

**Raymond Conservation Commission
Meeting Agenda**

January 10th 2024

7:00 PM

Media Center

Call to order

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

Agenda Items

01-Annual Report Review

02-Jewett Route 27 Warehouse - updates

03-Abutter Letter - update

04-Bear-Paw Monitoring Reports

05-Priorities and Project List - Review and update

Finance

05-Conservation Fund Statement - if available

06-ESRLAC Dues

Approval of Minutes

07-December 13th, 2023

Correspondence

08-ESRLAC Annual Report

09-Granite Hills Materials and Recycling - LRAC Letter

Other items that may come before the board

Future Items/Events

January 10th, 2023 - CC Meeting

January 11th, 2023 - Planning Board - Onway Lake Village and
NRG

January 24th, 2023 - CC Meeting

Adjournment (no later than 9:00)

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

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

Dear Mr. Cleghorn –

We hope this finds you well and thank you, as always for your attention and coordination. Since our last Planning Board meeting on the approve referenced Project, was held on November 9th, the Project team has been working to address comments raised by the Planning Board and provides the below information in response to same.

1. During the November hearing, the Applicant’s environmental consultant, John Turner Consulting (“JTC”) provided testimony to the Board regarding additional environmental testing results which were obtained by JTC immediately before the November hearing.
 - To supplement this testimony, and the rest of the environmental analysis already provided to the Board, please find enclosed herewith a letter from JTC.
2. Over the last few Planning Board meetings, the issue of Project water usage and demand has been discussed and a question was raised regarding the Applicant’s calculations for usage. During the November meeting, Mark Schow, PE of Elevated Design, Inc., provided testimony regarding the basis for the Applicant’s projections.
 - To further clarify this issue, the Applicant provides the enclosed letter from Mr. Schow dated December 15, 2023 which elaborated on the water demand calculations.
3. At the November hearing a question was posed regarding the nature of the Applicant’s proposed “warehouse” use.
 - In response to that series of questions, the Applicant provides the enclosed analysis Target End User Narrative dated December 14, 2023.
4. At the November hearing, there was a question regarding MS4 implications and whether the Project will be adding any stormwater to the Town’s infrastructure.
 - Town of Raymond is covered by an active MS4 permit. The requirements of this permit state that the Town must establish stormwater management plan requirements. Our project is following the applicable local and state guidelines regarding stormwater management and groundwater protection criteria. The proposed stormwater system will provide the necessary volume and rate reductions and will not provide an increase to the municipal system.
5. The Applicant and Planning Board have had a continuing discussion of the location and Project-implications regarding the location of a municipal well on school-owned property. The Applicant provides the following analysis regarding same and welcomes any additional comments or questions from the Board.
 - Per the permit documents that were provided to us by Mr. Unger we have been able to locate the new Well #4 and evaluate information presented with that application. It is understood that the municipal well was approved with a 360,000 GPD capacity and that the source water supplying this well includes areas approximately 1,500’-2,000’ from the well. The well has a sanitary protective are radius of 400’ and notes a wellhead

protection area as defined within the Figure 15 they supplied with the report. It is worth noting that this well head protection area noted on figure 15 does encroach onto our lot, but terminates around the vernal pool area. The proposed well that is depicted on the Bohler plans is located outside this well head protection limit and will be designed with a capacity of only 1,430 GPD.

6. In recent hearings, a question has come up regarding the hydrogeologic implications of the Project.
 - In response to these questions, the Applicant provides the following memo from Hydro-Geochemical Solutions, LLC. The Applicant also provides the enclosed Blasting Plan document and corresponding plan prepared by Maine Drilling & Blasting, Inc., for Severino Trucking.
7. At the November hearing, a question regarding the Traffic Impact Analysis prepared by Vanesse & Associates and the potential for a dedicated turn lane into the Project was raised. That specific question appears to have been fully addressed at the last hearing, but by this letter, the Applicant wanted to acknowledge the comment and reintroduce Vanesse & Associates as its traffic engineer, who is available to answer any questions the Board may have. It is worth noting that VAI is still coordinating with NHDOT for the driveway access permit and we do anticipate the permit being issued this Spring.
8. At the November hearing, the Applicant indicated that it would submit an updated Wetlands Impact Plan and corresponding Special Permit and Special Permit and Conditional Use Permit narrative analysis.
 - In response, please find attached a letter from DTC Lawyers dated December 14, 2023 and its enclosures.
9. At the last hearing, the Planning Board raised the question of whether the Applicant would be willing to consider the permanent conservation of areas of the Property which will not be required for the Project.
 - In response, the Applicant is happy to consider conveying to the Town, for management by the Town's Conservation Commission, several acres of land which will not be disturbed by the Project, and which could be permanently conserved. In that context, and to begin the discussion with the Board, the Applicant provides the enclosed DRAFT Conservation Area Exhibit from Bohler to begin the discussion.
10. With regard to the status of the Applicant's various state permits, the Applicant received a Request for More Information from New Hampshire Fish & Game regarding the Applicant's Dredge & Fill Application as well as an Army Corps of Engineers/New Hampshire Division of Historical Resources inquiry regarding the Project.
 - The project team is working on the additional studies that have been requested by the agencies noted above. These evaluations will carry into the spring as the climate will impact the habitat evaluations required.



11. Finally, you and the Board requested a chart regarding the status of all permits/approvals needed for the Project.

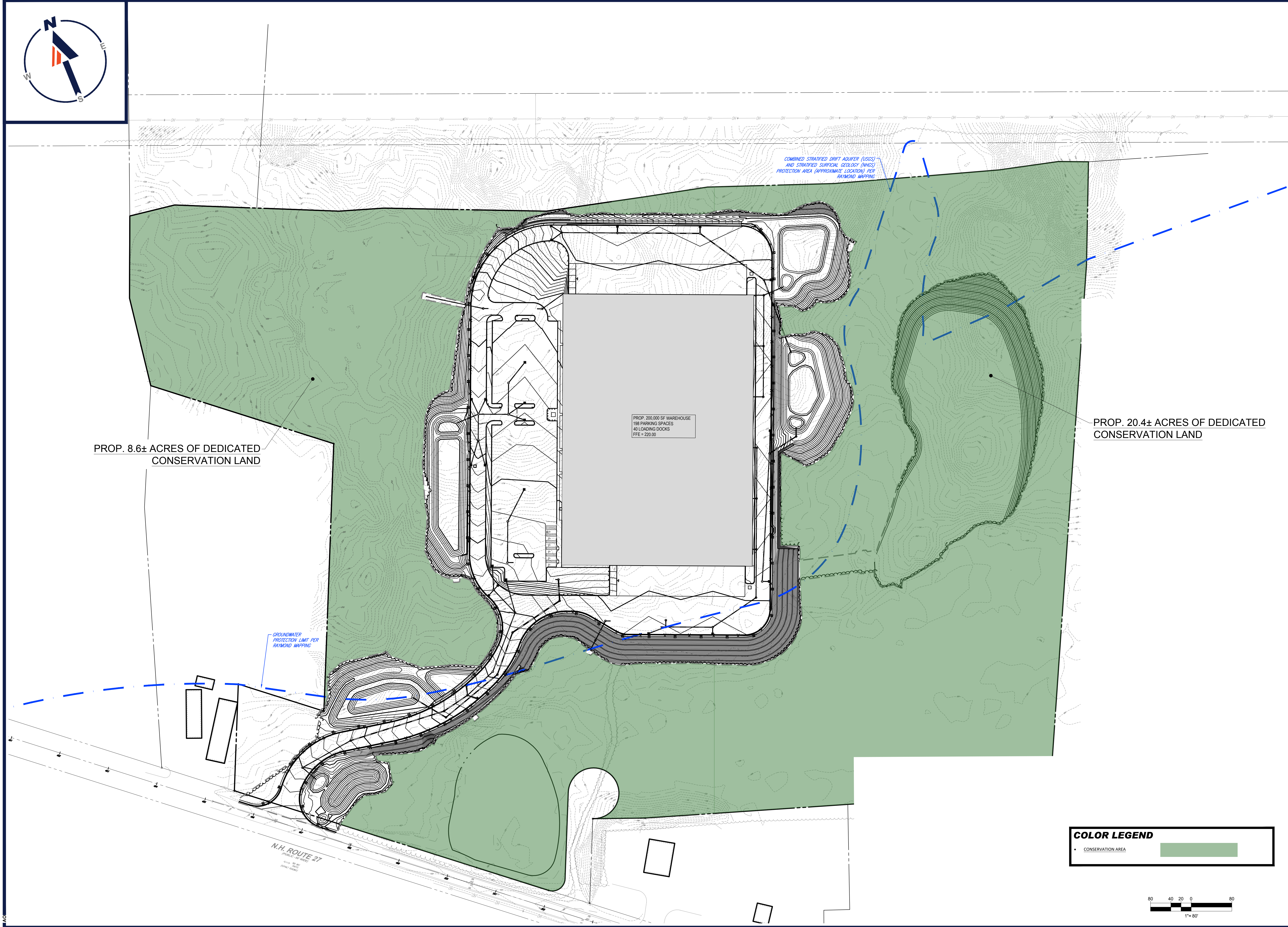
- Enclosed please find the Permitting Outline prepared by Bohler Engineering that notes the outstanding permit that the Applicant is current pursuing for the project.

We trust the enclosed materials are suitable for your needs at this time and will prove helpful as we continue to move this process towards completion. We appreciate your continued support of the project and look forward to our discussion with the Planning Board at their January 04, 2024 meeting. As always, please do not hesitate to contact us should you have any questions or wish to discuss further in advance of our upcoming meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Ray', with a long, sweeping underline that extends to the right.

Dan Ray
Jewett Construction



PROP. 8.6± ACRES OF DEDICATED CONSERVATION LAND

PROP. 200,000 SF WAREHOUSE
198 PARKING SPACES
40 LOADING DOCKS
FFE = 220.00

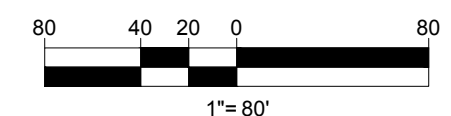
COMBINED STRATIFIED DRIFT AQUIFER (CSDA)
AND STRATIFIED SURFICIAL GEOLOGY (NSGS)
PROTECTION AREA (APPROXIMATE LOCATION PER
RAYMOND MAPPING)

GROUNDWATER
PROTECTION LIMIT PER
RAYMOND MAPPING

PROP. 20.4± ACRES OF DEDICATED CONSERVATION LAND

COLOR LEGEND

- CONSERVATION AREA



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/07/2022	TOWN COMMENTS	EVD GD
2	02/23/2023	PROJECT TEAM COORDINATION	EVD GD
3	05/16/23	STREAM DELINEATION	JE GD
4	07/12/2023	DISTURBANCE AREA	VH GD
5	09/01/2023	REVISIONS PER AOT APPLICATION	SMK/AP GD
6	12/11/2023	TOWN COMMENTS	AP GD

811
Know what's below.
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211232
 DRAWN BY: EVD / RV
 CHECKED BY: GB / JK
 DATE: 08/18/2022
 CAD ID: W211232-EXBB-0A

PROJECT:

PROPOSED SITE PLAN

FOR

JEWETT CONSTRUCTION CO.
DESIGN BUILDERS
CONSTRUCTION MANAGERS

PROPOSED INDUSTRIAL DEVELOPMENT

ROUTE 27
TOWN OF RAYMOND
ROCKINGHAM COUNTY,
NEW HAMPSHIRE

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
DRAFT
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41517
NEW HAMPSHIRE LICENSE No. 15477
CONNECTICUT LICENSE No. 20177
RHODE ISLAND LICENSE No. 20746
MICHIGAN LICENSE No. 24953

SHEET TITLE:
CONSERVATION AREA EXHIBIT

SHEET NUMBER:
EX-4

REVISION 6 - 12/11/2023

P:\211232\CAD\DRAWINGS\EXHIBITS\EXHIBIT 3\W211232-EXBB-0A-LAYOUT-EX-4



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
ELAINA L. HOEPPNER
WILLIAM K. WARREN
BRIANA L. MATUSZKO
ALI GENNARO

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

19 December 2023

Diana Luszcz, Chair
Raymond Planning Board
4 Epping Street
Raymond, NH 03077

Re: Planning Board Application #2022-009

Dear Chair Luszcz and Planning Board Members:

As the Board knows, this firm represents the applicant, Jewett Construction (the “Applicant”), with regard to the above referenced Planning Board matter which proposes the development of a 200,000 sf industrial warehouse facility and associated site improvements (the “Project”) on property identified as Town Tax Map 28, Lots 9, 10 and 11 (the “Property”). This letter follows several appearances before the Town’s Conservation Commission and Planning Board, site walks and filings the Applicant has made with the Commission since the summer of 2022. We intend this filing, which provides an updated Application for Special Permit and Conditional Use Permit Application to update and replace all previous filings in this context. We enclose herewith the following information for the Board’s consideration at the 4 January 2024 meeting:

- Updated Special Permit Application (Enclosure 1);
- Updated Wetland Impacts Plan from Bohler Engineering (Enclosure 2);
- Conservation Area Exhibit from Bohler Engineering (Enclosure 3)

Below, please find a permitting overview which summarizes the application of the Town’s Conservation District Ordinance and Groundwater Overlay District Ordinance on the Property and Project, as well as an updated factual overview of all proposed wetland-related impacts to include an updated Special Permit analysis and restated Conditional Use Permit analysis.

Permitting Overview

1. Conservation District Impacts

The Property is located within the Town’s Conservation District (Zone G) (the “Conservation District” or the “District”). See Zoning Ordinance, Section 4.9. The District is comprised of, among other things, the “Shoreland Protection Area” (the “Shoreland District”) as

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

well as “Poorly Drained and Very Poorly Drained Soils.” Zoning Ordinance, Section 4.9.3. The Shoreland District is comprised of any area of land within 75 ft of the seasonal high water mark of any water body depicted on the Water Resource Management Plan (3/2009) or any water body with flowing or standing water six months of the year which is not on the above plan. Zoning Ordinance, Section 4.9.3.1. With regard to poorly and very poorly drained soils, and because the Applicant understands that the filing of the underlying Planning Board application for the Project occurred before public notice of the change to Section 15.3.2 of the Zoning Ordinance, a 25 foot wetland setback applies (the March 2023 Town Meeting appears to have increased this setback to 75 feet). See Wetland Impacts Plan.

Within the Conservation District, buildings and permanent structures, accessory buildings and non-permanent structures, and roads/driveways/ROWs and parking lots are all permitted by Special Permit from the Planning Board. Zoning Ordinance, Section 4.9.5. “Structure” is defined by the Zoning Ordinance as “[a] combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.” Zoning Ordinance, Section 13.1.74. “Structure, Permanent” is defined as “[a]nything built with a footing or foundation and/or by nature of its size, positioning, projected use or construction and upon installation or removal, causes any destruction to surroundings or to the structure itself, exclusive of fences, wells and stone walls.” Zoning Ordinance, Section 13.1.75.

The Applicant previously filed a Special Permit request with the Town proposing a 200,000 SF warehouse distribution facility with 218 parking spaces and 38 loading docks¹ and construction improvements requiring the filling of 4,538 sf of isolated wetland impacts as well as a temporary wetland disturbance of an additional 3,677 sf to accommodate a stream crossing for construction activity and to create the proposed 10,000 sf wetland replication area, which temporary impacts the Applicant proposes will be restored after earthwork is complete. By this filing, and pursuant to the discussions the Applicant has had with the Conservation Commission, the Applicant files a revised Special Permit Application² contemplating the following impacts to the Conservation District based on the applicable 75 ft (Shoreland District) and 25 ft (poorly and very poorly drained soils) setbacks, all as depicted on the Wetland Impact Plan enclosed herewith:

- Buffer Impacts (Impervious): 5,202 sf
- Buffer Impacts (Pervious): 50,629 sf
- Wetland Filling: 3,338 sf
- Temporary Wetland impact for crossing: 649 sf
- Wetland Replication: 10,000 sf
- Temporary Buffer Disturbance: 3,667 sf
- Temporary Tier 1 Intermittent Stream Disturbance: 42 LF
- Temporary Vernal Pool Buffer Disturbance: 870 sf
- Permanent Vernal Pool Buffer Disturbance: 136 sf

¹ We note that the Project proposal has since been amended to propose 198 parking spaces and 40 loading docks.

² See Enclosure 1.

We note the generally positive evolution of the proposed wetland impacts for the Project the Applicant has refined the design in response to continued interactions with the Town. Specifically, while the proposed buffer impacts (impervious) have increased slightly by 224 sf to 5,202 sf (an increase of 4.4%), the Applicant has reduced the proposed buffer impacts (pervious) by 9,346 sf (a reduction of 15.5%) and most importantly, the Applicant has reduced the proposed direct wetland fill impact by 1,200 sf to 3,338 sf (a 26.4% reduction).

We note further that both the proposed temporary and permanent vernal pool buffer disturbance impact have increased slightly by 462 sf to a proposed 870 sf and 53 sf, respectively. This increase was necessitated to account for adequate installation and stabilization measures during construction of the outlet pipe to the vernal pool.

2. Groundwater Conservation Overlay District

In addition to the Conservation District, the Property is also located within the Town's Groundwater Conservation Overlay District (the "Groundwater District"). Zoning Ordinance, Section 5.2. The Groundwater District requires certain performance standards be met where a proposed use will render impervious more than 15% (or 2,500 sf, whichever is less) of the property. Zoning Ordinance, Section 5.2.6.1. A Conditional Use Permit is required for uses that are otherwise permitted within the underlying zoning district if they involve, among other things, rendering impervious more than 15% or, 2,500 sf of any property. In this case, the Applicant has already requested a Conditional Use Permit for a use which will render impervious more than 15% or 2,500 of the Property.

Special Permit (Conservation District Impacts)

The criteria for granting a Special Permit for Conservation District impacts are outlined in Section 4.9.6 of the Zoning Ordinance. Specifically, the Planning Board may grant a Special Permit if it finds that the use is consistent with the purposes of the Conservation District and meets the specific criteria of Section 4.9.6.2 of the Zoning Ordinance.

In this case, and as depicted on the Wetlands Impact Plan, the primary impacts to the District will be caused by the road which will provide access to the Property, pervious buffer impacts caused by grading on the eastern portion of the Property, and the temporary impacts associated with the temporary crossing and Wetland Replication area, also on the eastern portion of the site. See Wetland Impacts Plan. Of the proposed buffer impacts proposed, the significant majority are pervious grading impacts which are intended to be restored to a vegetated state subsequent to the completion of construction. Id. In addition to the Wetlands Impact Plan provided herewith, the civil plan set from Bohler Engineering and Gove's Function and Value Analysis and additional filed materials detail how the proposed Wetland Replication area compensates for and offsets the disturbance noted above.

The Planning Board's granting of the Special Permit is appropriate because the Project has been designed to comply with the purposes of the Conservation District and appears to meet

the criteria identified in Section 4.9.1 of the Zoning Ordinance. Specifically, the purpose of the Conservation District Zoning Ordinance is to: 1) preserve sensitive wetlands, shoreland and other water bodies that provide flood protection, augment stream flow during dry periods, absorb nutrients and contribute to the viability of the Town's groundwater; 2) protect the wetlands and water bodies that are close to high-intensity development through restrictions such as limitations of certain land uses and buffering; 3) protect wildlife habitat and maintain the ecological values referenced in RSA 483-A; 4) limit development in areas where the natural features are not favorable for development; 5) encourage those low-intensity uses that can be harmoniously and safely located in the wetland areas; 6) preserve and enhance aesthetic values associated with lakes, ponds, river systems and wetlands; 7) encourage the preservation and/or restoration of Raymond's Shoreland Protection Area as natural vegetated shoreland buffer to filter sediment and pollutants from runoff and thus help protect the Town's water quality; and 8) discourage the following activities in Raymond's Shoreland Protection Area: any alteration of stream paths; landscaping; mowing; dumping of litter or trash, storage of grass clippings, leaves or snow; use of fertilizer and/or pesticides. See Zoning Ordinance, Section 4.9.1.

In this case, and as explained in Gove's updated Function and Value Analysis, the Project exemplifies the doctrine of avoidance and minimization. More specifically, the Project proposal contemplates the siting and construction of the proposed road and main building in a manner so to avoid direct (fill) impacts to the primary wetlands on the Property to include Wetlands A, B, which are not within the Shoreland District and which have a 25 ft setback requirement (see Gove Environmental Services, Inc., analysis dated May 2023), and C and D which wetlands are within the Shoreland District and therefore have a 75 ft setback requirement, to the greatest extent possible, and where such avoidance is not possible, to minimize them to the greatest extent possible. Id. All proposed direct and buffer impacts are depicted on Enclosure 2, which is the updated Wetlands Impact Plan from Bohler Engineering and Gove Environmental. Further, Gove will supplementing this filing with a graph depicting the evolution of the proposed wetland (and buffer) impacts as the Project has been refined.

The permanent impacts to Wetlands A, D and E to accommodate access to the Property are unavoidable and have been minimized to the greatest extent possible, (3,338 SF). Further, the temporary impacts associated with the temporary crossing have been isolated at the narrowest portion of Wetland B and the crossing itself has been designed to meet the Tier 1 crossing standards as required by New Hampshire Department of Environmental Services. This crossing is necessary, among other reasons, to facilitate the creation of the proposed Wetland Replication Area which will ensure Project-compliance with the Town's no net loss requirement outlined in Section 2.9.1 of the Zoning Ordinance. Said temporary impacts will be restored to their pre-construction condition after the Project is complete. We note additionally, that the Applicant is open to conveying a conservation easement to the Town, as discussed in other filings provided to the Board.

Further, the Applicant has designed the Project such that all direct (fill) wetland impacts are proposed to be made to the lowest functioning man-made wetland on the Property (Wetland E) (see Gove's Function and Value Analysis), and said impacts are required and are unavoidable,

to provide access to the main upland area of the Property from Route 27. Additionally, with the exception of minimal disturbance to accommodate a drainage pipe outfall (870 sf of temporary buffer disturbance and 136 sf of permanent buffer disturbance), the Project maintains a 100 ft buffer from the identified vernal pool on the Property and has located the building as far away as possible from Wetland C, which is a higher-functioning wetland located on the southern portion of the Property. See Id.

The Project's stormwater management infrastructure has been designed to treat stormwater runoff prior to entering any of the wetland systems on the Property, as detailed in the Drainage Report, such that the principal functions and values for Wetlands A, B, C and D will be maintained upon construction of the Project. See Gove's Functions and Value Analysis. As a result, the Project as designed, will have no significant negative effects to the continued existence of those systems or their associated functions and values.

Accordingly, the design for the Project preserves other sensitive wetland areas on the Property, protects wetlands on the Property to the greatest extent possible, protects wetland dependent wildlife through preservation of the existing buffers associated with same to the greatest extent possible and the restoration of areas which are contemplated to be temporarily altered to construct the proposed site improvements, protects wetland dependent wildlife habitat by way of buffer preservation to those areas most proximate to the highest functioning wetland systems and which are intended to be preserved as part of this project, limits development in areas where the natural features are not favorable for development, facilitates a use which is harmonious with and safely sited amongst the wetlands on the Property; and preserves existing aesthetic value of Wetlands A, B, C and D, which will endure no direct wetland impacts, all in accordance with Section 4.9.1 of the Zoning Ordinance. Further, as referenced above, the Applicant is open to permanently conserving several acres of the Property with a conservation easement which should be discussed further with the Board.

Additionally, and in consideration of Section 4.9.1.7 and 4.9.1.8, the Project has been thoughtfully designed to respect the existing Shoreland Protection buffers associated with Wetlands C and D, respectfully. To achieve this, the proposed site improvements were strategically positioned to either maintain said buffers in their native state or such that the temporary grading activities required to support the proposed site improvements would be minimized and will be allowed to renaturalize and function in a manner which is consistent with the expectations described in the Zoning Ordinance. By way of further explanation, the intent of this renaturalization is that limited, if any, maintenance is occurring in these locations (i.e. no mowing, snow storage, placement of grass clippings, and the general exclusion of similarly categorized activities). The proposed stormwater management systems have been designed to meet or exceed the standards set forth by the Town and the New Hampshire Department of Environmental Services (NHDES). As part of the design, careful consideration is given to the existing watersheds and, to the extent practicable, the maintaining of existing hydrologic patterns. Finally, the Applicant is open to permanently conserving portions of the site with a conservation easement, which proposal should be discussed further with the Board.

Finally, the Special Permit complies with the criteria identified in Section 4.9.6.2 as follows:

- **Section 4.9.6.2.1:** A New Hampshire licensed civil engineer, or other appropriate New Hampshire licensed professional has provided a review of the design and construction methods for the proposed use. See Civil Plans; Drainage Report; Geotechnical Report and Gove's Function and Value Analysis;
- **Section 4.9.6.2.2:** The Raymond Conservation Commission has reviewed and provided comments on the proposed use. See Conservation Commission letters dated October 3, 2022 and September 27, 2023
- **Section 4.9.6.2.3:** The Applicant has already provided and updated erosion control plan. See Civil Plans, Sheets C-601, C-602, C-603, C-604. See also Drainage Report and Geotechnical Report previously submitted;
- **Section 4.9.6.2.4:** The Applicant intends to maintain the site as nearly as practical and possible to its original grade, shape and appearance. See Civil Plans, Geotechnical Report, Drainage Report, Gove's Function and Values Analysis; and
- **Section 4.9.6.2.5:** The Applicant remains committed to and responsible for the costs of any outside technical assistance that the Planning Board requires as part of its review of the proposed use.

For these collective reasons, granting the requested Special Permit is appropriate.

Conditional Use Permit

Approval of the requested Conditional Use Permit regarding the Property's location within the Groundwater District is also appropriate, as explained below. Though review and comment by the Conservation Commission is not a specified criteria for the Planning Board to issue a Conditional Use Permit for activity within the Groundwater District pursuant to Section 5.2 of the Zoning, the Applicant provides the below analysis and is happy to entertain any comments or questions from the Commission regarding same.

As noted above, Section 5.2 of the Zoning Ordinance regulates the Town's Groundwater District and permits the Planning Board to issue a Conditional Use Permit for projects which will render impervious more than 15% or more than 2,500 sf of any lot, whichever is less, where the Planning Board finds that the proposed use is not a prohibited use and will be in compliance with the applicable performance standards detailed in Section 5.2.6 of the Zoning Ordinance, and with any other applicable local, state and federal requirements. Zoning Ordinance, 5.2.11.3.

In this case, approval of the requested Conditional Use Permit is warranted because the proposed industrial warehouse use is permitted in the Industrial Zoning District and because the

Diana Luszcz, Chair
Raymond Planning Board
19 December 2023
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proposed use is not one of the expressly prohibited uses contemplated in Section 5.2.10 of the Zoning Ordinance. We note that Section 5.2.10.4 of the Zoning Ordinance prohibits the “siting of a snow dump” and that the Zoning Ordinance defines “snow dump” as a “location where snow which is cleared from roadways and/or motor vehicle parking areas is placed for disposal.” The Applicant does not interpret its Project as inclusive of the “siting of a snow dump” but this matter requires additional coordination with the Town and regardless, the Applicant believes that snow storage activities for the Project can be sited on the Property outside the Groundwater Protection District based on the Town’s 2009 maps, referenced in Section 5.2.3 of the Zoning Ordinance. Finally, the Project complies with the applicable performance standards listed in Section 5.2.6 and has filed a Spill Prevention, Control and Countermeasure Plan (“SPCC Plan”). See Drainage Report; Geotechnical Report.

Conclusion

We thank you for your time and attention and look forward to appearing before you on 4 January 2024.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



Justin L. Pasay, Esq.

Christopher L. Boldt, Esq.
JLP/lh

cc: Jewett Construction (email only)
Bohler Engineering (email only)
Gove Environmental Services (email only)



Application for Special Permit

Town of Raymond, NH

Site Information

Property Address: 81 Route 27
Map #: 28 Lot #: 9,10,11

Property Owner Information

Name: Redimix Companies, Inc. Attn: Larry Major Phone: _____
Address: 3 Eastgate Park Road
Address: Belmont, NH 03220

Applicant/Agent Information

Name: Jewett Construction, Attn: Dan Ray Phone: 603-895-2412
Address: 25 Spaulding Road Suite #17-2
Address: Fremont, NH 03044

Project Description - The proposed project includes the construction of a new 200,000 SF freestanding warehouse building along with new paved parking areas, landscaping, stormwater management components and associated utilities. Proposed wetland impacts will be 3,987 sf. This will be through two separate impacts. Impact area 1 is for the driveway construction into the site and will impact 3,338 SF of isolated scrub shrub wetlands; Impact area 2 is for a temporary impact to access the portion of the site to be used as the source for burrow material for the development area. This area will have a 24' wide temporary gravel road with one 49" X 33" RMP Arch Culvert to cross a tier 1 intermittent stream temporarily impacting 649 SF of wetland and 42 LF of stream. Development will also impact the shoreland high water 75' buffer.

- Impervious impact conservation district buffer (25' setback) = 5,202 SF
- Impervious impact shoreland district buffer(75' setback) = 3,567 SF
- Temporary wetland and shoreland district impact (temporary crossing) = 4,316 SF
- Pervious impact within buffers (conservation district and shoreland district) = 50,629 SF

Applicant Signature* (see page 2):

Date:

Submission Checklist

- ***COMPLETED & SIGNED APPLICATION.** If the applicant is NOT the property owner, a notarized letter of permission from the property owner is required to be submitted with this application.
- **LIST OF ABUTTERS.** The list of abutters must include the following information:
 - Name of property owner(s)
 - Address of property owner(s)
 - Name of abutting property owner(s)
 - Address of abutting property owner(s)
 - Tax Map and Lot Numbers for all properties listed
 - Name and Address of any agents authorized by the applicant to represent them and whose professional seal appears on a plat submitted to the Planning Board (i.e. land surveyors, wetland scientists, engineers, etc.)

(For more information, please refer to NH Revised Statutes Annotated 672:3 for a definition of the term "abutter," and RSA 676:4 for legal notice requirements).

- **APPLICATION FEE.** The application fee to the Planning Board for a Special Permit is as follows:
 - \$100.00 base application fee, plus;
 - \$10.00 per abutter (including the applicant, property owner(s), and any agents authorized to represent the property owner(s))
 - **When writing a check, this amount must be kept separate from the Escrow Account (see below).** Please make checks payable to the Town of Raymond.
- **ESCROW ACCOUNT.** This is a separate account established by the applicant to cover the cost of any additional legal notification, engineering review, legal review, document recording or outside copying incurred by the Town. Any unused funds will be returned to the applicant.
 - \$250.00 – Minimum amount required to establish Escrow Account.
 - **When writing a check, this amount must be kept separate from the Application Fee (see above).** Please make checks payable to the Town of Raymond.
- **PLANS.**
 - One (1) 24" x 36" copy of the plan, plus ten (10) 11" x 17" copies shall be provided.
 - OR-
 - If the original plan is smaller than 24" x 36" in size, then one (1) copy of the original plan, plus ten (10) 11" x 17" copies of the plan shall be provided.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/07/2022	TOWN COMMENTS	EVD
2	02/23/2023	PROJECT TEAM COORDINATION	GD
3	05/16/23	STREAM DELINEATION	JE
4	07/12/2023	DISTURBANCE AREA	VH
5	09/01/2023	REVISIONS PER AOT APPLICATION	SM/AF
6	12/11/2023	TOWN COMMENTS	AP



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211232
 DRAWN BY: EVD / RV
 CHECKED BY: GB / JK
 DATE: 08/16/2022
 CAD ID: W211232-WETE-58

PROPOSED SITE PLAN



PROPOSED INDUSTRIAL DEVELOPMENT

ROUTE 27
 TOWN OF RAYMOND
 ROCKINGHAM COUNTY,
 NEW HAMPSHIRE

BOHLER

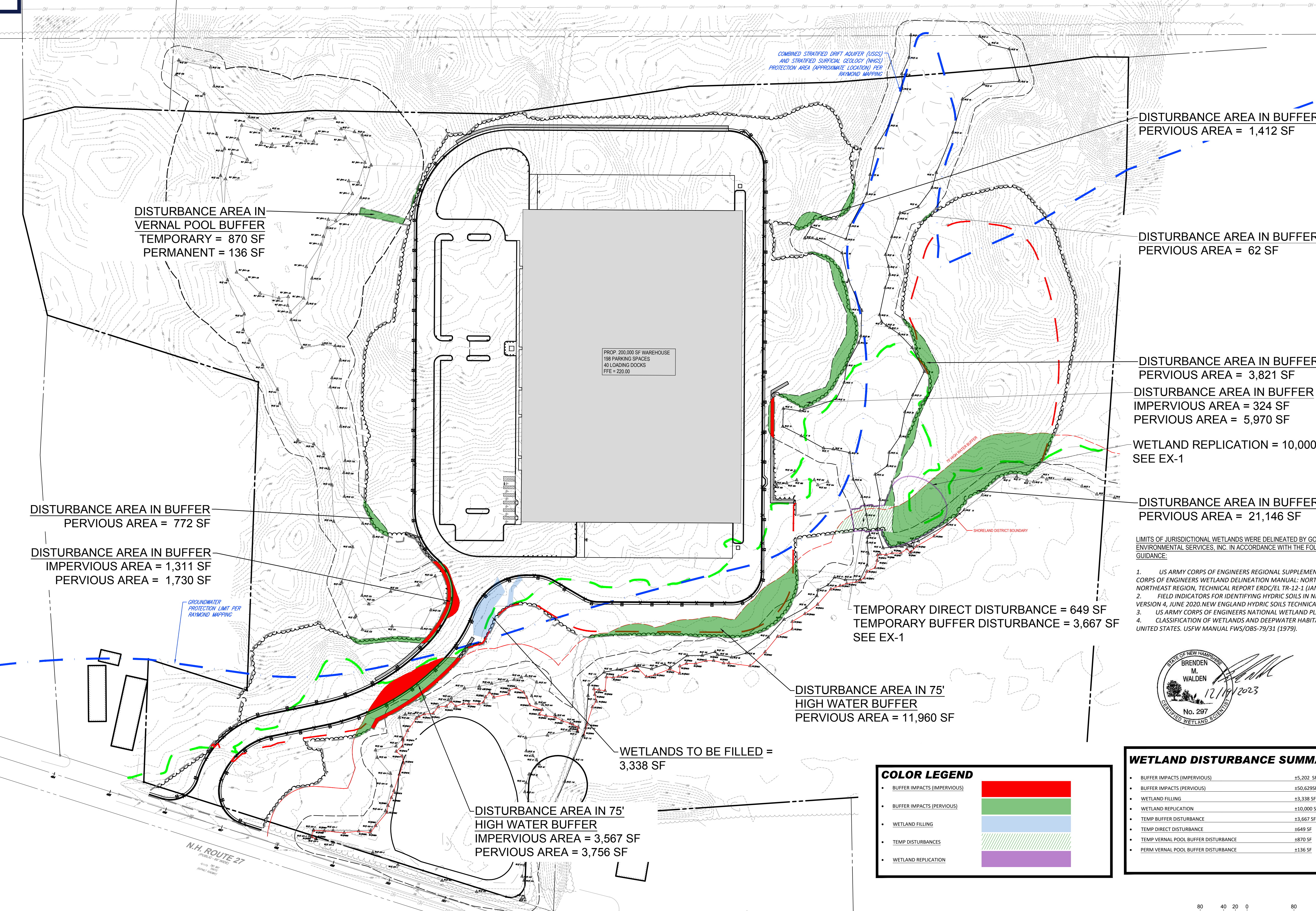
352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900



WETLAND DISTURBANCE EXHIBIT

SHEET NUMBER:
EX-3

REVISION 6 - 12/11/2023



DISTURBANCE AREA IN VERNAL POOL BUFFER
 TEMPORARY = 870 SF
 PERMANENT = 136 SF

DISTURBANCE AREA IN BUFFER
 PERVIOUS AREA = 1,412 SF

DISTURBANCE AREA IN BUFFER
 PERVIOUS AREA = 62 SF

DISTURBANCE AREA IN BUFFER
 PERVIOUS AREA = 3,821 SF

DISTURBANCE AREA IN BUFFER
 IMPERVIOUS AREA = 324 SF
 PERVIOUS AREA = 5,970 SF

WETLAND REPLICATION = 10,000 SF
 SEE EX-1

DISTURBANCE AREA IN BUFFER
 PERVIOUS AREA = 21,146 SF

DISTURBANCE AREA IN BUFFER
 PERVIOUS AREA = 772 SF

DISTURBANCE AREA IN BUFFER
 IMPERVIOUS AREA = 1,311 SF
 PERVIOUS AREA = 1,730 SF

TEMPORARY DIRECT DISTURBANCE = 649 SF
 TEMPORARY BUFFER DISTURBANCE = 3,667 SF
 SEE EX-1

DISTURBANCE AREA IN 75'
 HIGH WATER BUFFER
 PERVIOUS AREA = 11,960 SF

WETLANDS TO BE FILLED =
 3,338 SF

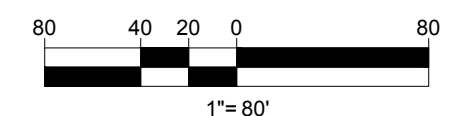
DISTURBANCE AREA IN 75'
 HIGH WATER BUFFER
 IMPERVIOUS AREA = 3,567 SF
 PERVIOUS AREA = 3,756 SF

COLOR LEGEND

- BUFFER IMPACTS (IMPERVIOUS) [Red]
- BUFFER IMPACTS (PERVIOUS) [Green]
- WETLAND FILLING [Blue]
- TEMP DISTURBANCES [Hatched]
- WETLAND REPLICATION [Purple]

WETLAND DISTURBANCE SUMMARY

• BUFFER IMPACTS (IMPERVIOUS)	=5,202 SF
• BUFFER IMPACTS (PERVIOUS)	=50,629SF
• WETLAND FILLING	=3,338 SF
• WETLAND REPLICATION	=10,000 SF
• TEMP BUFFER DISTURBANCE	=3,667 SF
• TEMP DIRECT DISTURBANCE	=649 SF
• TEMP VERNAL POOL BUFFER DISTURBANCE	=870 SF
• PERM VERNAL POOL BUFFER DISTURBANCE	=136 SF



P:\211232\CADD\DRAWINGS\EXHIBITS\WETLAND\W211232-WETE-58-JAYOUT-EX-3