

Raymond Conservation Commission

Meeting Agenda

October 11, 2023

7:00 PM

Media Center

Call to order

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

Agenda Items

- 01-Onxy Excavation review
- 02-White Rock site walk date
- 03-Allowed use signs and Flint Hill sign
- 04-Fox Run Road Timber Rights - BOS site walk 10/13
- 05-Gate sign - Cassier
- 06-Dearborn illegal trail
- 07-Project Review Checklist (if time allows)

Finance

- 08-Conservation Fund Statement if available

Approval of Minutes

- 09-September 27th, 2023

Correspondence

- 10-Onway Lake Subdivision
- 11-Letter to DES - Route 27 Warehouse
- 12-Letter to Planning Board - Route 27 Warehouse

Other items that may come before the board

Future Items/Events

- October 14th - Flint Hill Easement Monitoring
- October 19th - PB Hearing on Onyx Excavation
- October 25th - CC Meeting
- November 4th - NHACC Conference

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](#)

Subject: Onyx Excavation

 [EXCAVATION ADDENDUM SHARE POINT LINK 2.pdf](#)

 [Excavation Book Share Point Link 2.pdf](#)

BK 4728 PG 0525

8/35

068051

THIS IS A NON-CONTRACTUAL TRANSFER;
TRANSFER EXEMPT PURSUANT TO RSA 78-B:2, I

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Abdallah Construction Corp.**, of 100 Raymond Road, Chester, Rockingham County, State of New Hampshire, 03036,

FOR CONSIDERATION PAID, GRANT TO Town of Raymond, a New Hampshire municipal corporation, of 4 Epping Street, Raymond, Rockingham County, New Hampshire, 03077,

WITH WARRANTY COVENANTS, the following described premises (hereinafter the "Property"):

A certain parcel of land situated in the Town of Raymond, County of Rockingham and State of New Hampshire as shown on a plan of land entitled "Conservation Development Plan of Land 'Fox Run' Tax Map 8, Lot 35 Bald Hill Road Raymond, N.H." (hereinafter "Plan"), scale: 1"=50', dated September 6, 2005, prepared for Abdallah Construction Corp. 100 Raymond Road, Chester, NH 03036, prepared by Eric C. Mitchell & Assoc. Inc., Bedford, N.H., to be recorded. The parcel shown on the aforesaid plan as open space being 26.29 acres, being more particularly described as follows:

Beginning at a point on the westerly side of Quail Drive as shown on said plan, thence turning and running N 76E32'04"W 542.95 feet to a point; thence turning and running N 77E09'05"W 164.69 feet to a point; thence turning and running S 78E30'15" W 98.72 feet to a point; thence turning and running N28E16'44"E 286.17 feet to a point; thence turning and running N 79E49'04"E 140.47 feet to a point at a cul-de-sac on a roadway known as Fox Run Road; thence turning by said cul-de-sac by an arc of a circle with a radius 85.00 feet and length of 78.02 feet to point; thence turning and running N 40E34'46"W 149.70 feet at a stone wall at land now or formerly of Rybolt; thence turning and running by said stone wall S36E06'10"W 178.71 feet to a drill hole at the end of said stone wall; thence running S35E46'14"W 76.35 feet to a drill hole in a stone wall; thence continuing along said stone wall S35E54'21"W 250.88 feet to a drill hole; thence continuing along said stone wall S36E07'23"W 218.86 feet to a drill hole; thence turning and continuing S37E16'38"W 152.96 feet to a drill hole; thence turning and

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

BK 4728 PG 0526

running S33E28'18"W 83.72 feet to a drill hole in a stone wall; thence continuing along said stone wall S36E02'17"W 33.25 feet to a drill hole at an intersection of stone walls; thence turning and running S35E00'55"W 224.58 feet to a drill hole; thence turning and running S35E07'50"W 106.42 feet to a drill hole; thence turning and running N60E57'49"W 4.32 feet to a drill hole; thence S35E50'50"W 226.80 feet to a point at the town line between Chester and Raymond; thence turning and running by said town line S59E05'59"E 1235.43 feet to a point; thence turning and running N34E38'22"E 10.25 feet to a drill hole in the stone wall; thence turning and running by said stone wall N35E04'14"E 79.67 feet to a drill hole; thence turning and running N38E53'35"E 47.74 feet to a drill hole; thence N38E49'29"E 35.71 feet to a point at Hook Road, a Class VI highway; thence turning and running N06E05'44"W 8.52 feet to point; thence turning and running N15E02'09"E 37.51 feet to a point; thence turning and running N11E50'22"E 44.69 feet to a point; thence turning and running N34E39'51"E 145.20 feet to a point; thence continuing N34E39'51"E a distance of 29.11 feet to a point; thence turning and running N81E53'38"W 157.60 feet to a point; thence turning and running N13E02'20"W 110.00 feet to a point; thence turning and running N83E28'34"E 110.00 feet; thence turning and running in a northeasterly direction to an iron pin as shown on said plan; thence turning and running N48E46'57"W 230.32 feet to an iron pin; thence turning and running S 60E03'18"W 72.17 feet to an iron pin; thence N56E47'59"W 66.24 feet to an iron pin; thence turning and running N11E06'22"W 79.11 feet to an iron pin; thence turning and running N30E29'38"E 147.37 feet to a granite bound; thence turning and running N85E53'08"E 78.34 feet to an iron pin; thence N 49E04'08"E 46.01 feet to an iron pin; thence turning and running N00E44'35"E 66.23 feet to a granite bound; thence turning and running S87E54'40"E 72.50 feet to an iron pin; thence turning and running N39E21'47"E 201.39 feet to an iron pin; thence turning and running N 46E14'52"W 179.49 to an iron pin; thence turning and running S83E13'27"E 60.40 feet to an iron pin on the westerly side of Quail Drive; thence turning and running by said Quail Drive N06E46'33"E 35.33 feet to the point of beginning.

The above conveyance is expressly subject to the rights of Patrick J. Cassier and Sandra A. Cassier, as Trustees of the Cassier Family Trust, (hereinafter referred to as Cassiers "Cassiers" or "Cassier's") to place two dedication memorial areas, as shown on the above-referenced Plan, to the benefit of the Trustees of the Cassier Family Trust, for the purpose of erecting and placing, maintaining, repairing, and replacement of a dedication memorial to a family member of the Trustees of the Cassier Family Trust. The cost and expense of erecting and placing, maintaining, repairing, and replacement of any such dedication memorial shall be borne solely by the Trustees of the aforementioned Trust and the Town of Raymond at no time is responsible for same. The Trustees of the Trust and their agents will have all rights of access to the memorial easement areas and be able to maintain the easement area in a reasonable fashion so that the dedication memorials may remain visible.

The Property is subject to conservation restrictions consistent with NH RSA 477:45-47.

The Property conveyed shall be maintained in perpetuity as open space without there being conducted thereon any residential, agricultural, industrial, or commercial activities, except timbering and forestry as set out below.

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USE LIMITATIONS:

- A. No structure or improvement including, but not limited to, a dwelling, any portion of a septic system, telecommunications and/or wireless communication facility, tower, tennis court, swimming pool, or mobile home, shall be constructed, placed, or introduced onto the Property though this shall not prevent the laying out or building of trails for recreation purposes.
- B. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:
- i. are commonly necessary in the accomplishment of conservation, habitat management, forest management, or non-commercial outdoor recreational or educational uses of the Property; and:
 - ii. do not harm state or federally recognized rare, threatened, or endangered species, such determination of harm to be based upon information from the NH Natural Heritage Inventory or agency recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species; and:
 - iii. are not detrimental to scenic and wildlife habitat protection purposes of this Conservation Restriction;
 - iv. prior to commencement of any such act, all necessary federal, state and local permits and approvals shall be secured.
- C. No outdoor advertising structure such as signs and billboards shall be displayed on the Property, except as desirable or necessary in the accomplishment of conservation, forestry, or non-commercial outdoor recreation or education uses of the Property, and provided such signs are not detrimental to the purposes of this Conservation Restriction.
- D. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property. No such rock, minerals, gravel, sand, topsoil or similar materials shall be removed from the Property. Notwithstanding the above restriction, Grantee may maintain and repair any drainage easements depicted on the Plan, which are to be conveyed to the Town as well as any access roads or ways off of Quail Drive or Fox Run Road which access onto the Property.

- E. There shall be no dumping, injection, burning or burial of man-made materials or materials then know to be environmentally hazardous, including vehicle bodies or parts.
- F. The Property shall be posted against hunting, trapping and fishing, none of which shall be allowed except for live trapping for study or relocation of fish and wildlife to meet conservation goals.
- G. The use of motorized recreational vehicles of all kinds shall be forbidden except for timber and logging purposes reserved herein. All fire and safety vehicles are permitted.

FORESTRY:

- A. The above conveyance is expressly subject to the rights of Patrick J. Cassier and Sandra A. Cassier, as Trustees of the Cassier Family Trust, (hereinafter referred to as Cassiers "Cassiers" or "Cassier's") to have the timber rights to the Property for a period of twenty-five (25) years commencing with the execution of this deed.
- B. The Cassiers shall have any and all rights of reasonable access to and over the above described premises with such equipment as necessary for logging and forestry activities and to construct roadways for logging purposes.
- C. This reservation shall be construed as the reservation and retention of all standing trees by the Cassiers.
- E. Logging and forestry activities shall only occur in accordance with a forestry management plan. The forestry management plan shall be prepared in accordance with the then current scientifically based practices recommended by the University of New Hampshire Cooperative Extension U.S.D.A. Natural Resources Conservation Service or other government or private non-profit natural resource conservation and management agencies then active and shall ensure that the proposed logging activities do not harm identified rare, threatened, or endangered species, if any. The forestry management plan shall be prepared by a forester duly licensed in New Hampshire. The Town Forester shall approve the forestry management plan and the Raymond Conservation Commission shall have the right to review and comment on the forestry management plan to ensure that logging is conducted in a manner which does not entail "clear cutting" or other practices which will interfere with the Town's intent to provide a scenic open space area for outdoor and/or educational use by the general public.
- F. The Town may obtain information concerning rare, threatened or endangered species on the Property, such information to come from the NH National Heritage Inventory or

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agency recognized by the State of New Hampshire as having responsibility for identifying rare, threatened or endangered species.

- G. The Town Forester shall monitor the logging operations to ensure that they are conducted in accordance with the approved forestry management plan. In the event that the Town Forester has found that any portion of the Property has been "clear cut", the Town Forester shall, after obtaining authority from the Raymond Board of Selectmen, terminate the timber rights reserved herein without the need for any judicial action, including, but not limited to, injunctive relief. For the purposes of this instrument, "clear cut" shall be defined as the removal of all or substantially all of the standing timber within a given area.
- H. The Cassiers shall pay all timber tax which may accrue as a result of logging activities. The Cassiers shall also pay as a lump sum, an amount based on twenty-five (25) years of taxes for the Property based on the valuation in existence as of the date of execution of the deed, and such payment to be made within sixty (60) days of execution of the deed. In the event that either the timber tax or the lump sum payment is not timely paid, the Town has the right, but not the obligation, to extinguish the logging rights reserved under this conveyance. At the end of the twenty-five (25) year period referenced above, or earlier if the Town exercises its authority to extinguish logging rights as described above, all logging rights will terminate automatically without need for further action on the part of the Town or the Cassiers.
- I. The rights reserved herein to cut, timber and/or remove timber from the premises shall not, under any circumstances, be transferable or assignable. In the event that such a transfer or such a transfer is made, the reserved timber rights will automatically extinguish.


The Property shall not be subdivided, however, there is no limitation or restriction for the Town of Raymond to merge the Property with any other property of the Town of Raymond subject to the same or similar conservation restrictions.

Meaning and intending to describe the same premises conveyed of Warranty Deed from Patrick Cassier and Sandra Amy Cassier, Trustees of the Cassier Family Trust to Abdallah Construction Corp. dated March 13, 2006 and recorded in the Rockingham County Registry of Deeds in Book 4630 Page 1023.

WITNESS our hands this 19 day of September, 2006.

ABDALLAH CONSTRUCTION CORP.

Witness

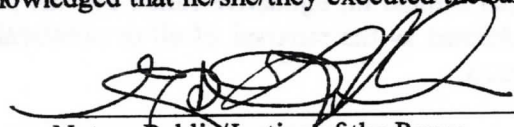
By: 
Its: President

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

On this 19th day of Sept, 2006, personally appeared George Abdallah of Abdallah Construction Corp., known to me or satisfactorily proven to be the person/s whose names are subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.


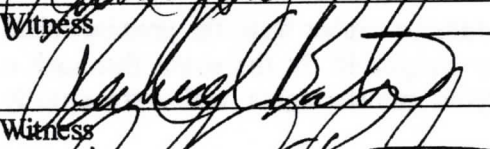
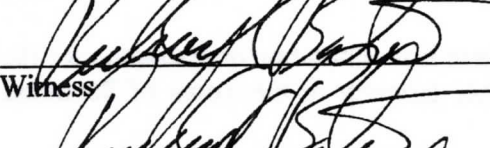
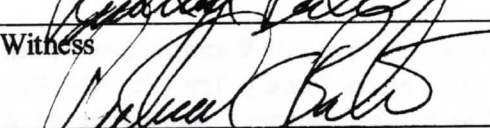

Before me,


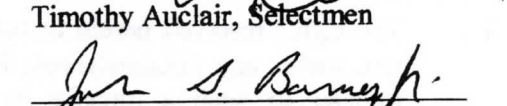
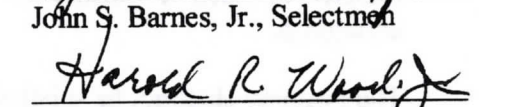
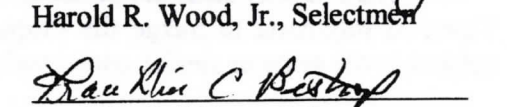
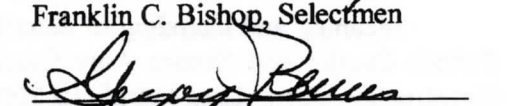
**APRIL E. LaROCHE
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires Feb. 9, 2010**


Notary Public/Justice of the Peace
My Commission expires: _____

**ACCEPTED BY THE TOWN OF RAYMOND
BY ITS BOARD OF SELECTMEN:**

**TOWN OF RAYMOND
BOARD OF SELECTMEN**


Witness

Witness

Witness

Witness

Witness


By: 
Timothy Auclair, Selectmen
By: 
John S. Barnes, Jr., Selectmen
By: 
Harold R. Wood, Jr., Selectmen
By: 
Franklin C. Bishop, Selectmen
By: 
Gregory Bemis, Selectmen

BK 4728 PG 0531

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Timothy Auclair, a duly elected Selectmen of the TOWN OF RAYMOND.

Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
John S. Barnes, Jr., a duly elected Selectmen of the TOWN OF RAYMOND.


Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Harold R. Wood, Jr., a duly elected Selectmen of the TOWN OF RAYMOND.


Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Franklin C. Bishop, a duly elected Selectmen of the TOWN OF RAYMOND.

Doris Gagnon
~~Justice of the Peace/Notary Public~~
My Commission Expires: ~~My Commission Expires~~ March 9, 2010



BK 4728 PG 0532

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

This instrument was acknowledged before me on this 26 day of September 2006, by
Gregory Bemis, a duly elected Selectmen of the TOWN OF RAYMOND.

Dois Gagnon
Justice of the Peace/Notary Public
My Commission Expires: September 2010



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TOWN OF BRISTOL PLANNING BOARD SPECIAL USE PERMIT APPLICATION

STAFF USE ONLY

| Fees | |
|---|-------------------------------|
| Application: \$50 | <input type="checkbox"/> Paid |
| Newspaper Advt.: \$65 | <input type="checkbox"/> Paid |
| Abutter Notification: \$10 per abutter (including applicant and professionals) | <input type="checkbox"/> Paid |
| TOTAL: \$ | <input type="checkbox"/> Paid |

Office Designated Case Number _____ Date Received _____

Location of proposed Site Plan: Tax Map # _____ Lot #: _____ Zoning District: _____

Location is in the following Overlay District(s)/Area(s):

- Shoreland Protection Area
 Historic
 Pemigewasset
 Wetlands Conservation
 Floodplain
 N/A

Applicant(s) Name(s): _____

Mailing Address: _____

City/State/Zip: _____

Phone/Email: _____

Owner (if different from applicant): _____

Mailing Address: _____

City/State/Zip: _____

Phone/Email: _____

Letter Authorizing Representation of other than property Owner

Is this project: Residential Non-Residential Multi-family (3 or more units) Mixed Use Occupancy

Permission for Planning Board to access the site? Yes No

Permission for Conservation Commission to access the site? Yes No

Property Address: _____

Existing Lot Size: _____ Acres, or Sq. Feet: _____

Abutting Streets: _____

Brief description of proposed plan and the proposed special use:

Please attach a detailed project narrative that describes the existing conditions of the property and the proposed improvements as they relate to the requested Special Use Permit.

Include with this narrative:

- a scale diagram showing the lot, building(s) in relation to the lot (include building size, distance of all setbacks);
- parking spaces in relation to the building (include sizes);
- any additional structures/tanks/ etc. in relation to the building (include sizes).

Photos of the existing structure and/or site from various vantage points are helpful, together with any other information that will help the Board understand the project.

The Applicant may be required to submit additional information if deemed necessary by the Planning Board in order to fully evaluate the application.

Please provide contact information for each professional involved in the preparation of this application, including the engineer, architect, surveyor, attorney, wetland scientist, landscape architect, etc.

Name: _____ Profession: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

Name: _____ Profession: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

The applicant and/or owner/agent, certifies that this application is true and complete and that any additional costs for engineering or professional services incurred by the Bristol Planning Board in the application and review process of this property shall be borne solely by the applicant and/or owner.

Signature of Applicant/Agent

Date

Signature of Property Owner

Date

Town of Raymond
Conservation Commission DRAFT
September 27, 2023 minutes

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:

Greg DiBona with Bohler Engineering, Brenden Walden from Gove Environmental, Therese Thompson, Lamprey River Advisory Committee (LRAC) representative.

Public Input:

There was none

Route 27 Warehouse - Continued discussion

Greg DiBona with Bohler Engineering and Brenden Walden from Gove Environmental were there to answer questions about the project.

Ms. Kent said that she wanted to give the members a chance to ask any questions to the developer's representatives, and then draft the letter to the Planning Board.

Ms. Kent asked if there were any changes to the plan since the last time ConsCom met.

Mr. DiBona responded that there were no new changes.

Ms. McDonald asked if they had the newest plan with the well depicted on it. Mr. DiBona confirmed.

Ms. McDonald said that at the Planning Board site walk they looked at the big rock in the area where the shooting range used to be, and there were a lot of shells around and whether these were homemade or storebought, as she heard that homemade shells use lead, and if they were lead, would that lead end up in the nearest wetland. She also asked about the target to the left of the big rock and whether the area beyond it was tested as well.

Mr. DiBona said that the environmental scientist was on the sitewalk and the area of lead abatement was flagged to show where it was. He noted that it was clear that the shotgun shells area was going beyond that, but that the environmental engineer did not find anything concerning while testing beyond the flagged area. He added that this environmental engineer will be onsite during sitework/construction and will be looking for abnormalities and the ultimate goal is to clean it up. Ms. McDonald asked if the water had been tested for lead. Mr. DiBona said that he did not know, but for the soil testing lead was not found deeper than 12 inches.

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43 Ms. McDonald asked about the area to the right of the big boulder. There is a finger of
44 Wetland B where they sow a lot of pooled water and flowing water, and that was a
45 concern as it was identified as an intermittent stream. She asked if that could be a
46 perennial stream. Mr. Walden said no. Ms. McDonald also said that she is worried about
47 the 75 foot buffer. She then pointed out on the map where the area was and the
48 disturbances in that are and how expansive that disturbance will be and the buffers will
49 be affected. She asked if the size of the building and the impervious surface could be
50 reduced to leave all the buffers alone.

51 Ms. Kent asked if there were infringements into the 25 foot buffers, and Ms. McDonald
52 said yes.

53 Mr. DiBona said that the new plan shows a reduction in buffer impacts as well as wetland
54 impacts than previously shown.

55 Ms. McDonald asked about the big oyster shell area that will be disturbed and how the
56 hydrology will be restored. Mr. DiBona said that the oyster shell area is presently an
57 upland which will be graded down to surrounding wetland elevation. There is soil
58 remediation in that area planned to match the surrounding wetlands. The rest of the area
59 will be seeded with wetland mix in case it ever turns into a wetland at a later time. He
60 also addressed Ms. McDonald's comment about a smaller building, by saying that the
61 chosen building size is very important to this development and its financial viability.

62 Ms. McDonald asked a question about the roof drain, existing hydrology, and the multiple
63 frogs that were seen during a site visit in that area. Mr. DiBona said that the north corner
64 of the site drains to the vernal pool. The development will take away about an acre of
65 wooded area that is currently draining into the vernal pool. The drainage from that acre
66 that is now developed will be diverted to the basin. The solution to match the volume of
67 drainage that is lost due to that would need about 13,000 square feet of roof area to
68 replace it. This water will be detained in the basin, slowed down, and then be discharged
69 into the vernal pool, thus creating the same conditions for the vernal pool as right now.
70 Mr. DiBona said that all that area is outside of the vernal pool 100 foot buffer except for
71 the pipe for the roof drain that will be put in.

72 Mr. Unger asked about monitoring the vernal pool. Mr. DiBona said that the proposal was
73 to monitor the area of disturbance and wetland restoration areas. They will also be looking
74 at the outlet of the pipe to make sure that it is not causing any disturbance to the vernal
75 pool.

76 Ms. McDonald asked about the course of action if they find the disturbance to the vernal
77 pool. Mr. DiBona said that they will come back to ConsCom with details and proposals to
78 rectify it.

79 Ms. Kent asked if the amount of precipitation will make a difference. Mr. DiBona said that
80 he is not worried about the rain affecting the vernal pool, they will only monitor the area
81 of the water entering the vernal pool from the roof drain for erosion.

82 Mr. Gibby said that at the site walk a well type of outlet was discussed to slow down the
83 water, which will allow to move it further away from the vernal pool. Mr. DiBona said that
84 they would like to get it as close to the edge of the vernal pool as possible. If it were to

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85 be further up the slope, it could be causing more erosion. He also said that most likely
86 during construction it will be assessed how far from the edge it should be.

87 Ms. Kent asked if wetland delineation was ever redone. Ms. DiBona said that it was not,
88 but the wetland markers are still there and very visible.

89 Ms. Kent asked whether there were any concerns about the well being too close to the
90 town wellhead protection area. Mr. DiBona said that they wrote a letter to the Planning
91 Board with all the available mapping from the Town of Raymond website that show the
92 protective well radii and all the maps were consistently showing that their well was over
93 a thousand feet outside the Town wellhead protective radius. He also noted that the
94 noted 4,000 foot wellhead protection area was only shown on a couple of wells in Town,
95 and not on all, so the well close to the project did not have a 4,000 radius. There was
96 discussion about delineating and the outdated map and the choice of radius or diameter
97 parameters.

98 Mr. Unger said that the maps are older and the protection area is indeed 4,000 feet, but
99 there are no restrictions in putting private wells in that radius. Ms. Kent added that certain
100 activities are prohibited in the wellhead protective radius, but private wells are not part
101 of those activities.

102 Mr. DiBona said that only the driveway falls into the wellhead protection overlay area,
103 but the building and other site features do not.

104 Mr. Unger said that the wellhead protection area was delimited during the well permitting
105 application and it is not really a circle, as it has to do with hydrology.

106 Mr. DiBona said that they used all available maps from the Town of Raymond to put those
107 overlays on the plan. He only used what he could get. He added that they were told those
108 maps were not correct.

109 Mr. Unger said that GIS maps should be correct, but the paper ones may not be. Mr.
110 DiBona said that they cross referenced both and it showed that the site is not within those
111 overlays.

112 Mr. Gibby asked about the access easement and the gate that was shown which was now
113 missing. Mr. DiBona said that that area will have to be moved closer to the basin as that
114 slope will tie up easier.

115 Ms. Kent asked if they are still planning to gate the fire access easement area. Mr. DiBona
116 was not certain. Ms. Kent said that the concern was about the public going there and
117 ConsCom would appreciate if they access point was restricting the public in some way.

118 Mr. DiBona said that ConsCom could recommend that in their letter to the Planning Board.

119 Mr. Gibby asked whether the front culvert under the driveway would be changed to a
120 larger one. Mr. DiBona said that they are agreeable to changing it to a 48 inch open box
121 culvert with stone and they will change it. Ms. Kent said that this could be added to the
122 letter to the Planning Board.

123 Mr. Gibby asked about the water coming off the roof being filtered. Mr. DiBona said that
124 the water will be filtered in the inground basin.

125 Mr. Gibby asked about all native plantings. Mr. DiBona confirmed.

126 Ms. Holleran spoke about the comments from LRAC and their comment about snow
127 storage areas and whether they will be identified. Mr. DiBona said that it was referring to

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Conservation Commission DRAFT
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128 salt storage on site, of which there will be none, and there are snow storage areas on
129 site, which will be melting into the basin eventually.

130 Ms. Holleran asked whether sand is going to be used instead. Mr. DiBona said that he is
131 not sure what the requirements are for Green Sno Pro.

132 There was discussion about the impacts of sand that could accumulate over time in the
133 wetlands if it is not removed. Mr. DiBona said that any pavement flow will end up in the
134 basin and there is regular maintenance envisioned for the basin. He also noted that
135 usually warehouse operations are very good with snow clearing and sand sweeping.

136
137 Ms. Kent said that ConsCom had already written one letter to the Planning Board in
138 October 2022 regarding this project where they referenced several site walks. She listed
139 the comments in the letter as follows:

140 "Three Conservation Commission members conducted a site walk on 7/12/22 and met
141 with the applicants on 9/14/22 on the above referenced proposed development. The
142 commission has the following comments:

143 • The commission is satisfied with the wetland mitigation proposal in accordance with 2.9
144 - Wetlands No Net Loss and recommends the following to be included in the conditions
145 of approval. "Gove environmental Services, Inc. CWS (Certified Wetland Scientist) to
146 conduct monitoring and supply a monitoring report annually to the Town of Raymond
147 over a span of 2 years and have at least 75% successful establishment of wetland
148 vegetation or wetland plantings. If that success isn't reached or if the area is overtaken
149 by invasive species within the first growing season, then a remediation plan shall be
150 proposed, or the restoration area shall be re-established".

151 • The commission has no concerns with the planning board granting a Special Permit due
152 to the wetland impacts according to 4.9 - Zone G – Conservation District; 4.9.6 – Special
153 Permit.

154 • Based on a request by the commission, the applicant has agreed to changing the large
155 culvert pipe under the new paved driveway to an open bottom box culvert using rounded
156 stones, to provide easier migration of wildlife, such as amphibians and reptiles."

157
158 *Ms. Holleran made a motion to add the following bullet to the letter: "When a location of*
159 *the fire access road has been determined, a gate will be included as part of the plan to*
160 *prevent unwanted motor vehicle traffic." Mr. Gibby duly seconded.*

161
162 Members asked Mr. DiBona the potential area for the access road and whether there will
163 be disturbances. Then there was discussion about various existing easements for the
164 telephone lines and the power lines and the existing dirt path there. Ms. Kent said that
165 ConsCom's main concern is that vehicles cannot get there except for emergency ones.
166 *Motion carried with a unanimous vote in favor.*

167
168 *Mr. Gibby suggested adding language about the 48" open box culvert with round stones*
169 *to the third bullet point. Ms. McDonald duly seconded and motion carried with a*
170 *unanimous vote in favor.*

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171
172 *Mr. Unger made a motion suggesting adding the following bullet point: "ConsCom*
173 *recommends monitoring the discharge from the roof into the vernal pool for disturbance*
174 *and erosion for two years in conjunction with the wetland mitigation monitoring." Ms.*
175 *Holleran duly seconded.*

176
177 There was a discussion about lack of baseline without the vernal pool assessment,
178 possibly adding reporting requirements, etc. Mr. Walden said that NHDES will require
179 reports for wetland restoration. Ms. Kent noted that ConsCom does not always get those
180 reports.

181
182 *Ms. Kent added the following as a friendly amendment: Monitoring reports to be supplied*
183 *to the Town of Raymond and Raymond Conservation Commission along with wetland*
184 *mitigation monitoring reports. Motion carried with a 4:1:0 vote. Ms. McDonald opposed.*

185
186 *Ms. Kent motioned to add to the first bullet the Town of Raymond Conservation*
187 *commission. Ms. Holleran duly seconded. Motion carried unanimously.*

188
189 *Mr. Gibby motioned to add a bullet point about ConsCom doing a site walk at the end of*
190 *the project after mitigation efforts and then follow up in two years after mitigation.*

191
192 Members discussed when to do the site walk. Members agreed to change the language
193 to one year after planting. Mr. DiBona asked how the logistics of that would work and
194 suggested that the applicant would notify ConsCom about their observation activities
195 which ConsCom could attend, putting the emphasis on applicant notification and not
196 ConsCom attendance, which could hold up the process for the development.

197
198 *Ms. Kent made a motion to change the bullet proposed by Mr. Gibby to read as follows:*
199 *"The applicant will notify the Town of Raymond and Raymond ConsCom when the site's*
200 *monitoring visits are scheduled and the Town of Raymond reserves the right to participate*
201 *in the monitoring site walk." Ms. Holleran duly seconded and motion carried unanimously.*

202
203 There was a brief discussion about lead remediation and how it will be done.

204
205 *Ms. Kent motioned to add another bullet as follows: "The Applicant will follow*
206 *recommendations of the Environmental Site assessment." Mr. Unger duly seconded.*
207 *Motion carried unanimously.*

208
209 There was discussion about adding language about retesting soil after remediation. Mr.
210 DiBona said that the State already requires it.

211

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212 *Ms. McDonald made a motion to modify Ms. Kent's motion to add a request that ConsCom*
213 *is to get a copy of the lead post remediation report applicant sends to the State. Mr.*
214 *Gibby duly seconded. Motion carried with a 4:0:1 vote. Ms. Kent abstained.*

215
216 Mr. DiBona said that the lead abatement will be done at the beginning of construction
217 and the report is more of a remediation record which is signed by professional.

218
219 Ms. Kent read all the comments that have been added to the letter to the Planning Board
220 including the comments that were added at prior meetings as follows:

221
222 "· The commission is satisfied with the wetland mitigation proposal in accordance with
223 2.9 -Wetlands No Net Loss and recommends the following to be included in the conditions
224 of approval. "Gove environmental Services, Inc. CWS (Certified Wetland Scientist) to
225 conduct monitoring and supply a monitoring report annually to the Town of Raymond
226 and Raymond Conservation Commission over a span of 2 years and have at least 75%
227 successful establishment of wetland vegetation or wetland plantings. If that success isn't
228 reached or if the area is overtaken by invasive species within the first growing season,
229 then a remediation plan shall be proposed, or the restoration area shall be re-
230 established".

231 · The commission has no concerns with the planning board granting a Special Permit due
232 to the wetland impacts according to 4.9 - Zone G – Conservation District; 4.9.6 – Special
233 Permit.

234 · Based on a request by the commission, the applicant has agreed to change the large
235 culvert pipe under the new paved driveway to an open bottom box 48" culvert using
236 rounded stones, to provide easier migration of wildlife, such as amphibians and reptiles.

237 · When the location for the fire access road has been determined, a gate will be included
238 as part of the plan to prevent unwanted motor vehicle traffic.

239 · Recommends the discharge from the roof to the vernal pool be monitored for
240 disturbance and erosion for two years in conjunction with the wetland mitigation
241 monitoring. Monitoring report to be supplied to the Town of Raymond and the Raymond
242 Conservation with the wetland mitigation report.

243 · Applicant will notify the Town of Raymond and the Raymond Conservation Commission
244 when the CWS (Certified Wetland Scientist) monitoring visits are scheduled and the Town
245 of Raymond reserves the right to participate in the monitoring site walk.

246 · Recommend that the developer follow the recommendations of the Phase 2 Site
247 Assessment and send the Town of Raymond and Raymond Conservation the Post
248 Remediation Report."

249
250 *Ms. Kent made a motion to approve the letter as read given that any changes to it made*
251 *later would be only typographical or grammatical. Mr. Gibby duly seconded. Motion*
252 *carried with 4:0:1 vote. Ms. McDonald abstained.*

253

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254 There was discussion about NHDES letter in the packet, which turned out to be related
255 to a different project. There was also LRAC response to the NHDES Alteration of Terrain
256 permit.

257
258 Ms. McDonald asked about the report from Fish and Game about the endangered species.
259 Mr. Walden explained how the process works with Fish and Game and the Natural
260 Heritage Bureau data check. He also asked for a letter from ConsCom to NHDES about
261 the wetlands permit.

262
263 Ms. Kent said that in July 2023 ConsCom wrote a letter to NHDES where there were no
264 comments or concerns about the wetlands permit and no need for an intervention.

265
266 *Ms. Kent made a motion to approve that letter to NHDES that ConsCom has reviewed the*
267 *project for Industrial Way – Raymond Tax Map 28, Lots 9,10,11 and has no objections to*
268 *the dredge and fill application. Ms. Holleran duly seconded. Motion carried with a 4:1:0*
269 *vote. Ms. McDonald opposed.*

270
271 Mr. DiBona said that they will keep ConsCom informed on the progress of the Planning
272 Board application review process.

273 Ms. Kent said that she will send the letter to the Planning Board by Monday.

274
275 Members took a quick recess from 8:26 to 8:30 PM.

276
277 **White Rock Project – Main Street**

278 Ms. Kent said that the site walk was cancelled and that is why the developer is not present
279 tonight. Members chose two dates October 9th at 4:00 PM and October 16th, 2023 at 5:00
280 PM.

281 Then members looked at the plans to see whether there are any wetland or buffer
282 impacts.

283 Ms. Kent said that steep slopes and wetlands are what they will be looking for.

284
285 **Conservation Signs**

286 Ms. Holleran provided an update on the parking sign for Flint Hill. She got a quote in May
287 and it depends on how it will be mounted. Ms. Kent said that it should be run by the new
288 DPW Director Peter Manor. Ms. Kent asked Ms. Holleran to show him the picture of similar
289 signs on Sherburn Drive and in Cassier. Ms. Holleran said that the cost will be either \$93
290 or \$80 depending on installation hardware.

291
292 *Ms. Kent made a motion to approve the cost of the sign, either one quoted by the vendor,*
293 *after the installation method has been determined, and for Ms. Holleran to proceed with*
294 *ordering. Mr. Gibby duly seconded and motion carried unanimously.*

295

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296 *Ms. Kent made a motion that the amount is to come out of the Conservation Fund and*
297 *that ConsCom authorizes whatever procedure Ms. Holleran needs to make the payment.*
298 *Mr. Unger duly seconded and motion carried unanimously.*
299

300 **Family Fun Day - updates**

301 Ms. McDonald provided an update on what activities are coming up on Family Fun Day
302 and how the preparations are going.
303

304 **Finance**

305
306 **Q2 Transfers**

307 Ms. Kent said that the record for Quarter 2 is in the packet.
308

309 **Conservation Fund Balance - August**

310 Beginning balance was \$344,429.42 and ending balance was \$344,647.37.
311

312 **Approval of Minutes**

313
314 **September 13, 2023.**

315 *On a motion by Mr. Unger to approve the 09/13/2023 minutes as amended, which was*
316 *duly seconded by Ms. McDonald 09/13/2023 minutes were approved by 3:0:2 vote in*
317 *favor. Ms. Kent and Ms. Holleran abstained as they were not present at that meeting.*
318

319 **Correspondence**

320 **DES - Jewett Construction - File 2023-02034**

321 Ms. Kent said that the wetlands permit was approved. Ms. McDonald asked if the wetland
322 permit was only for one lot as there were more lots identified in the permit. Ms. Kent said
323 that it looks confusing in the NHDES letter and suggested Ms. McDonald clarify it with
324 NHDES.
325

326 **NHACC Annual Meeting - November 4th**

327 <https://www.nhacc.org/annualmeeting/workshops>

328 Ms. Kent announced the workshops and said that participation is for a small fee and that
329 the Town will reimburse those fees.
330

331 Ms. Kent said that she took a walk at the Cassier forest to see the newly put up signs and
332 the sign she saw looked good. There was a sign that said Gate and it is on the ground.
333 She said that she looked for a new reflective sign on the Walmart website, and they are
334 under \$20. She asked if anyone is shopping there, they would pick it up and get
335 reimbursed for it later. Ms. McDonald said she can check in the store. She also said that
336 she noticed a lot of trash in the parking area.
337

338 **Future Items/Events**

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October 11th-CC Meeting

October 14th - Family Fun Day

October 19th - PB Onyx Hearing - Comments and attendance

Ms. Kent said that Planning Board sent a request for ConsCom to be in attendance for the hearing for Onyx excavation hearing so that ConsCom could provide comments. Ms. Kent will send out the materials to the members.

October 25th-CC Meeting

November 4th - NHACC Annual Meeting

Other items that may come before the board

Ms. Kent said that she met the new Planning and Community Development Director for the Town. She also sent him an email explaining how the communication process works for ConsCom and the Planning Board and the Planning Department. She said that he will come to a ConsCom meeting at some point.

Adjournment

Motion made by Ms. Holleran, seconded by Mr. Gibby, and upon a unanimous vote in favor, meeting adjourned at 9:05: PM.

Respectfully submitted,

Alvina Snegach

Recording Secretary

Onway lake subdivision

Paul Hammond <phammond@raymondnh.gov>

Thu 10/5/2023 12:36 PM

To: conscomchair <conscomchair@raymondnh.gov>

Hi Jan,

Possibly you already are aware of the proposed subdivision for Onway Village. In looking at the proposal I observe houses proposed where there is historical significance referenced in the History of Raymond NH by Mr. Fullerton. That being the Indian Mortar in the ledge. Albeit pretty uneventful, a hole in the ledge possibly a foot and a half across and probably as deep but history none the less. Is this something Conscom would have an interest in? I would hate to see it passed over due to unawareness. I have viewed this site in the past so am familiar with the location.

Paul Hammond

Fire Chief, EMD

Phone: 603-895-3321

1 Scribner Road, Raymond NH 03077



RAYMOND CONSERVATION COMMISSION

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

September 28, 2023

Eben Lewis
NH Department of Environmental Services
Wetland Division
29 Hazen Drive, Concord NH 03302-0095

RE: Standard Dredge & Fill – Wetlands Permit Application
NHDES File Number: 2023-02034
Industrial Way – Raymond Tax Map 28, Lots 9,10,11

Dear Mr. Lewis,

The Raymond Conservation Commission has received the above Dredge & Fill Wetland Application. The conservation members visited the site and met with the applicant.

The Raymond Conservation Commission has no objections to the Dredge and Fill application.

Raymond Conservation Commission
ConsComChair@raymond-nh.gov

CC: Greg DiBona – Bohler Engineering
Doug Reymore – Jewett Construction
Brendan Walden – Gove Environmental Services, Inc.



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077

(603) 895-7017

September 27, 2023

TO: Raymond Planning Board

RE: Jewett Route 27 Warehouse – Tax Map 28, Lots 9, 10, & 11

Three Conservation Commission members conducted a site walk on 7/12/22 and met with the applicants on 9/14/22, 7/26/23 and 9/13/23, on the above referenced proposed development. The Conservation Commission has the following comments:

- The Commission is satisfied with the wetland mitigation proposal in accordance with 2.9 -Wetlands No Net Loss and recommends the following to be included in the conditions of approval. *“Gove Environmental Services, Inc. CWS (Certified Wetland Scientist) to conduct monitoring and supply a monitoring report annually to the Town of Raymond and Raymond Conservation Commission over a span of 2 years, and have at least 75% successful establishment of wetland vegetation or wetland plantings. If that success isn’t reached or if the area is overtaken by invasive species within the first growing season, then a remediation plan shall be proposed, or the restoration area shall be re-established.”*
- The Commission has no concerns with the Planning Board granting a Special Permit due to the wetland impacts according to 4.9 - Zone G – Conservation District; 4.9.6 – Special Permit.
- Based on a request by the Conservation Commission, the applicant has agreed to change the large culvert pipe under the new paved driveway to an open bottom box 48” culvert using rounded stones, to provide easier migration of wildlife, such as amphibians and reptiles.
- When the location for the fire access road has been determined, a gate is recommended to be included as part of the plan to prevent unwanted motor vehicle traffic.
- Recommends the discharge from the roof to the vernal pool be monitored for disturbance and erosion for two years in conjunction with the wetland mitigation monitoring. Monitoring report to be supplied to the Town of Raymond and the Raymond Conservation Commission with the wetland mitigation report.
- Recommends the applicant notify the Town of Raymond and the Raymond Conservation Commission when the CWS (Certified Wetland Scientist) monitoring visits are



RAYMOND CONSERVATION COMMISSION

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

scheduled, and the Town of Raymond reserves the right to participate in the monitoring site walks.

- Recommends that the developer follow the recommendations of the Phase 2 Environmental Site Assessment and copy the Town of Raymond and the Raymond Conservation Commission on the Post Remediation Report submitted to NHDES.

Thank You,

Raymond Conservation Commission
ConsComChair@raymond-nh.gov

CC: Greg DiBona – Bohler Engineering
Doug Reymore – Jewett Construction
Brendan Walden – Gove Environmental Services, Inc.
Jason Cleghorn, Community Economic and Development Director
Raymond Planning Department