

# Raymond Conservation Commission

## Meeting Agenda

September 28th, 2022

7:00 PM

Media Center – High School

Call to order

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

### Agenda Items

01-Jewett Industrial 200K SF Development-MAP 28, LOTS 9, 10 AND 11

Review letters - DES & Special Permit/No net loss

02-Industrial Drive Warehouse Map 22, Lots 44,45,46,47

Map 28, Block 3, Lot 120-1

Site Walk Review, LRAC Letters, Wetland Mitigation & Easements, DES Letter

03-Conservation Property signs

04-Dearborn Bridge - PBN & Project update

### Finance

05-Any item that comes before the board

### Approval of Minutes

06-September 14th, 2022

07-September 20th, 2022

### Correspondence

08-LRAC-Industrial Drive - Dredge & Fill comments

09-LRAC-Industrial Drive - AOT comments

10-DES-Shatagee Road -RFMI

### Other items that may come before the board

### Future Items/Events

October 12th - 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](#)

Raymond Conservation Commission  
4 Epping Street  
Raymond, NH 03077

Brandy Holmes  
Application Receipt Center, Wetlands Bureau  
Land Resources Management, Water Division  
29 Hazen Drive, Concord, NH 03302-0095

September 15, 2022

RE: Standard Dredge and Fill Wetlands Permit Application  
NHDES File Number:  
Route 27 Raymond, Tax Map 28, Lots 9, 10 and 11  
Jewett Industrial Development

Dear Brandy Holmes,

The Raymond Conservation Commission has received the above permit application.

We have visited the site and viewed the impacted areas.

After reviewing the plans for the wetland crossing driveway and temporary gravel road access, we have one comment: Replace the large culvert pipe running under the new paved driveway, with an open bottomed box culvert, containing rounded stones, to provide easier migration of amphibians and reptiles.

Sincerely,

Kathleen McDonald

Raymond Conservation Commission Secretary

CC – Greg DiBona



# RAYMOND CONSERVATION COMMISSION

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

September 28, 2022

TO: Raymond Planning Department

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 on the above referenced proposed development. The commission has the following comments:

- The commission is satisfied with the mitigation proposal in accordance with 2.9 - Wetlands (question on mitigation monitoring)
- 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 commission, the applicant has agreed to changing the large culvert pipe under the new paved driveway to an open bottom box culvert using rounded stones, in order to provide easier migration of wildlife, such as amphibians and reptiles.

Thank You,

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

Cc: Greg DiBona

Raymond Conservation Commission  
4 Epping Street  
Raymond, NH 03077

Brandy Holmes  
Application Receipt Center, Wetlands Bureau  
Land Resources Management, Water Division  
29 Hazen Drive, Concord, NH 03302-0095

September 28, 2022

RE: Standard Dredge and Fill Wetlands Permit Application  
NHDES File Number: 2022-02474  
Industrial Way – Raymond Tax Map 22, Lots 44,45,45,47 & Map 28, Block 3, Lot 120-1

Dear Brandy Holmes,

The Raymond Conservation Commission has reviewed the above permit application.

We have visited the site, met with the applicant, and viewed the impacted areas.

The Raymond Conservation Commission has no comments on the application and acknowledges the mitigation payment to the ARM fund since there are no suitable mitigation projects in Raymond.

Sincerely,

Raymond Conservation Commission

# Lamprey River Advisory Committee



c/o 88 Hedding Road  
Epping, NH 03042  
[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

September 21, 2022

Mr. Ridge Mauck  
NHDES  
PO Box 95  
Concord, NH 03302-0095

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

Dear Mr. Mauck:

The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

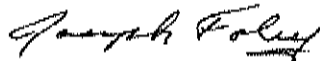
1. Materials reviewed include Alteration of Terrain Permit Application signed and dated 8-9-2022, plans dated 2-19-2021 (?), and Natural Heritage Report dated 9/29/2021.
2. The applicant desires to create a 12-acre building to serve as a distribution center. The distribution center will accommodate 158 loading docks, 244 trailer spaces, and 326 vehicle spaces. 1,783,333 square feet will be impacted, with 1,324,729 square feet (almost 31 acres) of impervious surface. A wetlands permit will also be needed. 750,000 cubic yards of rock will be blasted.
3. The Natural Heritage Bureau report is dated 9/29/2021 (valid until 09/29/2022). The report indicates that four species of concern have been reported over several years in the vicinity and could be expected on site: Blanding's turtles, wood turtles, spotted turtles, northern black racers. The NHB did not include any recommendations on the report, but requires the applicant to consult with the NH Fish and Game Department. We assume a fresh NHB report will be required and

NHFGD can coordinate with the applicant at that time. We will want to see that communication as it becomes available.

4. Nothing in this package references any studies for vernal pools. The package for the Standard Dredge and Fill Wetlands Application identified several active pools.
5. The applicant reports that the existing site is currently partially developed with an active rock quarry, with the remaining area covered by wooded terrain. Photos of the natural features include typical forest cover and beaver dams. We cannot ascertain where the mining is currently taking place or where the beaver dam(s) are. We found nothing in the application package indicating where this property lies in relation to highest ranking habitats per the NH Wildlife Action Plan. Plans show that a small, 5.72 or 8.72 acre conservation easement is nearby and on the southwest corner, another conservation area of 18.45 acres. With conservation areas nearby and beavers present, the likelihood of proximity to areas worth protecting is high.
6. Stormwater analysis included up to 50-year storms. Raymond is susceptible to flooding along the Lamprey River and this area has experienced three 100-year floods in the recent past. The possibility of a 100-year storm should be taken into consideration given the vast amount of impervious surface being proposed.
7. Flood maps used were dated 2005. More recent data exist that include the three 100-year storms. Please refer to [Floodplain Maps | Floodplain Management Program | NH Office of Strategic Initiatives](#)
8. This is a former Rex Tannery (aka Regis Tannery) site which was remediated somewhere around 2014. Groundwater monitoring was done and there were no high chromium levels. NHDES is still asking for PFAS sampling. There seems to be an annual report produced on the site, but we cannot ascertain by whom. This should be specified.
9. On Page 4 of the Functions and Values Assessment- Gove refers to the Sig Sauer Parking development (cut and paste error). The stormwater Operations Manual is for the WS Goodrich Inc. in Epping dated 2015.
10. PREP has identified air-borne pollution as contributing roughly 33% of nitrogen pollution in the Great Bay region. When this air-borne pollution lands on impervious surfaces, it does not get filtered properly. While stormwater infiltration lowers risks associated with erosion and sudden inputs of water to the river, to remove nitrogen pollutants effectively, stormwater needs to be exposed to biotic or chemical conditions that capture nitrogen. Without real treatment, nitrogen-rich water that enters the groundwater ends up in the river and ultimately Great Bay. In addition to converting 31 acres of forest to impervious surface, the applicant will be filling 59,573 square feet of wetlands that are identified as effective in

nutrient removal. The site history indicates that 41,125 SF of wetlands were filled illegally by the previous property owner. Because no permit was granted, we do not know if these wetlands were effectively providing nutrient removal, but it can be assumed that they probably were to at least some degree. The increase of nutrients into groundwater and ultimately to the Lamprey River is a major concern and must be addressed. Five stormwater infiltration pits are proposed to supply groundwater recharge, but they will not address nitrogen loading. Some sort of effective nitrogen removal should be required.

Thank you for the opportunity to comment on this project.



Joseph Foley, chair

CC: Tracie Sales, NHDES  
Raymond Conservation Commission, Planning Board  
Erik Poulin, Jones and Beach Engineers, epoulin@jonesandbeach.com

## Lamprey River Advisory Committee

c/o 88 Hedding Road  
Epping, NH 03042

[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

September 21, 2022

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

Re: Raymond Distribution Center  
Industrial Drive  
Raymond, NH  
File #:

Dear Mr. Lewis:

The above-referenced project is within the quarter mile corridor of the Lamprey River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

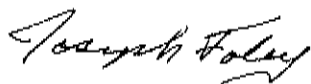
1. Materials reviewed include Standard Dredge and Fill Wetlands Permit Application signed and dated 8/24/2022 and Natural Heritage Report dated 9/29/2021.
2. The applicant desires to create a 12-acre building to serve as a distribution center. The distribution center will accommodate 158 loading docks, 244 trailer spaces, and 326 vehicle spaces. 1,783,333 square feet will be impacted, with 1,324,729 square feet (almost 31 acres) of impervious surface. Permanent impacts to wetlands have been calculated at 87,117 square feet, or 2 acres. An Alteration of Terrain Permit will also be needed.
3. The Natural Heritage Bureau report is dated 9/29/2021 (valid until 09/29/2022). The report indicates that four species of concern have been reported over several years in the vicinity and could be expected on site: Blanding's turtles, wood turtles, spotted, turtles, northern black racers. The NHB did not include any recommendations on the report, but requires the applicant to consult with the NH Fish and Game Department. We assume a fresh NHB will be required and



NHFGD can coordinate with the applicant at that time. We will want to see that communication as it becomes available.

4. Per the Functional Assessment Report, "With a project of this size, ..., environmental impacts to jurisdictional areas are almost guaranteed to occur." Normal negative impacts that will result from the loss of natural vegetation and filling of wetlands are habitat loss and groundwater recharge. Reported habitat value on site includes mature forest, vernal pools, and species of concern nearby. Natural groundwater infiltration results in cleaner water, but groundwater can theoretically be recharged using storm water infiltration systems. That said, we are most concerned in this case with the double impacts on nutrient removal. This project will convert 31 acres of natural area to impervious surface while simultaneously removing 59,573 square feet of wetlands (from wetlands #1, #3, and #5) that were effectively removing nutrients. The site history indicates that 41,125 SF of wetlands were filled illegally by the previous property owner. Because no permit was granted, we do not know if these wetlands were effectively providing nutrient removal, but it can be assumed that they probably were to at least some degree. The increase of nutrients into groundwater and ultimately to the Lamprey River is a major concern and must be addressed.
  
5. The applicant will be required to pay a significant sum to the ARM Fund for impacts to two high-functioning and one medium-functioning vernal pools on site, and direct losses of wetlands and intermittent streams. Protecting an area off-site is a poor substitute for the ecological impacts to the site itself and the increase in nutrients entering our waters.

Thank you for the opportunity to comment on this project.



Joseph Foley, chair

CC: Tracie Sales, NHDES  
Raymond Conservation Commission, Planning Board  
Brenden Walden, Gove Environmental Services, bwalden@gesinc.biz

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

**Commission Members in Attendance:**

Jan Kent, Chair  
Michael Unger, Vice Chair  
Kris Holleran  
Kathy McDonald

**Meeting Called to Order by:**

Chair Kent at 7:02 PM

**Commission Members Excused:**

**Commission Members Absent:**

**Recording Secretary:**

Alvina Snegach (taking notes from the live stream)

**Members of the Public in Attendance:**

**Public Input:**

There was none.

**Agenda Items**

**Jewett Industrial 200K SF Development-MAP 28, LOTS 9, 10 AND 11**

Greg DiBona from Bohler, Brenden Walden from Gove Environmental, and Dan Ray from Jewett Construction were there to present the plan. Mr. DiBona said that they already presented the concept to ConsCom at the end of July and there was also a site walk after. The plan is to construct a 200,000 square foot and showed on the plan where the access and building are proposed to be built. He went over the grading plan and showed where the wetlands are located on site. Mr. DiBona said that the plan is to mitigate any wetland impacts on site with a ratio of 2:1. One is an isolated wetland that they are looking to fill in and the other is temporary impacts to allow access to the part of the site that has material that is planned to be used for grading on site. Once the material is hauled away, the area will be restored with natural seed mix. Then Mr. DiBona noted that the ConsCom expressed concerns with some of the access driveway being too close to the buffers and he was able to go back and adjust the plan to stay out of the buffer for the most part. He added that this access is the only access to the site and there is an area on the west side where the wall gets pretty close to the wetland buffer, but not the wetland itself. Mr. DiBona then answered Ms. Kent's questions about the placement of retaining walls, sloping and runoff into the wetland and showed where the stormwater management features are planned on site consisting of five retention and one infiltration basins. He then explained how the drainage would work. He added that plan sheet A shows the permanent wetland impact. Mr. DiBona then provided details about the temporary wetland crossing which will impact 649 square feet of wetlands where the road to access the material will be put through. There will be a pipe culvert there that will be removed upon restoring the area. Once that area is restored, it will become part of the compensation area under no net loss zoning, which would be about 12,000 square feet.

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

44 Mr. DiBona answered questions from the Commission about the area from which the  
45 material will be taken, which he said will also be restored with seed mix and will in time  
46 make the wetland bigger. He added that there is no plan to ever disturb that area after  
47 that and that is about two acres of land.

48 Then Mr. DiBona was asked about the wetland on the other side of the warehouse, which  
49 he identified as a perched vernal pool. Mr. Walden answered that there were salamanders  
50 identified in that vernal pool.

51 Mr. DiBona answered a question about the size of wetland impacts which are 4,538 sf of  
52 permanent impact and about 649 sf of temporary; and mitigation area, which is proposed  
53 to be about 11,773 sf.

54 Ms. Kent said that she thought it was not a wetland that had high value and Mr. Walden  
55 confirmed.

56 Ms. Kent asked Mr. DiBona to show the culvert on the plan and he spoke about the old  
57 gravel access road to the NH DOT owned adjacent lot, which they plan to block with  
58 boulders taken from site as they have no intention of using it.

59 Mr. DiBona also answered questions about the primary access being wide enough, the  
60 culvert proposed for the new driveway, water flow directions, and whether it was only  
61 extra flow or not. Mr. DiBona said that the access road will separate the west side wetland  
62 area that currently drains towards the southeast and there will be a culvert with a head  
63 wall that will be permanent and it will be a 60" concrete pipe.

64 A question from Ms. Holleran began discussion about the stormwater management plan,  
65 the fact that the lot is in the groundwater conservation overlay district and needs to  
66 comply with performance standards, and that the State will also require an Alteration of  
67 Terrain permit that has stringent stormwater management and erosion control  
68 requirements.

69 There were some questions about potential tenants, timeline for the project, area to be  
70 cleared on the lot, etc.

71 Another question was about the importance of having a pipe culvert versus a box one  
72 with rounded stones bed for safer wildlife passage through it. Mr. DiBona said it was  
73 mainly calculations of the flow that determined the size and that he could look into it to  
74 make the passage safer for animals by planning a box culvert instead.

75 Ms. Kent also asked about the NH NHB hits for protected species and Mr. Walden  
76 answered that some came up in the area but not on the actual site. He also answered a  
77 question about the project being within a quarter mile from the River, therefore, the need  
78 to seek comments from Lamprey River Advisory Committee and that he was aware of  
79 that.

80 Ms. Kent then read into the record the wetlands permit narrative. Members discussed  
81 further actions and the fact that there were no concerns with the wetlands permit and  
82 there will be one recommendation that ConsCom will write to the Planning Board, and  
83 that is change the culvert to a box culvert with river rock stone that is suited for animals  
84 to cross under the road for the access road. Members agreed to come back on September  
85 28 to work on the letter to have it ready for the October 6<sup>th</sup> Planning Board meeting.

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

86 Ms. Kent also asked Mr. Walden to notify her when they submit the special permit to the  
87 Town.

88  
89 **Industrial Drive Warehouse Map 22, Lots 44,45,46,47 Map 28, Block 3, Lot**  
90 **120-1**

91 Wayne Morrill from Jones and Beach Engineering, Inc, Doug Richardson from Onyx  
92 Raymond, LLC, and Brendan Walden from Gove Environmental were there to present the  
93 project.

94 Ms. Holleran noted that the site walk to the property took place a couple days ago.

95 Mr. Morrill thanked everyone for going to the sitewalk and said that everything on site  
96 was stabilized with mulch and berms and that there is no runoff. He said that the site is  
97 about 123 acres with access off Industrial Road. Proposed site plan is for 550,000 square  
98 foot industrial warehouse with loading docks on both sides and vehicle parking for office  
99 up front. The plan is to continue to blast on site and to take material out of there. By the  
100 time the material is take out there will be a 60-70 foot wall along the back of the building  
101 (towards Main Street) that will create a sound and light barrier for the downtown area.  
102 Access road will split with deliveries going to one side and loading to the other side.

103 Then Mr. Morrill went over the drainage plan and explained the water flow and showed  
104 two detention ponds on both sides of the building.

105 Mr. Morrill said that the plan is to grant conservation easements for two portions of the  
106 parcel that contain the wetlands - over the big pond which is 18.45 acres (15.41 of which  
107 is wetland, and 3.04 is upland), and the second one that abuts the Town-owned land  
108 along the railroad tracks, and that is 8.77 acres (3.76 of it is wet and 5 is uplands). Mr.  
109 Morrill said that they have had two meetings with ConsCom, two – with Town  
110 Departments and are expecting to have the Technical Review Committee meet on  
111 October 4<sup>th</sup> and present to the Planning Board on November 3<sup>rd</sup>. The plan has been  
112 reviewed by the Town and comments have been received which they are going to  
113 address. They also had two pre-application meetings with the Army Corps of Engineers  
114 and NHDES and had a site walk with them.

115 Ms. Holleran asked to clarify if the ponds Mr. Morrill mentioned were Raymond and Beaver  
116 Ponds and he confirmed. Ms. McDonald asked if the buffers around the ponds were  
117 planned to be included into the conservation easement and Mr. Morrell said that he would  
118 need to check on the area closer to the site, but the other one would have about 50 feet  
119 from the detention pond and will remain wooded. He added that the developer was  
120 hoping that that area retains its recreation function and was even willing to improve it  
121 with benches, parking, and trails. The owner is planning to keep the property but would  
122 like to grant a conservation easement to the Town so that the townspeople could continue  
123 to use it.

124 Ms. Kent explained that the Town does not usually hold conservation easements as there  
125 are no procedures to monitor them. She said that doing it this way may be a big change  
126 and the ConsCom had never recommended that the Town holds the easement. It is  
127 usually a land trust and they hold it on Town owned property. Ms. Kent added that it may  
128 require some looking into and continue this discussion with more information.

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

129 Discussion ensued about potential ways to draft the easement and that ConsCom will  
130 work with the applicant further. Ms. Kent also said that ConsCom would like to schedule  
131 a site walk to see the proposed conservation easement areas. Mr. Morrill and Mr.  
132 Richardson said that they have had experience working with Towns in similar  
133 circumstances and they could provide the Commission with draft easement language to  
134 begin with.

135 Then discussion ensued about the smaller conservation area and the fact that this one  
136 may have to remain without any recreational function, about adjacent properties and  
137 their development potential, and etc.

138 Mr. Morrill also answered questions about the filling in of the two intermittent streams  
139 and the water eventually flowing into the pond, about turtle nesting sites on site which  
140 will need to be assessed in season, any vernal pools that are being protected by the  
141 conservation easements, which there were none, location of the septic, which was under  
142 the parking area, and the difference between silt sock and mulch berms, where the latter  
143 is more natural.

144 Then Mr. Walden went through the wetland permit description. There are 87,177 sf of  
145 wetland impacts including – 1008 linear feet of intermittent stream, and three vernal pools  
146 which are all proposed to be mitigated through a payment into the ARM Fund. Proposed  
147 payment is \$1,638,103.00. He said that they are waiting for Fish&Game to sign off on  
148 the permit and there were no historical hits on the subject property. Mr. Walden also  
149 noted that quarry operation has already identified the two vernal pools. This note was  
150 followed by a discussion of what happened with the quarry and any wetland impacts, to  
151 which Mr. Walden responded that the quarry had never applied for a permit. Discussion  
152 ensued about NHDES reviewing a permit for impact that was partially after the fact, to  
153 which Mr. Walden responded that NHDES did not express any concerns with the current  
154 permit or had many objections. Payment to the ARM Fund was chosen as mitigation and  
155 nobody had told them that this project was not permissible.

156 Mr. Walden also answered questions about meeting no net loss zoning, which Ms. Kent  
157 noted is required to be done by either function or area, and the latter applies in this case.  
158 Discussion ensued about the list of mitigation projects in Raymond ConsCom drafted in  
159 lieu of payments to the ARM Fund as it seemed as though none of them were acceptable  
160 to NHDES. Mr. Richardson offered to work with the ConsCom on refining that list so that  
161 next time there is a developer with a need to mitigate, they do so in town.

162 Ms. Kent noted that the state permit has already been submitted and the Commission  
163 does not have any comments. Mr. Richardson said that NHDES is looking to get the  
164 ConsCom approval of the mitigation method itself, which is a payment into the ARM Fund.  
165 Ms. Kent said that this is a first time the Commission is asked of such a thing. Mr. Walden  
166 clarified that NHDES is looking for a letter of no objection and letter of acceptance of this  
167 method.

168 Ms. Kent said that the Commission would need to collectively draft a letter at its next  
169 meeting and will have it done before November 3<sup>rd</sup>. She added that ConsCom is amenable  
170 to the conservation of land but would need to figure out how to do that, as well as have  
171 site walk. Ms. Kent will circulate a draft letter and copy the developer. She will also talk

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

172 to the Town Manager about the conservation easement piece. Mr. Unger asked if the  
173 developer could send an example of the conservation easement language.

174 Ms. Kent said that ConsCom will send NHDES a letter that ConsCom has no concerns and  
175 acknowledges the mitigation payment due to the fact that Raymond was found to have  
176 no suitable mitigation projects.

177 *Ms. Kent moved to send a letter to NHDES with no concerns and acknowledgment of the*  
178 *mitigation. Ms. Holleran duly seconded and motion passed unanimously.*

179

180 **Conservation Property signs**

181 Ms. Holleran said that he had received a price quote from VOSS Signs and the mockup  
182 signs from New England Barricade (NEB). She said she asked about the different types  
183 and they recommend aluminum medium ones, which was chosen by consensus. The  
184 suggested size was 12" by 18" which members also agreed upon. Aluminum is the most  
185 expensive. Ms. Holleran added that 16 signs were quoted. Discussion ensued of places  
186 where to put the signs and what to attach them to. Members agreed that metal posts are  
187 the best. Ms. Holleran will ask VOSS for a mockup and NEB about the fee for changing  
188 the size/design and cost estimate and a color choice. She will also ask if they sell the  
189 posts. Members agreed to discuss this at the next meeting.

190

191 **Dearborn Bridge - PBN update**

192 Mr. Unger provided an update on the Permit By Notification to NHDES (PBN) and that it  
193 was slowly going. NH NHB report was back and there were some plants in the area but  
194 not on site, therefore, ConsCom will need to consult with NHB itself, but not Fish&Game.  
195 He said that they asked for some photos of the site and descriptions of the staging area,  
196 and he sent those to them and told them there was a bridge there before. Mr. Unger  
197 added that he has not yet heard back. He said that he is not sure if there was a time  
198 frame for them to respond or if he should check back with them. ConsCom members  
199 agreed that he should check back and, once he gets the confirmation, he can submit the  
200 PBN, therefore, the Commission should be ready to go for October. Ms. Kent said that  
201 she had sent emails to some volunteers already.

202

203 **October Newsletter Finance**

204 Reviewed the October newsletter and no changes were proposed.

205 *Ms. Kent made a motion to publish this newsletter, Ms. Holleran seconded, and motion*  
206 *carried with all voting in favor. Ms. Kent will send it in.*

207 Mr. Unger suggested to add the image of the most recent drought map and everyone  
208 though it was a great idea. He will send it to Ms. Kent.

209

210 **First and second quarter transfers**

211 Members discussed the provided document for the transfers made during the first and  
212 second quarter of the year which amounted to \$10,980.3.

213 Ms. Kent said that there was a motion made at the previous meeting which was not stated  
214 clearly in the minutes and she would like to redo it. It was regarding the invoice for

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

215 \$17.71 for removal of the hunting stands, and there was no account given in the motion.  
216 Ms. Kent moved to pay the town \$17.71 out of the General Fund Conservation Property  
217 Maintenance/Signage account #01-852-014. *Mr. Unger duly seconded, and motion*  
218 *carried with all voting in favor.*

219

220 **August 10th, 2022**

221

222 *August 10, 2022 Draft Minutes were reviewed and changes were made. Ms. Holleran*  
223 *made a motion to approve August 10, 2022 minutes as amended. Mr. Unger duly*  
224 *seconded and motion passed with all voting in favor.*

225

226 **September 8th, 2022** *September 8, 2022 Site walk Draft Minutes were reviewed and*  
227 *no changes were made. Ms. Kent made a motion to approve September 8, 2022 site walk*  
228 *minutes as amended. Mr. Unger duly seconded and motion passed with all, but Ms.*  
229 *McDonald, voting in favor. Ms. McDonald abstained due to not being at that site walk.*

230

231 **Correspondence**

232

233 - **DES Funding for Source water protection workshop**

234 Ms. Kent sent out workshop information to the members.

235 - **35 Prescott-DES Correspondence**

236 Notice regarding NHDES permit approval.

237 - **DES PBN Eversource**

238 Information regarding PBN for Eversource for work within the powerlines right of  
239 way.

240 - **Dearborn abutter letters**

241 Ms. Kent's letters to Dearborn abutters about ConsCom doing work there.

242 - **Letter to DES – Shattagee Road Culvert Other items that may come**  
243 **before the board**

244 Ms. Kent said that there was also Ms. McDonald's letter to NHDES regarding  
245 Shatagee Road property.

246

247 Ms. Kent repeated the decisions made by the ConsCom regarding the two projects that  
248 were in front of it tonight:

- 249 - Industrial drive – no concerns with the permit and Commission agrees with  
250 mitigation to the ARM fund as there are no suitable projects in Raymond as  
251 determined by NHDES. Permit number is #2022-02474 and Ms. McDonald will  
252 write the letter to NHDES outlining the above.
- 253 - Ms. Kent will draft the letters to the Planning Board for the next meeting.
- 254 - A sitewalk was scheduled before the next meeting on the conservation easements  
255 for the Industrial Drive property. Date set for a sitewalk was September 20<sup>th</sup> at 5  
256 PM.

257

**Town of Raymond**  
**Conservation Commission DRAFT Minutes of**  
**September 14, 2022**

258 **Future Items/Events September 28th - CC Meeting**

259

260 Ms. McDonald said that Family Fun day is planned for October 22, 2022. Members briefly.  
261 discussed plans for the day

262

263 **Adjournment**

264 *Ms. Holleran made a motion to adjourn, which was duly seconded by Mr. Unger and*  
265 *passed with a unanimous vote in favor.*

266

267 The meeting was adjourned at 9:19 PM.

268

269 Respectfully Submitted,

270

271 Alvina Snegach

272 Recording Secretary

DRAFT



Conservation Commission Site Walk  
Raymond Distribution Project  
Tax Map 22, Lots 44,45,46,47 & Tax Map 28, Block 3, Lot 120-1  
Industrial Drive  
Town of Raymond  
09/20/2022

Attending Conservation Members: Jan Kent - Chair, Mike Unger - Vice Chair,  
Kris Holleran, and Kathy McDonald - Secretary

Members of Public: Wayne of Jones and Beech Engineering  
Brenden Walden -Gove Environmental Services

Our site walk began at 5:00pm on the cul-de-sac at the end of Industrial Drive. The plan was to walk the area around Raymond Pond and its' 25 foot buffer, which the developer would like to conserve. Locals were fishing and enjoying the view. Ducks and what appeared to be a heron was seen. We followed a well-established path on the left side of the pond, passing birch, oak, pine and hemlocks. The path appeared to follow the berm which surrounds the man-made pond. We observed evidence of beaver activity, deer and ground dwelling creatures. The trail ended near the highway, so we followed the path back to Industrial Drive.

After looking at the map, it was decided to check out the 8.7 Acre area proposed for conservation. At the end of Industrial Drive, we entered the quarry, took a left then headed uphill. There were mulch berms and wetlands beside the gravel road. At the edge of the quarried rock, was a strip of woods next to a large wetland. We observed what appeared to be a recently removed, large beaver impoundment. The water draining from the beaver pond was full of silt and what looked like an oil slick. We crossed this stream and continued uphill passing quartz outcroppings and mature oak trees. Toward the top of the hill, we came upon an abandoned camp site, full of trash. On the left side of the hill, the woods continued downhill, all the way to the rail trail. We walked down a steep path on our right, towards the beaver pond and wetlands. At the bottom of the hill was a stone wall, and remnants of old plastic silt socks, running parallel to what could be a stream bed. This was the end of the property, we retraced our path and returned to the Cul-de-sac. When we arrived back at the pond, we saw someone in a kayak, fishing and two men training their dogs for duck hunting or competition.

Mike made a motion to adjourn, seconded by Kris, all in favor.

Meeting adjourned at 6:25pm.

Respectfully submitted,

Kathy McDonald - Secretary



The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

**Request for More Information**

September 19, 2022

Page 1 of 2

**SENT VIA EMAIL**

DAVID FREDRICKSON  
DIRECTOR OF PUBLIC WORKS  
TOWN OF RAYMOND  
4 EPPING STREET  
RAYMOND NH 03077

**Re: NHDES Wetlands Bureau File 2022-02185, Shatagee Road, Raymond**

Dear Applicant:

On September 16, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, the NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. In accordance with Env-Wt 311.06(h), provide a statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments.
2. In accordance with Env-Wt 311.06(g), provide the recommendations from NHB as well as any written follow-up communications such as additional memos or email communications with either NHB or NH Fish and Game Department (NHF&G).
3. In accordance with Env-Wt 406.06(a), ensure wetlands are classified in accordance with the federal classification method.
4. In accordance with Env-Wt 527.03(c), provide all easements and right-of-way acquisition area outlines in relation to the project.

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 16, 2022), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Eben.Lewis@des.nh.gov or (603) 559-1515.

Sincerely,



Eben M. Lewis  
Southeast Region Supervisor, Wetlands Bureau  
Land Resources Management, Water Division

cc: Kevin Ferguson, TRC  
Raymond Conservation Commission