

**Raymond Conservation Commission  
Meeting Agenda**

March 13, 2024

7:00 PM

Media Center

Call to order

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

**Agenda Items**

01-NHDES Mapper -Therese Thompson

[NHDES Mapper](#)

02-Chadwick easement monitoring report

03-Big Tree sign - update

04-Fox Run Road Timber Rights - update

05-Jewett Warehouse - Fire access to Flint Hill - update

06-Planning Board Projects - update

**Finance**

07-Conservation Fund Statement - if available

08-2023 Q4 Transfers

**Approval of Minutes**

09-February 14th, 2024

**Correspondence**

10-LRAC Comments on Onyx Warehouse

11-Planning Board Letter - Miendl Road

12-Planning Board Letter - Autumn Trails

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

**Future Items/Events**

March 27th - CC Meeting

April 6th, 024 - Saving Special Places

April 10th - CC Meeting

April 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](mailto:conscomchair@raymondnh.gov)

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

## Chadwick Easement Monitoring 2024

**From:** Nash, Matthew - FPAC-NRCS, NH <Matthew.Nash2@usda.gov>

**Sent:** Wednesday, February 14, 2024 2:48 PM

**To:** conscomchair@raymondnh.gov <conscomchair@raymondnh.gov>

**Subject:** 2024 Annual Monitoring of NRCS Conservation Easements

Hi Jan,

My name is Matt Nash and I'm writing to you from the USDA NRCS office in Dover. We were informed by John Chadwick that his Wetland Reserves Easement property in Raymond (Tax Map 41 Lot 4 on Harriman Hill Road) was donated to the town of Raymond in 2023. We, or in this case one of our partners, Rockingham County Conservation District, have completed the annual monitoring report on the property. In the report there was a note about some car parts found along the northern boundary, and some signs of ATV use in the southeastern corner of the property. I've attached the full monitoring report so that you have it for your records and are aware of the most recent visit to the property. Feel free to contact me with any questions or concerns about the property or the USDA ACEP-WRE program. I've also attached a copy of the Warranty Easement Deed in case you would like that for your records as well.

Thanks,  
Matt Nash

# ANNUAL MONITORING WORKSHEET

Easement Type: RCPP ACEP-WRE EWPP-FPE EW RP FRPP GRP WRP HRFP OSL

Easement Number: 5414281901P6N State: NH County/Parish: Rockingham

Landowner(s):  
John Chadwick Phone:  Monitoring Date: 11/3/23 GM  
Elizabeth Chadwick Email:  Monitoring Event ID:

Monitor(s): Grace McEachern Affiliation if other than NRCS: RCCD

Date of Imagery Examined:  Source of Imagery Examined:

### Methods of Monitoring - Questions to answer for each monitoring method

|                |   |
|----------------|---|
| <b>Offsite</b> | A review of the most recent aerial photography and answer questions 1, 3, and 4 of this worksheet. Include a map marking the location of any observations.  |
| <b>Onsite</b>  | At a minimum; a review of available aerial photography, easement deed, management plans, landowner authorizations, as applicable, a field visit, and answer all questions on this worksheet. Include a map marking the location of any observations. Additionally, photography and GPS points should be attached to this worksheet. |

1. A. Landowner Contact (attempted) Date: 11/1/23 Verification Method: Phone

B. Was current land ownership verified? Yes  No   
Date of verification: 11/8/23 Verifier's Name: Grace McEachern

C. Is there is a new landowner? Yes  No   
New landowner(s) name (if applicable): Town of Raymond  
New landowner(s) contact information: conscomchair@raymondnh.gov

D. Followup requested by landowner: Yes  No

Verification Notes: John Chadwick informed me that the easement has recently been donated to the town of Raymond. Current town tax records do not reflect this change in ownership. Town of Raymond was contacted with no response.

# ANNUAL MONITORING WORKSHEET

This table is a list of possible action items that can be taken to address concerns or violations discovered during the monitoring event. Use this list as a reference when answering the monitoring questions that ask for action items to be listed. Some of the action items listed in this table are not applicable to all programs or all questions.

## Action Items

|  |   |                                    |                             |                |
|--|---|------------------------------------|-----------------------------|----------------|
| (1) NRCS action needed (FA contract)   | (2) NRCS action needed (third-party contract) | (3) Entity action needed           | (4) Landowner action needed | (5) CUA needed |
| (6) Plan needs to be developed/updated | (7) O&M plan needs to be developed/updated    | (8) NRCS enforcement action needed | (9) Other                   |                |

2) Was the landowner or decision maker present during the review? (Onsite monitoring only)    Yes     No

3) A. Are the terms and conditions of the easement deed being met? (e.g., no encroachment, dumping, unauthorized uses, etc.)    Yes     No

Select observed unauthorized uses (if applicable):

|  |                                 |                            |            |
|--|---------------------------------|----------------------------|------------|
| Mining (includes peat/gravel)                                | Aquaculture                     | Commercial seed production | Dumping    |
| Cropping   | Impervious surfaces             | Hydrology alteration       | Burning    |
| Infrastructure projects (phone, gas, etc.)/energy production | Illegal activities              | Haying                     | Grazing    |
| Encroachment   | Structures                      | Mowing                     | Trails     |
| Installation/maintenance of acceptable structures            | Timber harvest/cutting          | Pest management            | Food plots |
| Maintenance of private drainage                              | Carbon sequestration activities | Parked vehicles/equipment  | Road(s)    |
| Unauthorized easement subdivision                            | Tree/shrub planting             | Livestock                  | Other      |

List the "other" unauthorized activities (if applicable):

B. Can unauthorized uses be resolved with a compatible-use authorization (CUA)? (not applicable to FRPP or GRP)    Yes     No     N/A

If applicable, list which unauthorized uses may be resolved with a CUA.

If the unauthorized use(s) will not be resolved with a CUA, list the applicable action items:

# ANNUAL MONITORING WORKSHEET

List action items and reasons why the recorded access is not being used.

7) Is the boundary clearly marked and identifiable? (not applicable to FRPP or OSL)    Yes  No  N/A

|                     |                                  |                                       |
|---------------------|----------------------------------|---------------------------------------|
| Boundary not marked | Corner/high-risk markers missing | One to several low risk posts missing |
| Other               |                                  |                                       |

List action items, if no, and list where boundaries are not clearly marked or identifiable:

8) Are the objectives of the management plan being met (e.g., grazing plans, WRPO, conservation plan, mitigation plan, etc.)?  
 Yes  No

List action items, if no:

9) Are installed practices being properly operated and maintained (e.g., in accordance with job sheets, O&M plans, etc.)?  
 Yes  No  N/A

List action items, if no:

10) Have planned restoration or enhancement objectives been met?  
 Yes  No  N/A

List action items, if no:

11) A. Are threatened or endangered species present on or proximal to this land?  
 Yes  No  N/A

If yes, are identified habitat elements being provided to the extent possible?    Yes  No  N/A

List action items, if no:

B. Have the appropriate consultations occurred or NEPA documentation completed? (e.g., FWS, State specialist, etc.)  
 Yes  No  N/A



# ANNUAL MONITORING WORKSHEET

- 4) Is there evidence of a spill or release of hazardous substances, petroleum products, or other potential environmental hazards on the property that need to be addressed?    Yes  No

If yes, describe and indicate the location(s) on a property/site map. Consult with all appropriate administrative, technical, and legal staff to take required actions. List required action items:

Offsite Monitoring Observations:

- 5) A. Select current CUAs and enter their expiration dates (not applicable to GRP, FRPP, or OSL):

| CUA Type  | Expiration Date | CUA Type             | Expiration Date |
|---|-----------------|----------------------|-----------------|
| Maintenance of private drainage                   |                 | Carbon sequestration |                 |
| Haying  |                 | Trails               |                 |
| Management/maintenance activities                 |                 | Food plots           |                 |
| Installation/maintenance of acceptable structures |                 | Pest management      |                 |
| Developed hunting/fishing                         |                 | Grazing              |                 |
| Mowing  |                 | Other                |                 |

List the "other" items (if applicable):

B. Are compatible-use authorizations being followed?    Yes  No  N/A

- 6) A. Is the easement accessible by a legally described route?    Yes  No

B. If there is no recorded access or the recorded access is not being used, is the easement accessible by an alternative route?  
 Yes  No

# ANNUAL MONITORING WORKSHEET

List action items, if no:

- 12) Is acceptable hydrology present?    Yes     No     N/A

List action items, if no:

- 13) Is acceptable vegetation present?    Yes     No     N/A

List action items, if no:

- 14) Are there noxious plant or pest species problems that need to be addressed? (Deed, State, or local requirements)?  
Yes     No     N/A

List action items, if yes:

- 15) Are deed requirements being met for cultural resource protection?  
Yes     No     N/A

List action items, if no:

- 16) Are necessary water rights being maintained in accordance with the deed, contract or other agreement requirement?  
Yes     No     N/A

List action items, if no:

- 17) Are there enhancements necessary to improve the site or other followup action items needed?    Yes     No

List action items, if yes:

- 18) Are there areas of concern? (e.g., potential violation or encroachment, high-risk activities on or adjacent to easement area, conflicting landowner objectives, etc.)    Yes     No

List action items, if yes:

Potential encroachment along the northern easement boundary (Images 6-8). Additionally, signs of ATV activity were noted on a trail in the southwestern portion of the easement (Image 19).

## ANNUAL MONITORING WORKSHEET

19) Are there landowner, partner, or entity suggestions or comments?    Yes     No

If yes, list suggestions or comments:

Additional Notes or Observations:

John Chadwick was contacted prior to monitoring and he informed me that the easement was donated to the town of Raymond however the Chadwick's still live at 129 Harriman Hill Road in Raymond. NH tax maps currently do not reflect this change in ownership and the town of Raymond did not respond when contacted. I arrived at the property the morning of November 3rd, 2023 and parked in the trail parking area off of the driveway. I walked up the access trail and began monitoring counterclockwise along the eastern boundary (Image 1). I headed northwest along the northern boundary and came across vehicle parts encroaching on the easement from abutting parcel (Map 40 Lot 25) (Images 6-8). I noted some tire ruts in the southwestern portion of the easement indicating past ATV usage, however activity did not appear recent (Image 19). Signs of wildlife include a flock of turkeys, beaver activity, various songbirds, and cavity trees (Images 18 & 24). Invasive species present on the easement include multiflora rose, oriental bittersweet, and Japanese barberry.



# WRE MONITORING

## WRE Monitoring

Chadwick, John & Elizabeth  
Agreement #. 5414281901P6N  
Raymond, NH

Onsite: 11/3/2023  
Imagery Date: 10/10/2020

### Legend

- Easement Boundary
- Images
- Walk Route



Google Earth

1000 ft

WETLANDS RESERVE EASEMENT  
MONITORING  
PHOTO DOCUMENTATION

Chadwick, John & Elizabeth  
Raymond, NH

November 3<sup>rd</sup>, 2023





Image 1. Blazed trees along eastern boundary.



Image 2. Small, recent blowdowns.



Image 3. Northeastern corner of easement.



Image 4. Iron pipe along northern boundary.





Image 5. Looking north at abutting properties.



Image 6. Scrap metal on easement.



Image 7. Looking southeast along northern boundary at potential encroachment.



Image 8. Looking southeast at potential encroachment from capped iron rod.





Image 9. Rock wall along northern boundary.



Image 10. Capped iron rod along northern boundary.



Image 11. Northwestern corner of easement.



Image 12. Capped iron rod along western boundary.





Image 13. Hunting stand looking into easement from western boundary.



Image 14. Iron pipe along western boundary.



Image 15. Iron pipe and easement sign along western boundary.



Image 16. Southwestern corner of easement.



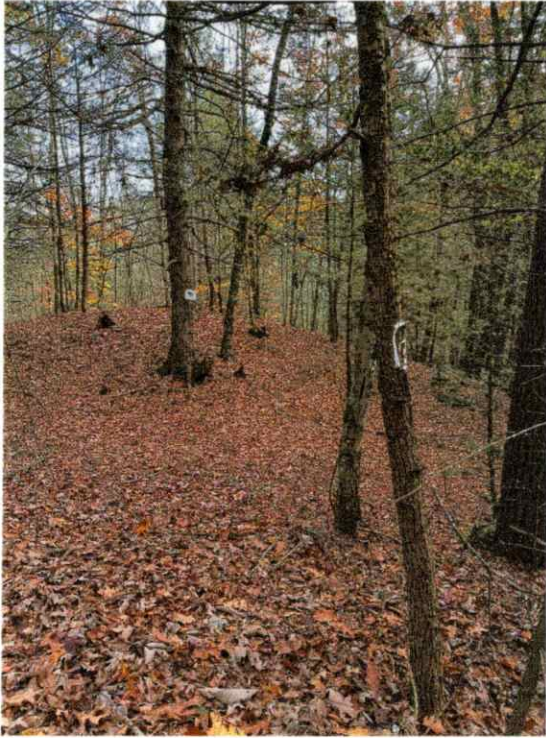


Image 17. Blazed trees and guard dog sign along southern boundary.



Image 18. Beaver sign.



Image 19. Trail with signs of past ATV activity

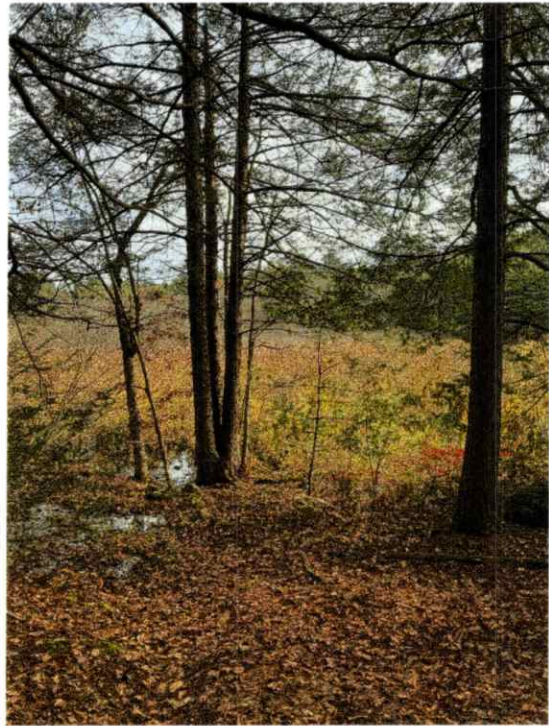


Image 20. Looking east into wetland in center of easement.





Image 21. Large rocky outcrop and stream northwest of wetland.



Image 22. Stream east of wetland.



Image 23. Looking west into wetland in center of easement.

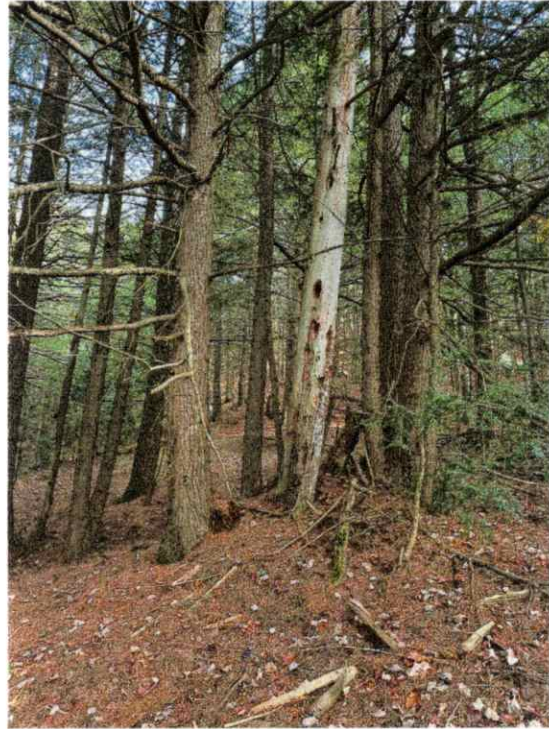


Image 24. Cavity tree.



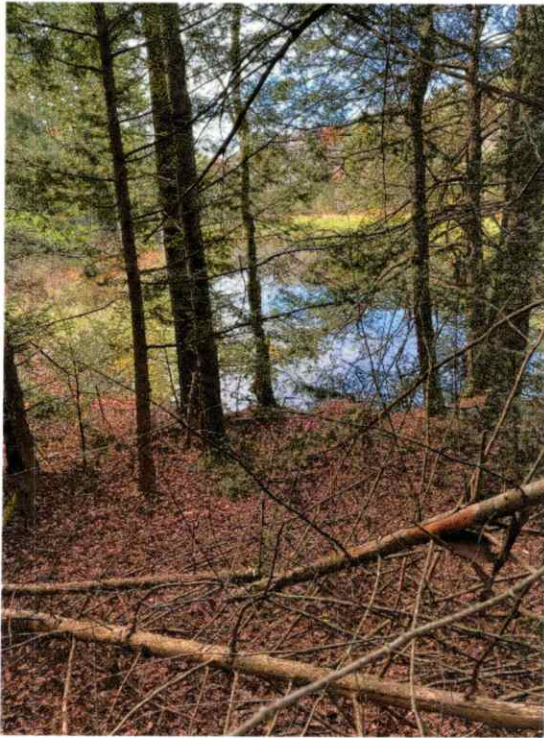


Image 25. Flagging along southern boundary looking northwest into wetland.



Image 26. Looking southeast along southern boundary.



Image 27. Southeastern corner of easement.



Image 28. Blazed tree, flagging, and easement sign along eastern boundary.





Image 29. Capped iron rod where access trail connects to eastern easement boundary.



**Property Card: 129 HARRIMAN HILL ROAD**  
 Town of Raymond, NH



| Parcel Information  |   |
|---|---|
| <b>Parcel ID:</b> 041-000-004-000<br><b>Vision ID:</b> 1758<br><b>Owner:</b> CHADWICK REVOCABLE TRUST<br><b>Co-Owner:</b> JOHN & ELIZABETH C /TRUSTEES<br><b>Mailing Address:</b> 129 HARRIMAN HILL ROAD<br><br>RAYMOND, NH 03077 | <b>Map:</b> 041<br><b>Lot:</b> -004<br><b>Use Description:</b> SINGLE FAM MDL-01<br><b>Zone:</b> B<br><b>Land Area in Acres:</b> 27.28                        |
| Sale History  | Assessed Value  |
| <b>Book/Page:</b> 4591 / 2588<br><b>Sale Date:</b> 10/18/2005<br><b>Sale Price:</b> \$0   | <b>Land:</b> \$78,647<br><b>Buildings:</b> \$337,900<br><b>Extra Bldg Features:</b> (\$330,500)<br><b>Outbuildings:</b> (\$78,647)<br><b>Total:</b> \$416,547 |



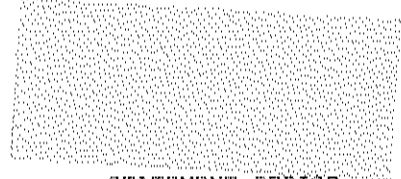
www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.





CITIZENS BANK  
 900 ELM STREET  
 MANCHESTER, NH 03101



STATEMENT PERIOD  
 FROM THROUGH  
 02-01-24 02-29-24

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: 611.19 INTEREST PAID THIS YEAR: 1,210.77  
 CURRENT BALANCE: 403,527.58 FED TAX WITHHELD THIS PERIOD: .00  
 AVERAGE RATE THIS PERIOD 2.04% FED TAX WITHHELD THIS YEAR: .00

| EFF-DT | PROC-DT | DESCRIPTION<br>CHK/DEP NO | CONFIRM# | DESCRIPTION<br>CREDITS    | DEBITS | BALANCE    |
|--------|---------|---------------------------|----------|---------------------------|--------|------------|
| 01-31  | 01-31   | BEGINNING BALANCE         |          |                           |        | 347,602.99 |
| 02-14  | 02-14   | TRANSFER OUT              |          | Reimb GF for 723-1223 exp | 786.60 | 346,816.39 |
| 02-14  | 02-15   | ALLOCATION TO SUB ACCOUNT |          | 50 OF 2023 LUCT REV       |        | 402,916.39 |
| 02-29  | 02-29   | INTEREST PAYMENT          |          | 56,100.00                 |        | 403,527.58 |
| 02-29  | 02-29   | ENDING BALANCE            |          | 611.19                    |        | 403,527.58 |

02/29 159000



2023 4<sup>th</sup> Quarter Transfers

**From:** Julie Jenks <jjenks@raymondnh.gov>

**Sent:** Tuesday, February 13, 2024 4:21 PM

**To:**

**Subject:** FW: Conservation Commission : 2023 Q3 & Q4 Exp/Rev Transfer Request

Hi Jan,

Just forwarding you the email request to the Treasurer to transfer funds for the Cons Com July thru Dec 2023 expenses and revenues .

*Julie Jenks*

*Finance Director*

*Town of Raymond*

*(603) 895-7010*

**The strength of the team is each individual member.  
The strength of each member is the team. – Phil Jackson**

**From:** Julie Jenks

**Sent:** Monday, February 12, 2024 3:54 PM

**To:** Edward French <>

**Cc:** Donna McFarland <>

**Subject:** Conservation Commission : 2023 Q3 & Q4 Exp/Rev Transfer Request

Good afternoon Ed,

**Request #1:** Transfer \$786.60 from Concxx2410 to GFxx7246

*This request is to have the Conservation Commission's Fund (concentration account) reimburse the Town's General Fund for expenses paid from July thru December of 2023.*

**Supporting Documentation:** '2023\_Q3&Q4\_CRF\_2023-1\_Expenses' attachment – Green Section: Listing all related expenses.

**Request #2:** Transfer \$56,100 from the GFxx7246 to Concxx2410

*This request is to have the Town's General Fund pay the Conservation Commission's Fund (concentration account) 50% of LUCT revenue collected in 2023.*

**Supporting Documentation:** '2023\_Q#&Q4\_Warrant\_Rev' attachment – Lists the 2023 LUCT Warrant 50% amount.

'2017 LUCT WA' – 2017 Warrant Article mandating 50% of LUCT revenue collected to be deposited to the Conservation Commission Fund.

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

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

**The strength of the team is each individual member.  
The strength of each member is the team. – Phil Jackson**



2023

Conservation Commission

Q3/4 Exp/Rev Transfer

**Conservation Expenses July - Dec 2023**

*Expense Account 06-8052-050*

| CFR #                                   | Batch # | Period | Trans Date | Amount          | Description  |
|---|---------|--------|------------|-----------------|--|
| 7                                       | 90103   | Jul-23 | 7/26/2023  | 96.9            | Snegach, Alvina - Cons Comm Mtg Min. 5.1hr @ 19/hr.    |
| 8                                       | 90650   | Aug-23 | 8/23/2023  | 114             | Snegach, Alvina - Cons.CommMtg Min. 8/23 6hr @ 19/hr.  |
| 9                                       | 91030   | Sep-23 | 9/13/2023  | 114             | Snegach, Alvina - ConsCom Mtg Min. 9/13 6hr @ 19/hr.   |
| 9                                       | 91309   | Sep-23 | 9/27/2023  | 135.85          | Snegach, Alvina - ConsCommMtg Min 9/27 - 7.15hr@19/hr. |
| 10                                      | 91597   | Oct-23 | 10/11/2023 | 93.1            | Snegach, Alvina - ConsComm10/11mtgMinutes 4.9hr@19/hr. |
| 10                                      | 92008   | Oct-23 | 10/25/2023 | 76              | Snegach, Alvina - ConsCommMtg 10/25 4hr@19/hr.         |
| 11                                      | 92474   | Nov-23 | 11/8/2023  | 71.25           | Snegach, Alvina - Cons Comm Mtg 11/8 3.75hr@19/hr.     |
| 12                                      | 93001   | Dec-23 | 12/13/2023 | 85.5            | Snegach, Alvina - Cons Comm Mtg 12/13 4.5hr@19/hr.     |
| <b>Total Xfr Concxx2410 to GFxx7246</b> |         |        |            | <b>\$786.60</b> |  |

**Conservation - 50% LUCT Tx Jjuly - Dec 2023**

*Rev Account 06-3120-001*

| Warrant ID                    | Batch | Period | Date       | Amount             | Transaction Description                                       |
|-------------------------------|-------|--------|------------|--------------------|---|
| 413                           | 90558 | Aug-23 | 8/22/2023  | 50,600.00          | LUCT Warrant ID 413:Safari Constr. 011/000/044 PID 904.       |
| 417                           | 92498 | Nov-23 | 11/28/2023 | 5,500.00           | LUCT Warrant ID 417: G&D Revocable Trust 020/000/019 PID 440. |
| <b>GFxx7246 to Concxx2410</b> |       |        |            | <b>\$56,100.00</b> |   |

**Town of Raymond**  
**Conservation Commission DRAFT**  
**February 14, 2024 minutes**

**Commission Members in Attendance:**

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

**Meeting Called to Order by:**

Jan Kent, Chair

**Commission Members Excused:**

**Commission Members Absent:**

**Recording Secretary:**

Alvina Snegach (taking minutes from the recording)

**Members of the Public in Attendance:**

Dan Ray from Jewett Construction

**Public Input:**

There was none

**Route 27 Warehouse-Conservation Area - language.**

Dan Ray from Jewett Construction was present to answer questions from the members. Ms. Kent said that the deed language was just submitted to ConsCom and that they need to go over the language now. The discussion revolved around reviewing and updating a proposed conservation deed language for two conservation areas associated with a Route 27 warehouse development project. It was noted that ConsCom can make a note to the Planning Board that access should be given to the Fire Department to the power lines behind the development.

After a brief back and forth about the small trail that was thought to be access for the fire trucks but turned out to be a trail that will end in a newly created berm, discussion turned to the Conservation area one deed language.

Mr. Ray answered questions about the potential for creating trails on the land that is being conserved, enforcement of "no dumping clause", where the beaver activity is that is mentioned in the deed restriction language, and whether any state agencies have any jurisdiction over the enforcement of these deed restrictions. A suggestion was made to Mr. Ray to also add a provision about having a forest/timber management plan for the area as it may be necessary to do that as the time goes by and the deed as written prohibits any active vegetation management. This plan done in consultation with ConsCom.

Another discussion was about public access and hunting which both will be prohibited on the property. ConsCom suggested adding signage around the area to note the restrictions and adding the same language to the deed restriction.

In summary, for Conservation area 1 the members suggested the following changes to the deed restriction language:

- Adding language related to Timber Harvest with Management Plan after consultation with Raymond Conservation Commission;

**Town of Raymond**  
**Conservation Commission DRAFT**  
**February 14, 2024 minutes**

- 44 - Adding language about "No Hunting";  
45 - Items F and H - Remove reference to NH Fish & Game and NH DES;  
46 - Item I - adding language about installation of signs around area noting  
47 restrictions.

48 Then members discussed the language about Conservation area 2 which is the create  
49 wetland. Mr. Ray answered questions about the little roadway that is part of that area  
50 that will lead to the berm, restoration plans and removing the temporary culvert, etc.

51 It was suggested that to add the word "mitigation" to Item C as it was discussed earlier  
52 with ConsCom for that area. Another suggestion was to add "no hunting" language to the  
53 deed.

54 In summary, for Conservation area 2 the members suggested the following changes to  
55 the deed restriction language:

- 56  
57 - Item C - add 'mitigation' after restoration  
58 - Items F and H - Remove reference to NH Fish & Game and NH DES;  
59 - Add "no hunting" language  
60

61 It was also suggested that legal review is performed after the changes are made to the  
62 deed language.  
63

64 Ms. Kent made a motion that ConsCom will recommend the changes that they discussed  
65 that will be sent back to them for further review via email. If there are no further changes  
66 and the members agree the final will be sent to the Planning Board along with the letter  
67 from ConsCom to the Planning Board. Mr. Gibby duly seconded and motion carried  
68 unanimously.  
69

70 **Town property maps-review**

71 Ms. Kent showed various trail maps that are available to the public that were created with  
72 the help of various organizations using the GIS data provided by ConsCom. She talked  
73 about some issues with enlarging the maps and Ms. McDonald agreed to check out  
74 whether Staples will be able to print a good quality map that is enlarged. Ms. Kent will  
75 send her the Cassier property files for the maps to be printed.  
76

77 **Abutter Letter**

78 Ms. Kent noted that it will be sent out.  
79

80 **Tree stand and game camera RSA's review**

81 Ms. Kent shared information about new laws regarding tree stands and game cameras in  
82 New Hampshire. She explained that all tree stands and observation blinds must display  
83 the owner's details and the days they can be used, with a requirement to remove them  
84 by June 1<sup>st</sup> each year. Additionally, game cameras on private, state, or state-managed  
85 lands must also display owner details and can only be placed on private property with the  
86 owner's permission. Tree stands or game cameras on state or municipally owned lands

**Town of Raymond**  
**Conservation Commission DRAFT**  
**February 14, 2024 minutes**

87 do not require landowner permission but have to be labeled regardless. Ms. Kent provided  
88 printed copies of the relevant RSA sections for clarification. ConsCom discussed the  
89 interpretation of the laws, particularly regarding municipal lands, and debated the  
90 enforcement and practicality of certain provisions, such as the requirement not to hunt  
91 animals seen on the same day through a game camera. Ms. Kent said that she will look  
92 into the changes in the law further to make sure that she has interpreted them correctly.  
93 Members also agreed to also put an item in the newsletter when the hunting season  
94 comes to an end reminding people about the deadline to remove tree stands.

95  
96 **Finance**

97  
98 **Conservation Fund Statement - December**

99 There was not statement.

100  
101 **Approval of Minutes**

102  
103 **January 31st, 2024.**

104 Members reviewed the minutes and made small changes.

105  
106 *On a motion by Mr. Gibby to approve the 1/31/2024 minutes as amended, which was*  
107 *duly seconded by Ms. McDonald, 1/31/2024 minutes were approved by a unanimous vote*  
108 *in favor. Motion passed with a unanimous vote in favor.*

109  
110 **Correspondence**

111  
112 **Planning Board Letters - Miendl Road and Autumn Trails**

113 Ms. Kent said that both letters have been written and will be included in the next meeting  
114 packet.

115  
116 Then Ms. Kent noted the following items of correspondence also contained in the packet:

117  
118 **Letter from NH Big Tree program**

119 This letter congratulated the Town for stewarding the county champion Chestnut Oak  
120 and offered a sign for a \$20 donation. They discussed the possibility of moving the  
121 existing sign to a new tree and shared information about other notable trees, including  
122 one on Ms. McDonald's property.

123  
124 Ms. Kent also said that monitoring on the Chadwich property has also been completed.  
125 She will add the results to the next meeting packet.

126  
127 **Other business**

128 Ms. Ken provided an update on the Cassier property sign. Town Manager and Doug Vogel  
129 will stake out the area where the sign is to be placed, and the Town Manager is checking

**Town of Raymond**  
**Conservation Commission DRAFT**  
**February 14, 2024 minutes**

130 with the Town Attorney about the process of accepting the timber rights. Mr. Cassier will  
131 send the Town the agreement with all the details.

132  
133 Members then discussed potentially cancelling February 28<sup>th</sup> meeting if nothing else  
134 comes up. Ms. Kent with check with Bear Paw if Mr. Garnham will be attending then or  
135 not.

136  
137 There was another discussion about what to do with paper files that ConsCom keeps at  
138 the Town office. Ms. Kent will check with the Planning Department before throwing out  
139 any plan files.

140  
141 **Future Items/Events**

142  
143 **February 28th, 2024 - CC Meeting – in question.**

144 **March 13th, 2024 - CC Meeting**

145 **April 6th, 024 - Saving Special Places**

146  
147 **Adjournment**

148  
149 *Ms. Unger made a motion to adjourn. Mr. Gibby duly seconded. Motion carried*  
150 *unanimously.*

151  
152 Meeting adjourned at 8:12 PM

153  
154 Respectfully submitted,

155  
156 Alvina Snegach  
157 Recording Secretary

# Lamprey River Advisory Committee



c/o 71 Allen Farm Road  
Northwood, NH 03261  
[www.lampreyriver.org](http://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

February 21, 2024

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

Re: Raymond Distribution Center  
Industrial Drive  
Raymond, NH  
File #: 220830-160

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. Upon final review, we offer the following comments:

1. This project was initially reviewed by the LRAC September 21, 2022. This review is based on amended engineering plan set dated February 7, 2024.
2. There are many specialized stormwater treatment components as part of the proposed plan. The installation of these units should be conducted by trained subcontractors such as ADS for the Stormtech underground infiltration chambers, Filterra for the tree wells and the manufacturers of the oil/water separator chambers. Oversight of the installations should be conducted by a field engineer.
3. Sheet C-3 lists detailed instructions pertaining to grading and drainage. A full-time field engineer will be needed on site to ensure these steps are followed.
4. The stormwater O&M manual has many detailed maintenance tasks listed. There are no page numbers on the O&M plan.
5. Twelve acres of roof runoff and parking lot asphalt will contribute to a total of almost 31 acres of impervious surface. On a hot day, these surfaces will become brutally

hot. Rain falling on this area will be heated well beyond natural conditions. Infiltration measures are planned for the stormwater, but the likelihood of hot water reaching conserved wetlands and the Lamprey River seems high. We request pre-development water testing and post-development testing. If water temperatures show an increase beyond what NH Fish and Game determine that aquatic fauna can tolerate, remediation should be required.

6. Sheet E-1 Sequence of Construction- A preconstruction meeting is required. **The LRAC would like to have a representative at this meeting.**
7. Will a full-time employee be assigned for oversight of the stormwater treatment components? Greater-than-annual inspections are required with reports provided to NHDES if requested. Who will receive the reports at NHDES? Some of the tasks include contracting with Filterra for regular maintenance of the tree wells. Manhole cleanings must be tested for hazardous waste before disposal.
8. Traffic over the underground infiltration chambers prior to construction should be kept to a minimum to prevent soil compaction. This should be part of the sequence of construction.
9. Where will the drainage from the snow storage areas go? To reduce salt contamination in the Lamprey River, we request that Sno-Pro Certified snow removal be required, as salt reaching groundwater or the river is not attenuated even with infiltration.
10. Blasting is noted. Where is this proposed? Will this impact the conservation areas?
11. A retaining wall is also noted. Where will this be located and what is the design for this wall? Will this be near the conservation areas?
12. From the 21130 Drainage Report:
  - Page 225: Where are the 3 lagoons on this map from the previous landowner? Number 3 had a beaver dam.
  - Page 212: "Underground stone detention/infiltration pond #3 only treats clean roof run-off and therefore does not require pre-treatment." Roof run-off is not clean. While it is unlikely to contain oils or other vehicle fluids, roof run-off is full of nitrogen and other by-products of combustion and should be given pre-treatment.
13. The plan set file says it has 52 pages but the last page shown is 48. Where are the other four sheets?
14. The following is copied from Sheet WM1:



CONSERVATION RESTRICTION AREA A – RAYMOND POND

THERE SHALL BE NO REMOVAL, FILLING, OR OTHER DISTURBANCE OF SOIL SURFACES INCLUDING THE CONSTRUCTION OF STRUCTURES OR ADDITIONAL UTILITIES, NOR ANY CHANGES IN TOPOGRAPHY, SURFACE OR SUBSURFACE WATER SYSTEMS, WETLANDS, OR NATURAL HABITAT OF THE 75-FOOT WETLAND BUFFER; EXCEPT FOR WILDLIFE HABITAT RESTORATION OR IMPROVEMENT, ROUTINE MAINTENANCE SUCH AS FALLEN TREES OR TRAIL MAINTENANCE, OR REMOVAL OF INVASIVE SPECIES. BRIDGES, BOARDWALKS, OR DRAINAGE IMPROVEMENTS ARE ALLOWED ON THE TRAIL TO MINIMIZE OR AVOID SOIL EROSION OR FURTHER DEGRADATION. THE CONSERVATION AREA AND EXISTING FOOT TRAIL AROUND RAYMOND POND TO REMAIN OPEN TO RAYMOND RESIDENTS TO USE FOR NON-MOTORIZED RECREATIONAL PURPOSES. SIGNAGE SHALL BE INSTALLED AROUND THE POND TO EDUCATE RESIDENTS ABOUT THE CONSERVATION RESTRICTIONS, AND THE USE OF THE CONSERVATION AREA WILL BE AT THE USER'S OWN RISK. THERE SHALL BE NO CHANGES TO THE USE OUTLINED WITHOUT PERMISSION OF THE NH FISH & GAME, NH DES AND THE TOWN OF RAYMOND PLANNING BOARD WITH INPUT FROM THE RAYMOND CONSERVATION COMMISSION. ALLOWED USES – WALKING, HIKING, SNOWSHOEDING, CROSS-COUNTRY SKIING, MOUNTAIN BIKING ON ESTABLISHED TRAILS, FISHING AND HUNTING ACCORDING TO STATE OF NH REGULATIONS, DOGS ALLOWED ON LEASH AND WASTE MUST BE CARRIED OUT, NO FIRES (OVERNIGHT CAMPING, NO OHRV'S INCLUDING ATVs AND DIRT BIKES, NO CUTTING OF TREES, BRANCHES OR BRUSH, NO FEEDING OF WILDLIFE, AND NO EXCAVATION OR REMOVAL OF ROCKS AND MINERALS. THIS IS A CARRY-IN AND CARRY-OUT AREA INCLUDING DOG WASTE.

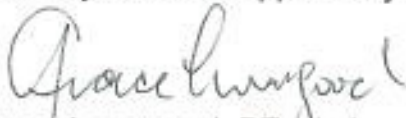
CONSERVATION RESTRICTION AREA B – BEAVER POND

THERE SHALL BE NO REMOVAL, FILLING, OR OTHER DISTURBANCES OF SOIL SURFACES INCLUDING THE CONSTRUCTION OF STRUCTURES OR ADDITIONAL UTILITIES, NOR ANY CHANGES IN TOPOGRAPHY, SURFACE OR SUBSURFACE WATER SYSTEMS, WETLANDS, OR NATURAL HABITAT, EXCEPT FOR WILDLIFE HABITAT RESTORATION OR IMPROVEMENT, ROUTINE MAINTENANCE, OR REMOVAL OF INVASIVE SPECIES. MANAGEMENT OF WATER LEVEL DUE TO BEAVER ACTIVITY ALLOWED AFTER CONSULTATION WITH THE RAYMOND CONSERVATION COMMISSION. THERE SHALL BE NO CHANGES TO THE USE OUTLINED WITHOUT PERMISSION OF THE NH FISH & GAME, NH DES AND THE TOWN OF RAYMOND PLANNING BOARD WITH INPUT FROM THE RAYMOND CONSERVATION COMMISSION. NO PUBLIC ACCESS SHALL BE ALLOWED. SIGNAGE SHALL BE INSTALLED AROUND THE AREA NOTING RESTRICTIONS.

It is our hope that NHDES and NHFGD will be diligent in monitoring this site and enforcing these provisions. The Town of Raymond has limited capacity to visit and enforce these requirements.

15. We have concerns regarding the owner of record, Onyx Raymond, LLC. The address listed, 60 Centre Street, Dover, MA, occupies a .3-acre lot and appears to be Dover Deli and Pizza Café. It is difficult to imagine that a deli will have the resources necessary to manage such a big development project and even less ability to be responsible for damages that might ensue from developing and redeveloping this former industrial site. We hope that town and state oversight will be frequent and strict, and that any discrepancies from approved plans are documented and necessary remediation be undertaken immediately.

Thank you for the opportunity to submit comments on this project.



Grace Levergood, PE, chair

Cc: Tracie Sales, NHDES  
Raymond Planning Board, Conservation Commission  
[Erik Poulin, epoulin@jonesandbeach.com](mailto:Erik.Poulin@jonesandbeach.com)



# RAYMOND CONSERVATION COMMISSION

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

February 15, 2024

TO: Raymond Planning Board

RE: Miendl Road Subdivision – Map 4, Lot 47

The Conservation Commission members reviewed the above referenced subdivision proposal at the January 31st, 2024, meeting. The applicant explained the project and the reason the project was before the Conservation Commission.

The Conservation Commission discussed the location of the Lot 2 driveway, which is 45 feet from the wetland and within the wetland buffer. The Conservation Commission has no concerns with the Lot 2 driveway being located within the wetland buffer.

The applicant also informed the Conservation Commission that Raymond DPW was reviewing a potential need for drive culverts for the 3 lots on Miendl Road. The Conservation Commission agrees with the need to review whether driveway culverts are necessary. The applicant agreed to follow the DPW recommendations for the driveway culverts.

The Conservation Commission also reminded the applicant that the subdivision is located in the NE Highest Ranked Habitat according to the NH Wildlife Action Plan, and to be mindful of wildlife during construction, especially turtles.

Thank you for the opportunity to review the proposal.

Thank You,

Raymond Conservation Commission  
[ConsComChair@raymond-nh.gov](mailto:ConsComChair@raymond-nh.gov)

CC: Raymond Community and Economic Development Director  
Raymond Planning Technician



# RAYMOND CONSERVATION COMMISSION

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

February 15, 2024

TO: Raymond Planning Board

RE: Autumn Trails – Route 27 Contractor Bays – Map 32, Lot 72

The Conservation Commission members reviewed the above referenced proposal at the January 31st, 2024, meeting. The applicant explained the project and the reason the project was before the Conservation Commission. The proposed development will be within the Groundwater Conservation District and requires a special permit from the Planning Board due to impervious surface exceeding 15% or 2500 feet. Fifty-Six percent of impervious surface is being proposed.

The Conservation Commission discussed concerns about the additional stormwater runoff to the road ditch on Route 27, which will be in addition to the existing drainage from Map 032-002-045. The combined flow needs to cross what appears to be an access road lot for 032-002-41.

The Conservation Commission asked if the development is 75 feet from the wetland on the abutting property, which is either Map 032-00-041, or 033-000-106.

A NH DES Shoreland Permit will be required due to the distance from the Lamprey River. The Conservation Commission requested that the applicant notify the commission when the permit is submitted to NHDES.

The Conservation Commission would like to review the LRAC comments and may have additional comments after the review.

Thank you for the opportunity to review the proposal.

Thank You,

Raymond Conservation Commission  
[ConsComChair@raymond-nh.gov](mailto:ConsComChair@raymond-nh.gov)

CC: Raymond Community and Economic Development Director  
Raymond Planning Technician