would be done if more contaminated areas were
92 discovered during clean up or grading and excavation. Mr. DiBona said that there will be
93 an environmental engineer working with them to monitor the process and making sure
94 that adequate abatement is accomplished.

95 Mr. Walden also said that they would ask for another letter to NHDES on the wetlands
96 permit that deals with direct wetland impacts. Mr. DiBona said that the wetland impacts
97 have actually been reduced by about 1000 square feet in the new plans. He then listed
98 all the impacts to the wetlands and wetland buffers, both temporary and permanent.

99 Therese Thompson spoke about asking the Planning Board whether the applicant needed
100 to apply for the state standard for removing and disposing of lead from the site. Mr.
101 DiBona said that there are state standards for removing the lead and that this lead will
102 be removed and taken to a treatment facility. And there will be a record of lead abatement
103 process.

104

105 **White Rock – Presentation**

106 Joseph Coronati, Daniel Meditz from Jones and Beach Engineers, Mike Garrepy – the
107 applicant, and Brenden Walden from Gove Environmental were there to present the
108 application. Mr. Coronati spoke about the project which is for a development of an
109 apartment complex off Main Street, with two curb cuts off Main Street. He said it is a
110 large parcel, zoned industrial, which sits back away from the road. Application has been
111 submitted to the Planning Department, undergone Technical Review Committee (TRC)
112 review. He said that there have been some time constraints, staff changes, multiple
113 landowners located in various parts of the country, and other issues. Mr. Coronati said
114 that the plan proposes a denser residential area and a conserved open space area, which
115 she showed on the plan. He noted that there is also a lot behind the open space area
116 which is not part of this development as it is only being subdivided now. He showed all
117 the wetlands on the plan, some of them vernal pools and said that the planned layout
118 does not anticipate any wetland or buffer impacts. He did mention that the application is
119 from 2021 when wetland setbacks were only 25'. Mr. Coronati said that there are steep
120 slopes on site and that is why the special permit has been filed as there are impacts to
121 those. He said that after several plan iterations steep slope impacts have been reduced
122 almost in half. He showed the plan with steep slope impacts, most of them for the road
123 construction and the detention pond. He said that they are hoping that there will be more
124 ledge found along where the steep slopes are next to the road, thus creating a straighter
125 drop. He said that there were several TRC meetings and secondary egress was required
126 to be provided. He showed where that is on the plan. Mr. Coronati said that sign off was
127 received on the stormwater design from the Town Engineer and added that AOT permit
128 has been already signed off by NH Fish and Game.

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129 Mr. Gibby asked about using 75' wetland setback and noted that he found various errors
130 on multiple sheets of the plan.

131 Mr. Garrepy explained that the purpose of their presentation today was to discuss the
132 special permit which is for steep slopes. Mr. Gibby said that area where the main driveway
133 curb cut is proposed seems to be ponding and that opening it up may be problematic.

134 Mr. Coronati said that they walked all the property with then Public Works Director and he
135 said that there is no way to put a culvert under Main Street and that currently there is no
136 drainage features on Main Street. Discussion continued about drainage calculations and
137 stormwater management features designed for the site and that it is impossible to tie
138 into any existing drainage features on Main Street if any actually exists.

139 Ms. McDonald asked if the Planning Board has seen this particular plan, and Mr. Coronati
140 said that it has not, as it only went through the design review process and application
141 has been submitted to the Planning Department and undergone technical review process.
142 Planning Board will see it at its next meeting. All the state permitting has been done and
143 reviewed.

144 Mr. Unger asked how the subdivision line was determined between the residential and
145 industrial lots. Mr. Coronati explained that density calculations played a big role in that,
146 which determined how much open space would be needed, and then they worked
147 backwards to determine the size of the industrial lot that is being cut off from the main
148 development. Mr. Geraty explained that initial Planning Board consultation also indicated
149 a desire that there is some type of industrial development in that area.

150 Ms. McDonald asked about the wetlands and the stream on the industrial parcel. Mr.
151 Garrepy said that this lot is not being developed now and any development there will
152 have to undergo Planning Board review from scratch.

153 There was back and forth between Mr. Gibby and the applicant crew about possible
154 location of the driveway to the industrial site.

155 Mr. Gibby also asked about any sidewalks planned, and there were none, but the
156 emergency access road will be marked as such and could be used as the main pedestrian
157 way to the downtown area. There are also trails on the property.

158 Ms. McDonald asked about school bus access. Mr. Garrepy said that there was no
159 discussion with the school yet, only with the post office about location of the mailboxes.

160 Ms. McDonald asked if wetlands have been delineated. Mr. Coronati said that there are
161 plans that show all the wetlands in more detail and showed Ms. McDonald those.

162 Mr. Garrepy added that most of the wetlands and vernal pools are going to be on the
163 open space area which will be protected by deed restrictions. He added that there are no
164 wetland or buffer impacts, and that is why there is no wetland map in particular.

165 He said that before they present to the Planning Board, they would need ConsCom
166 comments on the steep slopes special permit.

167 Members indicated that they would like to go on a site walk. Discussion ensued on when
168 to hold it. It was decided that it would take place on September 26th at 4 PM.

169 Ms. Thompson asked whether the location was close to the Lamprey River and whether
170 they need to present to the Lamprey River Advisory Committee. Mr. Coronati said that it
171 was not close enough to warrant an application.

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172 Mr. Gibby asked about the vernal pools that are identified as existing and potential on
173 different plan sheets.

174 Mr. Garrepy asked members to send the discrepancies they find on the plans to him.

175 Mr. Coronati asked if they could be put on the next ConsCom agenda as a place holder.

176 Ms. McDonald asked if this was conceptual review only, and Mr. Garrepy responded that
177 this was application submittal and that the Planning Board has not begun official review.

178 The Planning Board will be presented with this application at their next meeting.

179

180 **Finance**

181 **Conservation Fund Statement July**

182 There was no statement to review.

183

184 **Approval of Minutes**

185

186 **August 23rd, 2023.**

187 *On a motion by Mr. Unger to approve the 08/23/2023 minutes as amended, which was*
188 *duly seconded by Mr. Gibby 08/23/2023 minutes were approved by 3:0 vote in favor.*

189

190 *On a motion by Mr. Unger to approve the 08/27/2023 minutes as presented, which was*
191 *duly seconded by Mr. Gibby 08/27/2023 minutes were approved by 3:0 vote in favor.*

192

193 **Correspondence**

194 **NHDOT Herbicide Plan - Letter**

195 Mr. Unger noted that letter from NHDOT that was for information purposes only.

196

197 **NHDES Forestry Statutory Permit by Notification**

198 Mr. Unger noted that PBN was for information purposes only.

199

200 **Zone G recommendations to PB Letter**

201 Mr. Unger also noted that the drafted letter was in the packet.

202

203 **Future Items/Events**

204

205 **September 17th – PB sitewalk for Route 27th**

206 **September 27th-CC Meeting**

207 **October 11th-CC Meeting**

208 **October 14th - Family Fun Day**

209 **October 19th - PB Onyx Hearing - Comments and attendance**

210

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

212

213

214 **Adjournment**

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215 *Motion made by Ms. McDonald, seconded by Mr. Unger, and upon a unanimous vote in*
216 *favor, meeting adjourned at 8:58 PM.*

217
218 Respectfully submitted,

219
220 Alvina Snegach

221
222 Recording Secretary

DRAFT