

**Raymond Conservation Commission
Meeting Agenda**

September 13, 2023

7:00 PM

Media Center

Call to order

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

Agenda Items

Route 27 Warehouse - Continued discussion

White Rock - Presentation

Finance

Approval of Minutes

03-August 23rd, 2023, Note: Line 169, 188

04-August 27th, 2023

Correspondence

05-NHDOT Herbicide Plan - Letter

06-Zone G recommendations to PB Letter

Other items that may come before the board

Future Items/Events

September 27th-CC Meeting

October 11th-CC Meeting

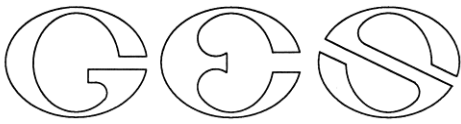
October 14th - Family Fun Day

October 19th - PB Onxy Hearing - Comments and attendance

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](#)



GOVE ENVIRONMENTAL SERVICES, INC.

August 24, 2023

To: Joseph Foley
Chair, Lamprey River Advisory Committee

From: Brenden Walden
CWS #297, Gove Environmental Services, Inc.

Subject: Lamprey River Advisory Letter Response

Re: NH DES File # 2023-02034
Route 27, Raymond, Tax Map #28, Lot #9,10,11

Dear Mr. Foley,

This letter is to respond to the comments provided to us after the review of the permit application related to the proposed warehouse project on Route 27 in Raymond. The letter is dated August 16, 2023 and all comments will be addressed in the order appear in the letter.

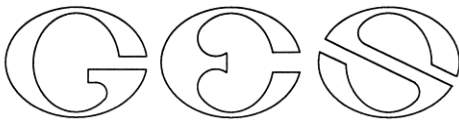
Response:

- 1. Materials Reviewed include Wetlands Permit Application signed and dated 7-14-2023, plans dated 7-12-2023, and Natural Heritage Report dated 5/3/2022 (valid until 05/03/2023).***

We agree with the accuracy of this statement. We have also included an update NHB with this response.

- 2. The applicant is proposing to construct a 200,000 square-ft warehouse with new paved parking areas, landscaping, stormwater management and associated utilities. Permanent impacts of 5,187 sf are to a low functioning, man-made wetland that will enable access to the buildable lot in the upland.***

That is the correct SF of the proposed building, however, the overall impacts are not correctly represented. There are 2 impacts proposed with this application, one for access to the proposed building location. This impact will amount to 4,538 SF of manmade forested wetland. A second temporary impact is proposed to access an area of upland proposed to be used as an on-site material bank to assist in the construction of the proposed warehouse to avoid bringing in off site materials. The temporary impact associated with this crossing location will amount to 649 SF and 42 LF of direct impact to a tier 1 intermittent stream. Upon construction completion this area will be restored to its pre-construction conditions.



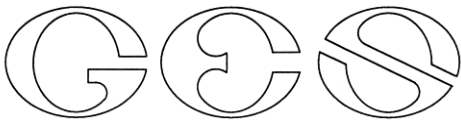
- 3. The Natural Heritage Bureau report indicates that Blanding's turtles, spotted turtles and black racers have been reported in the area. Black racers have also been reported immediately adjacent to the site. The valid date for the report has expired. No correspondence or guidance from NHF GD was included; this should be required.***

These species were noted on the NHB report with varying frequency. A new NHB report is attached NHB23-2072. As required by the administrative rules the project will need to be reviewed by fish and game to receive final comments and recommendation. This coordination will be done through the NH Fish and Game FIS 1004 consultation review process prior to receiving any permits.

- 4. The vernal pool report indicates that vernal pool #1 is part of a wetland complex and is a high-value vernal pool with 70 wood frog egg masses and 17 spotted salamander egg masses encountered in the spring of 2022. A 100-foot buffer around the vernal pool has been proposed. Best practices for vernal pools indicate that a buffer of 600 yards (NH Wildlife Action Plan, 2015) 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 pools 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.***

The GES 2022 vernal pool report is designed to be a report of findings related to observations during the vernal pool assessment. The report did not include any evaluation of the value of the identified vernal pool on site. There were no recommendations that we could find in the Wildlife Action Plan that indicate a 600-yard buffer is appropriate. The note related to 600 yards was on the NH Fish and Game website is as follows: "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". The proposed buffer to disturbance is 100 ft and is a common base line requested when working with NH Fish and Game. Additionally, this proposed disturbance is only an adjacent portion of upland that could potentially be utilized by the vernal pool species. This proposed buffer will be reviewed during the Fis 1004 consultation process.

- 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. stormwater coming from an industrial roof 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.

The stormwater management design is being modified to incorporate pre-treatment of the roof run-off prior to discharge into the vernal pool. This will be conveyed by an underground pipe that will pass through a pre-treatment filter prior to discharging at the edge of the vernal pool through a rip rap stone apron. The roof will contain a white membrane and is not designed to hold or retain the water on the roof.

- 6. 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.***

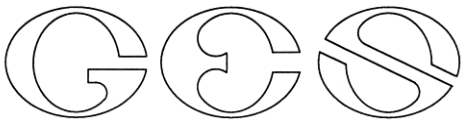
The stormwater discharge point at the vernal pool will also be monitored to ensure the outlet stabilization is working as designed to assist in maintaining the existing vernal pool activity in the area.

- 6. Per the applicant's site description, the block of upland on the eastern side "has an existing dirt trail that is used dominantly by locals who use off-road vehicles along pole lines." Given the site's many wetlands and the damage that these vehicles cause to wetlands, closing access to this trail should be actively pursued at the earliest opportunity.***

The applicant has installed a gate at the access point to prohibit trespassing activities on the property. We have also added notes on the plans for the access to be permanently blocked utilizing large onsite boulders to block the dirt access drive.

- 7. With nearly 10 acres of impervious surface proposed, the application indicates that the site post-construction will be 21% impervious. Per PREP guidelines, once a site passes 10% impervious surface, negative water quality impacts should be expected. Given that wetland #C drains directly to the Lamprey River and that the whole site ultimately affects the Lamprey River, we would like to see the effective impervious cover reduced to below 10% through enhanced stormwater management.***

The final site layout is depicting approximately 22.5% of impervious surface on site. This area includes the roof, parking areas, driveways, sidewalks, utility pads and permanent site features. These areas will all be treated by stormwater management BMP's prior to discharge into the surrounding wetlands on site or infiltrating into the ground. We understand the PREP report provides a recommendation for residential properties to be less than 10% impervious coverage and suggests that stormwater mitigation should be considered to make the "Effective Impervious Cover" which is the impervious cover that is not treated to be less. In our application all the proposed impervious cover will be treated with stormwater BMP's in accordance with NHDES standards. Using this



GOVE ENVIRONMENTAL SERVICES, INC.

methodology the "effective impervious cover" as noted in the PREP would be considered 0%

8. ***With all the paved area on site, we request that winter management practices require Green Sno-Pro certification to help reduce the amount of salt that will ultimately enter the river through overland flow as well as groundwater.***

Green Sno-Pro certification will be required for the project. Notes have been added to the General Notes Sheet and added to the Operations and Maintenance Manual.

This concludes the response to the provided Lamprey River Advisory comments related to the NH DES wetland permit application for the proposed warehouse project on Route 27 in Raymond. If you have any questions on any of the provided responses or feel I can be of further assistance please feel free to reach me by email bwalden@gesinc.biz .

Sincerely,

Brenden Walden
NH Certified Wetland Scientist #297
Gove Environmental Services, Inc.

Attachments: Lamprey River Advisory Committee Letter
NHB23-2072

CC:

Eben Lewis, NH DES, EBEN.M.LEWIS@des.nh.gov

Tracie Sales, NH DES tracie.j.sales@des.nh.gov

Raymond Planning Board, drraymondspb@gmail.com

Raymond Conservation Commission, conscomchair@raymondnh.gov

Greg DiBona, Bohler Engineering, gdibona@bohlereng.com



TOWN OF RAYMOND

4 Epping Street

Raymond, NH 03077

9/5/2023

The State of New Hampshire - Department of Environmental Services
Land Resources Management & Watershed Management

RE: Standard Dredge & Fill Wetlands Permit Application (RSA-482-A)

NHDES File Number: 2023-02034

Subject Property: Route 27, Raymond, Tax Map#28, Lot#9,10,11

Dear Sirs and Madams:

The Town of Raymond Board of Selectmen has empowered the Raymond Water Planning Committee to comment on behalf of the municipality on pending permit applications. The following comments are presented to fulfill that mandate.

On behalf of the Director of Public Works:

“At the last TRC meeting on August 15, 2023, the DPW requested that the developer provide additional information with respect to the location and proximity of the proposed well on the site in relation to the existing Town of Raymond water system well no. 4 at the High School.

The department is looking to determine how close the proposed system is to the Town supply well. Once that is determined, the department would want the developer to provide additional information concerning what issues need to be addressed, how they will be addressed, and does the proposed system have the possibility of detrimentally affecting the town’s well and supply

The department also provided comment that all drainage systems need to be properly designed and meet Federal, State, and Local Storm water requirements.

The site access and proposed entry and exit to the building and property will be coming from the States right of way (Route 27) therefore NHDOT should be informed and may provide comments.”

The WPC would like to comment that the wellhead protection area extends 4000’ from Raymond PWS# 1971010 Bedrock Well #1 (Raymond Well #4) and the recently proposed change from municipal service to a drilled well will occur within this area of additional protection. BRW#1/RW#4 and the treatment facility located on Harriman Hill Road are the only supply source for the municipal water system if the primary treatment facility at Cider Ferry is off-line, there can be no negative impact within the wellhead protection area. While the drilling of a well may not fall under the review of this application, it is significant to note that newly proposed well location and 150,000 gallon water tank are believed to be situated in the vicinity of Vernal Pool #1, the subject of continued discussion below.

The Town of Raymond respects the time and detail the Lamprey River Advisory Committee put into their comments and substantially concurs with their suggestions and concerns. The Applicants August 24, 2023 response to the LRAC questions is attached for reference and the WPC would like to add the following comments regarding the same document.

Comment 2. The WPC believes there will be a significant impact to Vernal Pool#1 based on the current plans. The entire area of the Vernal Pool #1 and every contiguous water feature should be included in the analysis of permanent impact.

Comment 4. The Vernal Pool #1 is by all accounts a unique feature due to its productivity, elevation, size, and position within a zone of the highest functioning habitat in the state. It is the position of the WPC that there is a compromise between the 1800' buffer suggested by the LRAC and the 100' buffer proposed by the Applicant. Regardless of the final adjudication, the WPC believes Vernal Pool #1 should have a full assessment of the surface water and sediments for a baseline of natural and manmade impacts. The WPC recommends a detailed survey of fauna to catalog current conditions prior to any disturbance of the site. The WPC is concerned that the plan to run roof water through a 12" High Density Polyethylene pipe directly to Vernal Pool #1 is an unacceptable substitute for the natural process of hydrology, in this case, and the success or failure of this rare wetland must be fully characterized over the course of several years- if the plan is to proceed.

There is no pre-treatment design submitted for approval or even any indication of the level or type or pre-treatment the Applicant intends to employ, there are no calculations regarding the volume of water that will be needed to account for the area of obliterated natural infiltration that will occur, further, even if the amount could be agreed upon, the Applicant does not propose how they intend to control the flow of roof water so the vernal pool is neither dehydrated nor overplentiful.

The WPC believes that limited baseline surface water and sediment testing at each of the major wetland areas would be beneficial as there is concern that there may be historical contamination, due to previous uses of the site, that remain undetected.

In summary, the Water Planning Committee, on behalf of the Town of Raymond, recommends further information be required regarding groundwater and hydrological impacts to the wetlands if a proposed well is permitted and that a detailed review of the possible impacts to Vernal Pool #1, and how to account for them, be undertaken prior to deciding on the permit application.

Thank you for allowing comment on this permit application, please contact us with any questions.

Sincerely,

Jim McLeod

Raymond Water Planning Committee, Chairman

Ec: Raymond Board of Selectman

Water Planning Committee, Planning Board

(Interim) Town Manger

Department of Public Works

Conservation Commission

Eben Lewis, Tracie Sakes, NH DES

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. Eben Lewis
NHDES
PO Box 95
Concord, NH 03302-0095

Re: Jewett Warehouse
Route 27
Raymond, NH
File #: 2023-02034

Dear Mr. Lewis:

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. Upon final review, we offer the following comments:

1. Materials reviewed include Wetlands Permit Application signed and dated 7-14-2023, plans dated 7-12-2023, and Natural Heritage Report dated 5/3/2022 (valid until 05/03/2023).
2. The applicant is proposing to construct a 200,000 square-foot warehouse with new paved parking areas, landscaping, stormwater management, and associated utilities. Permanent impacts of 5,187 sf are to a low-functioning, man-made wetland that will enable access to the buildable lot in the upland.
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. The valid date for the report has expired. No correspondence or guidance from NHFGD was included; this should be required.
4. The vernal pool report indicates that vernal pool # 1 is part of a wetland complex and is a high-value pool, 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. Best practices for vernal pools indicate that a buffer of 600 yards (NH Wildlife Action Plan, 2015) 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 pools 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, stormwater coming from an industrial roof 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.
6. 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.
6. Per the applicant's site description, the block of upland on the eastern side "has an existing dirt trail that is used dominantly by locals who use off-road vehicles along pole lines." Given the site's many wetlands and the damage that these vehicles cause to wetlands, closing access to this trail should be actively pursued at the earliest opportunity.
7. With nearly 10 acres of impervious surface proposed, the application indicates that the site post-construction will be 21% impervious. Per PREP guidelines, once a site passes 10% impervious surface, negative water quality impacts should be expected. Given that wetland #C drains directly to the Lamprey River and that the whole site ultimately affects the Lamprey River, we would like to see the effective impervious cover reduced to below 10% through enhanced stormwater management.
8. With all the paved area on site, we request that winter management practices require Green Sno-Pro certification to help reduce the amount of salt that will ultimately enter the river through overland flow as well as groundwater.

Thank you for the opportunity to comment on this project.



Joseph Foley, chair

Cc: Tracie Sales, NHDES
Raymond Planning Board, DLraymondpb@gmail.com
Raymond Conservation Commission, conscomchair@raymondnh.gov
Brenden Walden, bwalden@gesinc.biz
Greg DiBona, Bohler Engineering, gdibona@bohlereng.com



Application for Special Permit

Town of Raymond, NH

Site Information

Property Address: 109 A, B, C & D Main Street

Map #: 23 Lot #: 24, 25, 28 & 29

Property Owner Information

Name: Lot 24 - Tuck Realty Corp., PO Box 190, Exeter, NH 03833 Phone: _____

Lot 25 - Joseph, John, Ardell & Inez Welch, 49 Raymond Rd., Nottingham, NH 03290
Address: Lot 28 - Paul & Teri Welch, 109 Main St., Raymond, NH 03077

Address: Lot 29 - Wayne & Cathleen Welch, 109A Main St., Raymond, NH 03077

Applicant/Agent Information

Name: Turner Porter, Tuck Realty Corp.

Phone: 603-944-7530

Address: PO Box 190, Exeter, NH 03833

Address: _____

Project Description

The intent of this project is to subdivide the lot into one residential lot containing
156-unit apartment complex and one industrial lot. We have 86,000 S.F. of steep slope impact
in Zone G and therefore are requesting a Special Permit. This site is situated such that
the impacts are unavoidable. We are also putting 23 acres into open space that will not be
developed in the future.

Applicant Signature* (see page 2):

Daniel Medley

Date:

3/20/23

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Commission Members in Attendance:

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

Meeting Called to Order by:

Commission Members Excused:

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the recording)

Members of the Public in Attendance:

Jim McLeod, Raymond Planning Board member, future ConsCom Planning Board liaison, second meeting in attendance. Therese Thompson, LRAC.

Public Input:

Mr. McLeod provided some feedback from the Raymond Water Planning Committee that was in favor of the ConsCom providing comments on the herbicide treatment. He also noted that the Water Planning Committee will reach out to the Raymond Health Officer about the bacterial counts issue to alert them of the situation. Ms. Kent noted that the Department of Public Works is responsible for bacterial counts and they should also be contacted, therefore, she also forwarded that email to the DPW Director.

Cassier Signs Workday

Members discussed possible dates for installation of the signs. August 27th was agreed upon at 10 AM. Everyone will meet at the Cassier parking lot. Ms. Kent said that she will prepare the agenda for that date and Ms. McDonald will post it. Members also reviewed the maps on where the signs could be located.

Zone G recommendations to PB

Ms. Kent began the discussion with going over the Zoning Amendment calendar. Then members reviewed the proposed language for zoning changes that were discussed at the last meeting and were part of the packet for this meeting.

After a brief discussion, Ms. Holleran made a motion to recommend to the Planning Board as a zoning amendment the proposed language in Option 2 for Zoning Ordinance (ZO) Article 4.9.3.1 as follows: "SHORELAND PROTECTION AREA: Is any area of land within seventy-five (75) feet of the seasonal high-water mark of any river, brook, lake, pond; and intermittent or perennial streams. Mr. Gibby duly seconded and motion carried with a unanimous vote in favor.

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43 Next, members discussed the 75 foot wetland setback requirement currently listed as
44 part of ZO Article 15.3 Special Requirements and how it relates to the Table of Area and
45 Dimensional requirements in ZO Article Table of Area and Dimensional Requirements
46 15.1. It was noted that that Zone G does not belong in the table as Zone G is an Overlay
47 District and a suggestion was made to remove the recommended minimum setbacks of
48 15 feet for Zone G from that table and just leave asterisks referring to ZO Article 15.3
49 Special Requirements for Zone G.

50
51 *After a brief discussion, Mr. Unger made a motion that the ConsCom would recommend*
52 *to the Planning Board the following zoning amendment: to remove the minimum setbacks*
53 *for Zone G from the Table of Area and Dimensional Requirements in ZO Article 15.1 and*
54 *just leave asterisks referring to ZO Article 15.3 Special Requirements for Zone G. Ms.*
55 *McDonald duly seconded. Motion carried with a unanimous vote in favor.*

56
57 Then there was discussion about possibly adding a definition of a wetland setback to
58 Zone G definitions. It was suggested to add an item to 4.9.3 - District Boundaries which
59 are the areas included in Zone G. A new definition would be added 4.9.3.5 to read as
60 follows "Wetland setback area defined in 15.3.2." ConsCom also agreed that one of the
61 headings in the table 4.9.5 - Allowed uses - Conservation District should be changed
62 from 'Wetlands' heading "Wetlands and Wetlands Setbacks" heading.

63
64 *Ms. Kent made a motion to proposed to the Planning Board the following zoning*
65 *amendments: to add another bullet point 4.9.3.5 under District Boundaries to state*
66 *"Wetland setbacks area as defined in ZO Article 15.3.2" Mr. Unger duly seconded and*
67 *motion carried with a 4:0:1 vote in favor. Ms. Holleran abstained.*

68
69 *Ms. Kent made a motion to proposed to the Planning Board the following zoning*
70 *amendments - to change the heading in the table under 4.9.5 – Allowed Uses from*
71 *"Wetlands" to Wetlands and Wetland Setbacks." Mr. Unger duly seconded and motion*
72 *carried with a 5:0 vote in favor.*

73
74 Next ConsCom discussed Vernal Pools and whether any protection should be added to
75 those in the Zoning Ordinance. General consensus was to discuss this change during the
76 next zoning amendment period.

77
78 Ms. Kent brought up another possible amendment which she was told was administrative,
79 which is a reference to a Rockingham County Soil Survey Map from October 1994,
80 mentioned in ZO Articles 4.9.3.3, and 4.9.3.4. She proposed to strike "October 1994" and
81 add the word "current" to every reference to the survey map. Ms. Holleran suggested
82 adding the words "the most" to current, and Mr. McLeod noted that the survey is also
83 mentioned in ZO Article 4.9.4.2.

84

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85 *Ms. Holleran made a motion to recommend to the Planning Board the following zoning*
86 *amendment: to change the wording in ZO Articles 4.9.3.3, 4.9.3.4, and 4.9.4.2 referring*
87 *to the Rockingham County Soil Survey to read "the most current Rockingham County Soil*
88 *Survey Map." Mr. Gibby duly seconded and motion carried unanimously.*
89

90 Mr. McLeod noted that the Planning Board is planning to make a note in the Subdivision
91 and Site Plan regulations that all such documentation or reference materials are presumed
92 to be the most recent as amended, thus making sure that any reference is covered. He
93 said that they would propose the same note for the Zoning Ordinance as well.
94

95 **Project List updates only**

96 Ms. Holleran said that she will talk about the blue parking sign at the next meeting. She
97 will email the sign company to get the current price on that sign.
98

99 Mr. Gibby provided an update on the Dearborn where they were able to pull the rebar
100 out.
101

102 Ms. Holleran said that she attempted to clean up the overgrowth at Flint Hill but there is
103 much more of it than a weed whacker is able to handle. Ms. Kent will send an email to
104 Bear-Paw to see what else can be done.
105

106 **Dearborn illegal trail need email and sign**

107 Ms. Kent provided a brief background on how the trail appeared there originally and how
108 Bear-Paw had to be involved in enforcing the issue. The activity stopped for awhile but
109 there has been an email received from the new Executive Director of Bear-Paw that that
110 the illegal trail in Dearborn Forest is being actively used again, and the "trail closure"
111 signage has been removed and that is it a violation of the easement. Ms. Kent emailed
112 back asking where the signage had been ordered originally, to which she did not get a
113 definitive answer but a reference to "Speedy Signs" company out of Concord. Ms. Kent
114 said that Bear-Paw also uses VOSS Signs.

115 Ms. Kent said that she also received a list of RSA's from Bear-Paw that govern things like
116 tree cutting and the penalties that follow. Then Ms. Kent said that she made a sign for
117 prohibiting tree cutting mimicking one of Bear-Paws for not allowing target practice.
118 Members discussed the need to reinstall the signage and what it should say. Mr. Unger
119 will contact the vendor to get a quote on the new signage. Members agreed on producing
120 a new sign prohibiting the use of the trail and stating the penalty for doing so.

121 Ms. Kent also said that there is an email from Mike Lamb about Flint Hill and the items
122 that need to be done there. Members went through the items noted in the email to see
123 if they are already on the project list or need to be added to it.
124
125
126
127

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128 **Project Review Checklist - need list**

129 The item discussion was deferred to a later meeting.

130

131 **Dearborn Bridge old decking-update**

132 Ms. Kent said that Ms. McDonald has the decking now to store at her property.

133

134 **Finance**

135 **Conservation Fund Statement July**

136 Beginning balance 343,833.69 and ending balance \$344,429.42.

137

138 **Approval of Minutes**

139

140 **August 9, 2023.**

141 *On a motion by Ms. Kent to approve the 08/09/2023 minutes as amended, which was*
142 *duly seconded by Ms. Holleran, 08/09/2023 minutes were approved by 5:0 vote in favor.*

143

144 **Correspondence**

145

146 **LRAC Letter - Route 27 Warehouse**

147 Ms. Kent explained that the developer asked her if ConsCom could hold a special meeting
148 to discuss these comments prior to the September 7th Planning Board meeting. She then
149 contacted the Planning Board and was told that there were no expectations from the
150 Planning Board to receive comments from ConsCom before that meeting. She said that
151 she put the LRAC letter in the packet to make is available to the public, but the agreement
152 with the developer was to discuss the merits of it at the September 13th ConsCom meeting
153 and it was still the plan.

154 Ms. McDonald spoke about the fact that she heard that ConsCom has to provide
155 comments to NHDES by September 3rd for a particular project that she could not name.
156 She added that comments coming from ConsCom would bear more weight than
157 comments coming from a private citizen. Ms. Kent noted that ConsCom reviewed the
158 wetland permit submitted for that particular project and that there were no concerns or
159 comments to be made and members decided not to intervene.

160 Discussion ensued about various committees, boards, and agencies deadlines that may
161 be in contradiction. Members also discussed the fact that ConsCom has never before
162 waited for the LRAC comments to make comments on wetland permits and that LRAC
163 and ConsCom comments are both received by NHDES individually. Mr. McLeod opined
164 that ConsCom this time wanted to wait for the LRAC letter to provide comments on the
165 project to the Planning Board and not to NHDES.

166

167 **LRAC - Lamprey River Water Testing**

168 Ms. Kent said that she forwarded that email to DPW because they manage the Town
169 beaches. Ms. Thomspson said that she emailed the Professor at UNH who has received
170 the grant from LRAC to do the testing and asked him if they are going to do DNA testing

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171 to find out the source of the bacteria and whether they are going to keep testing water
172 until November like it was done last year. She said that she has not heard back yet but
173 will email the response to ConsCom members once she gets it.

174

175 **Letter to ZBA from the CC**

176 Ms. Kent said that the letter had been sent to the Raymond Zoning Board of Adjustment
177 from ConsCom and they will review it at their next meeting.

178

179 **Recommendation for Special Permit changes**

180 Ms. Kent said that she had sent the recommendations for the Special Permit changes to
181 the Planning Board after the last ConsCom meeting. Mr. McLeod said that the Planning
182 Board has not put it on the agenda but is planning to add it to the list of things that it
183 needs to accomplish this year.

184

185 **NHDOT Herbicide Plan**

186 Ms. Kent said that she did not include the information but the maps in the packet.
187 Members discussed the proposed agents that are to be used and the fact that one of
188 them is Roundup. Ms. Thomson said that the best time to use this chemical is in the fall.
189 Mr. McLeod noted that the Water Planning Committee also had an issue that this
190 chemical, when used in areas with a high water table, could result in contamination of
191 ground water. Then members discussed potential comments to NHDOT about this plan.
192 Comments suggested were signs to be posted with the date of the application and length
193 of time to avoid the area until contact is safe, spraying in only areas of the work schedule,
194 and concerns with contamination of groundwater. Ms. Kent will draft the letter and
195 circulate it among ConsCom members.

196

197 *Ms. Kent made a motion to provide comments to NHDOT on behalf of Raymond ConsCom*
198 *regarding the herbicide spraying in Raymond along the bridges. The letter will have*
199 *comments as follows:*

200 *- signs to be posted with the date of the application and warning about avoiding the area*
201 *for a certain length of time until contact is safe;*

202 *- spraying in only areas of the work schedule and not general spraying if the work is not*
203 *scheduled;*

204 *- concerns of the products leaching into the rivers and the ground;*

205 *Mr. Unger duly seconded and motion carried unanimously.*

206

207 Ms. Kent said that there was also a utility maintenance Permit by Notification from NHDES
208 that came in at the last minute and did not make it into the packet.

209 Ms. Kent also said that Ms. McDonald sent her a letter from Raymond Water Planning
210 Committee seeking comments on a project by the August 26th deadline and she said that
211 ConsCom will not be discussing this at this meeting as ConsCom needs more notice.

212 Ms. Kent also said that she received an email about White Rock apartments about coming
213 to the ConsCom meeting. She said that they are still scheduled for September 13th and

Town of Raymond
Conservation Commission DRAFT
August 23, 2023 minutes

214 said that she forwarded the electronic copies of the plan to all members. She said that
215 she will ask the developer to bring a full size plan copy to the meeting.

216

217 **Future Items/Events**

218

219 **August 27th - Cassier Property Maintenance**

220 **September 13th - Jewett Development - Follow up for PB letter, White Rock**
221 **project**

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

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

224

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

226 Ms. Kent asked ConsCom members to prepare their own list of things they would like to
227 add to the project review checklist so that it could be discussed at a future meeting.

228

229 **Adjournment**

230 *Motion made by Ms. Holleran, seconded by Mr. Unger, and upon a unanimous vote in*
231 *favor, meeting adjourned at 8:56 PM.*

232

233 Respectfully submitted,

234

235 Alvina Snegach

236

237 Recording Secretary

Conservation Commission Draft Minutes 2023.08.27

Present:

Mike Unger – Vice Chair

Kathy McDonald – Secretary

Kristine Holleran – Member

Warren Gibby – Member

Jim McLeod - Volunteer

August 27, 2023

The group met in the parking lot at the end of Briar Road by the Cassier Conservation property. The meeting was called to order at 10:00am and the first Allowable Use sign was planted there.

We attached the remaining signs to the posts, then carried the signs, posts and hardware into the conservation area, where they were erected at locations marked on our map.

We observed two ATVs and a dirt bike rider across Fish Brook Pond, as well as clothing items drying on the large rocks. A family enjoying the Hill Loop trail reported seeing lots of salamanders and frogs. We did not encounter anyone else on the trails.

All the signs were placed, and Kris motioned to end the meeting, seconded by Mike. The meeting adjourned at 1:00pm.

Respectfully submitted,

Kathy McDonald

Conservation Commission Secretary



RAYMOND CONSERVATION COMMISSION

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

August 28, 2023

Matthew Bosiak
NH Division of Pesticide Control
P.O. Box 2042
Concord, NH 03302-2042

RE: NHDOT Special Permit #23-328 – Locations: Lamprey River, 83/151, 83/154, 106/122, 146/100; Fordway Brook 116/052, 170/135; and Exeter River 170/135

Dear Mr. Bosiak,

The Raymond Conservation Commission received a copy of Special Permit #23-328 for review and has concerns regarding the herbicide spraying.

1. The Raymond Conservation Commission is concerned about the leaching of the herbicide products into the rivers and groundwaters.
2. The Raymond Conservation Commission respectfully requests that the spraying only be performed in the areas where work is scheduled and not performed for general spraying.
3. The Raymond Conservation Commission is concerned about the public using these areas without being aware of the spraying and recommends that signs be posted in the sprayed areas with the date of application and length of time the area needs to be avoided.

Thank You

Raymond Conservation Commission
ConsComChair@raymond-nh.gov



RAYMOND CONSERVATION COMMISSION

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

September 10, 2023

TO: Raymond Planning Board - Diana Luszcz, Jim McLeod

RE: Recommended Zoning Amendments for Zone G changes - 2024

The Conservation Commission reviewed the Zoning for Zone G 4.9 – Conservation District and has the following recommendations for changes. Changes in **bold** and ~~lined out~~.

1) Section 4.9.3.1 – Shoreland Protection Area

Remove references to the “Water Resource Management Plan”. Since the zoning was changed to include all brooks and streams in the 75-foot setback, the Water Resource Management Plan is no longer applicable.

Replace “having flowing or standing water for (6) six months of the year” with “**intermittent or perennial streams**”, due to the difficulty that the Conservation Commission has observed in determining whether there is standing water for 6 months of the year or not.

Recommended Zoning Amendment #1

Edit Ordinance as follows:

4.9.3.1 SHORELAND PROTECTION AREA: Is any area of land within seventy-five (75) feet of the seasonal high-water mark of any river, brook, ~~stream~~, lake **or pond; or intermittent or perennial stream**. ~~As shown on the Water Resource Management Plan (3/2009). Also includes any area of land within seventy-five (75) feet of the high-water mark of any intermittent and perennial streams. River, brook, stream, pond, or lake having flowing or standing water for six (6) months of the year Not included in Water Resource Management Plan (3/2009).~~

2) Section 4.9.3 – District Boundaries, Section 4.9.3.5 and Section 4.9.5

4.9.3 – District Boundaries – Add an additional definition under 4.9.3 – District Boundaries, labeled **4.9.3.5**, to include the Wetland Setback area under Zone G. Currently, only the Wetlands are included in Zone G, not the setback area. This is inconsistent with 4.9.3.1 – Shoreland Area, in which the setback is included in Zone G. Also, a Special Permit with recommendations from the Conservation Commission is currently only required for a wetland impact, not an impact to the Wetland Setback Area.

Recommended Zoning Amendment #2



RAYMOND CONSERVATION COMMISSION

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Add new subsection to Ordinance under 4.9.3 – DISTRICT BOUNDARIES as follows:

4.9.3.5. WETLAND SETBACK AREA: as defined in Section 15.3.2.

4.9.5 – Allowed Uses Table – Conservation District – This change is related to the 4.9.3.5 recommendation. If the 4.9.3.5 recommendation is adopted, then the Conservation Commission further recommends that the Allowed Uses Table “Wetlands” heading be changed to “Wetlands and Setbacks”.

Recommended Zoning Amendment #3

Edit heading of Allowed Uses Table under Section 4.9.5 as follows:

“Wetlands **and Setbacks**”

3) Section 15.1 – Area and Dimension Table

Since Zone G – Conservation District is an overlay district as defined in Section 4.9.3, and the Area and Dimensional requirements for Zone G are defined in Section 15.3, the data in Table 15.1 for the Zone G row are not applicable. The Conservation Commission recommends replacing the data in the table on the Zone G row with a reference to Section 15.3 – Special Requirements in Zone G.

Recommended Zoning Amendment #4

Edit Table 15.1 of Ordinance as follows:

| Zone | Minimum Lot Size Square Feet | Minimum Lot Size Acreage | Minimum Frontage | Minimum Setbacks | | | Served by Town Water |
|--|------------------------------|--------------------------|------------------|------------------|------|------|----------------------|
| | | | | Front | Side | Rear | |
| G | 87,120 * | 2 * | 200 * | 15* | 15* | 15* | NA * |
| * The wetland setback is 75 feet per Refer to section 15.3. Special Requirements in Zone G. | | | | | | | |

4) Section 4.9.3 & 4.9.4 – External Links

The requirement for using the “Rockingham County Soil Survey Map, October 1994” is outdated, and newer maps are available. The Conservation Commission recommends that the most current Rockingham County Soil Survey Map be referenced.

Recommended Zoning Amendment #5

Make the following Ordinance **edits** wherever the Rockingham County Soil Survey Map is referenced in Section 4.9.3 and 4.9.4:

Rockingham County Soil Survey Map, ~~October 1994~~ **most current edition**



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Additionally, all the external links in that section need to be audited for accuracy as some of the links refer to sites that are no longer available.

Thank you for considering our recommendations,

Raymond Conservation Commission

ConsComChair@raymond-nh.gov

CC: Raymond Planning Department