



RAYMOND CONSERVATION COMMISSION

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

January 25, 2021

TO: Zoning Board of Adjustment

RE: Tax Map 24, Lot 7- 35 Prescott Road – Zone G variance

This letter is in reference to a zoning variance submitted on the above property. The conservation commission reviewed the application and the plan at the January 20, 2021 meeting and has the following questions/comments.

1. Conservation commission members observed a stream between the proposed new lot and the abutter. The stream and the 75-foot setback are not noted on the plan and the board members questioned whether the stream meets the criteria in 4.9.3.1, and would that change the available buildable area for the new lot.

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, pond or lake 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 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. According to the plan, post subdivision of the lot creates a contiguous area of 34,060 sq. feet for the lot with the existing home. This results in less than 40,000 square feet of buildable area. Does this create a situation where the buildable area for the existing home also requires a variance?
3. If the ZBA grants this variance, the board recommends a vegetative buffer be maintained in the Zone G area according to 4.9.1.7

4.9.1.7. Encourage the preservation and/or restoration of Raymond's Shoreland Protection Area as a natural vegetated shoreland buffer to filter sediment and pollutants from runoff and thus help protect the town's water quality.

Please read our letter into the record when the case is heard.

Thank You,

Raymond Conservation Commission
conscomchair@raymondnh.gov