

Lamprey River Advisory Committee



c/o 88 Hedding Road
Epping, NH 03042
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

April 6, 2021

JoAnna Arendarczyk, land use clerk
Nottingham Planning Board
PO Box 114
Nottingham, NH 03290

Re: Kubota Trust
214 Raymond Road
Nottingham, NH
NHDES File Number: not applicable

Dear Ms. Arendarczyk:

The Kubota Trust lies within the quarter mile corridor of the Lamprey River and changes to the existing permitted uses are subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. Upon final review, we offer the following comments:

1. Documents reviewed were Site Plans dated January 20, 2021, Town of Nottingham Subdivision Application dated January 20, 2021, and supplemental materials.
2. The proponent desires to host three watercross events on site each summer. No NHDES permits have been requested and, per the application narrative, "There are no proposed site improvements, grading or earth moving with this application."
3. We do not identify any particular impacts to the river other than loud noises which will disturb the tranquility of the river and the local community. We request that the event sponsors, vendors, and participants take care not to allow litter to enter the Pawtuckaway River, especially at the new spectator overflow area.

Thank you for the opportunity to comment on this project.

Joseph Foley, chair

Cc: Nottingham Conservation Commission, Nottingham Planning Board
Stefanie Casella, Strafford Regional Planning Commission
Tracie Sales, NHDES



Victoria F. Sheehan
Commissioner

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**

District 6 Office, PO Box 740, Durham, NH 03824



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Brian Hunter
218 Raymond Rd.
Nottingham, NH 03290

City/Town: Nottingham
Route/Road: NH 156 (S0000156)
Patrol Section: 604
Tax Map: 69
Lot: 7-1, 8, 4, 4-1 & 10
Development: Residential / Commercial

Permit #: 06-351-377
District: 06
Permit Date 5/6/2021

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 156 (S0000156), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

06-351-377

Drive 1

Location: Approximately 0.37 miles south of Dolloff Dam Road on the east side of NH 156 (S0000156).
GPS: 43.068036 N 71.14189 W.

Specifications: This permit authorizes a paved access to be used as a Residential / Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33 feet from and parallel to the center line of the highway.
The entrance shall be graded so that the surface of the drive drops 2 inches at a point 4 feet from NH 156 (S0000156) edge of pavement to create a drainage swale.

The driveway shall not exceed 30 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is for a change of use of an existing common residential / commercial access., currently serving 3 single family residences (Lots 7-1, 8 & 4-1) and a commercial sand and gravel operation. (Lot 10). The change of use permits the use of the drive for watercross events three times a year on the existing man made pond (spring, summer and fall) and snowmobile racing (winter). These events will occur Friday 4-6 P.M, Saturday and Sunday 10 A.M. to 6 P.M.

2. This drive (drive #1), the drive granted under permit #06-351-68, dated September 14, 1972 (Drive #2) and the drive granted under permit # 06-351-159, dated May 2, 1986 (drive # 3) are the only points of access allowed for this lot of record. There shall be no additional points of access permitted within the frontage of this parcel of property. Other access to the highway from the premises is to be prevented. No part of the right-of way may be used for any purpose other than travel.

3. The drainage along NH Route 156 shall be maintained.

4. All season safe sight distance shall be maintained by the landowner as per RSA 236:13.

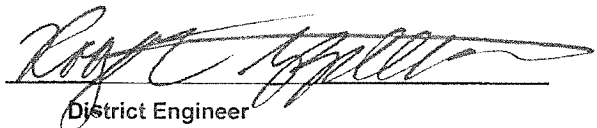
5. This permit permits access to Nottingham Tax Map 69, lots 7-1, 8, 10, 4 and 4-1.

6. This permit requires and permits no physical change to the existing Drive # 1.

7. Interruptions to traffic shall be kept to a minimum and be maintained in accordance with the most current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). When conditions warrant, flaggers and or uniformed officers shall be utilized and be of a competent nature.

8. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact the highway.

Approved



District Engineer

For Director of Administration

Copies: District, Town, Patrolman

New Hampshire Fish and Game Department

11 Hazen Drive
Concord, New Hampshire 03301
603-271-3129

APPROVED
APPROVED
COPY

Whereas: **NORTHEAST WATERCROSS CHAMPIONSHIP, C/O STEVEN REYNOLDS, 99 MICAH TERR, MILTON, NH 03851** applied for a special permit authorizing the use of unregistered Off Highway Recreational Vehicles (OHRVs) in an event sponsored by the applicant, to take place on **MAY 21-23, 2021; JUNE 25-27, 2021; AUGUST 27-29, 2021; SEPTEMBER 24-26, 2021, AT 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 FOR SNOWMOBILE WATERCROSS ONLY AND NOT TO INCLUDE ANY TRAILS IN NOTTINGHAM, NH PURSUANT to RSA 215-A: 30 and 215-C: 50.** It is hereby authorized that all vehicles involved in said event will not be required to register as an OHRV, but will operate under the provision of said permit.

PROVISIONS ARE:

- Annual permit fee of \$50.00.
- None of these vehicles will be allowed to run unregistered except in the event area as laid out by the sketch/diagram accompanying this permit.
- List all event dates for the year.
- All OHRV event permits valid for dates listed.
- Applicants for trail bike permits shall also complete and return the enclosed form for each event.
- Applicants are responsible for any additional requirements with local jurisdictions.

This permit does not constitute authorization to conduct said event. It only authorizes use of said unregistered vehicles in said event.

BY ORDER OF THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

Date Approved: April 14, 2021 ,

By:



Scott R. Mason
Executive Director

Copies to: Conservation Officer Lieutenant Adam P. Cheney
Conservation Officer Robert T. McDermott
Clint Savage, Interim Chief NH Bureau of Trails
New Hampshire State Police – Troop A
Rockingham County Sheriff's Office
Nottingham Police Department



From: Kimberly Ducharme <kimberlyann119@hotmail.com>
Sent: Monday, March 8, 2021 10:34 AM
To: Joanna Arendarczyk
Cc: joe ducharme
Subject: Watercross Series 2021

Good Morning,

I am writing this email on behalf of myself and my husband, both residents of Raymond New Hampshire for 7 years now.

It was brought to my attention that you would be discussing the Watercross Series in an upcoming meeting and I would like to offer our support in keeping these events, as scheduled. My family (which also includes our boys, 6 years and 2 years) look forward to these events and are in support of having these a part of our community. The events are family friendly, fun and safe and offer a unique experience for all of us to enjoy.

If there are any specific questions or concerns that I would need to further speak on, please do not hesitate to reach out to me further.

Thank you for your time, consideration and support.

Kimberly & Joseph Ducharme
3 Christina Road
Raymond, New Hampshire 03077
508-963-2195

Sent from [Mail](#) for Windows 10

To The planning Board of Nottingham

Please read this in at public comment time. Our names are William "Lee" Weldy and Sharon Weldy. We have lived at 110 Nottingham road for 23 years which is 800 feet from the proposed and past event. Lee originally moved to Raymond in 1977. We are writing this letter in support of the events looking to be held/scheduled at 214 Raymond road Nottingham. We have attended and been home when the events were ran last year and find them no more of an issue then the neighbor running there boat in there driveway or mowing there lawn at 7:00 in the morning or the person who starts cutting firewood at first light and cuts all day. Or the Neighbor who decides to snow blow there driveway at 4:00 in the morning. With this event we have a known start and finish time and can plan accordingly. We have seen no impact on our quality of life or issues when events are held. We have seen and had more issues with Pawtuckaway State park with the traffic, cars turning around in our driveway fireworks all hours of the day and night and can hear the boats on the lake, the Deerfield fair traffic or even bike runs as 156 is a nice road to travel. Even with no noise ordinance the sound at our house is less then some traffic going by our house its less disruptive to our dogs then the fireworks lit off on the 4th of July at the park.

Thank you for your time

William Weldy, Sharon Weldy

Joanna Arendarczyk

From: George Plante <g_plante@comcast.net>
Sent: Monday, March 8, 2021 6:27 PM
To: Joanna Arendarczyk
Subject: Northeast water cross

Hi my name is George Plante I am a resident of Raymond I am a selectman for our town and I sit on our planning board also I am in favor of this event I live approximately one mile as the crow flies from this event it has been in front of our planning board and we have no issues with this actually we think it would boost our local economy a little I hope you would feel the same way thank you for your time Sincerely George Plante Raymond board of selectmen

Sent from my iPhone

From: Joshua hunter <jbhangel14@gmail.com>
Sent: Monday, March 8, 2021 6:12 PM
To: Joanna Arendarczyk
Subject: Northeast water cross

I am Josh Hunter I live at 218 Raymond Rd, Nottingham NH 03290 right in front of the event and I enjoy the events! I am 100% in for the 2021 events!

Joanna Arendarczyk

From: Marc Couture <marccouture123@yahoo.com>
Sent: Tuesday, March 9, 2021 9:50 PM
To: Joanna Arendarczyk
Subject: Northeast water cross 2021 my 2 cents

Hello

I am in support of the northeast water cross activities for 2021 .

It is activities like this that has my kids growing up doing productive activity's in NH And staying off the streets and out of trouble.

I grew up in Lawrence MA and they had nothing like this which for me I turned to being a troubled teen hanging in the streets.

I'm glad I moved up here in 2001 after having my first child at the age of 20 and am amazed at how different both my kids grew up compared to how I did .

I attribute it to the many outdoor motor sports and other activities NH allows that MA dose not.

Thank you

Marc couture

42 Sherman dr

Raymond NH 03077

From: 4maguires <4maguires@comcast.net>
Sent: Monday, March 8, 2021 4:12 PM
To: Joanna Arendarczyk
Subject: Watercross

Hi my name is Sean Maguire I live on 1 Francesca way in Nottingham. I do not own a snowmobile but wanted to check out the races in town, so I took my family we had a great time. The watercross I felt was run in a professional manner and very safe. I am a 21 year firefighter and emt and usually keep my head on a swivel looking for all the things that could go wrong. I didn't see anything that was unsafe. I hope they can get thier permits and continue with the racing its only a couple of weekends.

Sent from my Verizon, Samsung Galaxy smartphone

Joanna Arendarczyk

From: Chris Evans <chrisevansnh@yahoo.com>
Sent: Monday, April 12, 2021 11:40 AM
To: Joanna Arendarczyk
Cc: tami.defrancesco@verani.com
Subject: Northeast Watercross

Greetings,

re: Kabota Trust / Northeast Watercross events on upcoming planning board meeting

We are Chris Evans and Debbie Bennett, we reside at 8 Tuckaway Shores Rd Nottingham, and on Pawtuckaway Lake. We are about a mile from the event as the crow flies.

We are in favor of and support this event for several reasons:

- 1) Tourism is one of the main income producers for our state. Bringing people into the area for such events is a tremendous benefit to our local and state economies. Particluarly, people that attend will stay locally, eat locally, buy supplies locally from local businesses. Local police and fire personelle are paid to watch over these events. Some of the proceeds from the events were donated to local charities.
- 2) This is a great family event and outdoor event, which both tourist and locals people can enjoy.
- 3) While such events do generate some noise, so don't fireworks radomly shot off at any times all around Pawtuckaway Lake; motorboats and jet skis at any hour of the day or night without time or noise restrictions; we just had sea plane landing on the lake; planes flying overhead; traffic and trucks driving through out the town at any hour of the day or night, endless Amazon deliery trucks, plow trucks in the middle of the night 100 feet from our window; 100's/ 1000's of vehicles travelling to and from Pawtuckaway state park with 1000's of vistors to the area; neighbors cutting their lawns, chainsaws, chippers; people firing guns in our area; New England dragway, Star speedway, Lee Speedway, NH Motor Speedway bringing both large numbers of both tourist and local peoples and noise; Outdoor concerts; etc. With this event, the hours of operations are specified and limited. These are the sounds of summer. These are the sounds of fun.
- 4) I have brought my family to moto cross and monster truck shows at the the SNHU arena in Manchester. It was extremely loud inside. We have all attended other races and concerts where we have to travel, park, wait in long lines, and have loud noises while there. It took hours to get into the NH Motor speedway. We went up to the Scottish Games last year, there were so many people that they had to bus people in and out. This event occurs right in the middle of the National Forrest. People who live nearby do have noise and traffic durring these events. SNHU arena in in a very high density populated area, but nevertheless these events occur somewhere, why not in Nottingham?

This site location is remote from much of the town, and sparsely populated nearby. It is located on a state highway with great access to major highways. We are very lucky to have a great location like this in our town where such an event can be successfully put on. This is a great and appropriate location for such events.

- 5) We are lucky to have local taxpayers / residents / business owners to take the time, effort and investment to put on such great family events in and for our town. Instead of trying to overly regulate and control reasonable property rights and local businesses, the Planning Board and the Town should welcome and support these events as a great benefit to the town, the people of the town, businesses in the town, and tourism dollars to town businesses and the local economy.

Welcome summer, welcome fun!

Chris Evans
Debbie Bennett

Joanna Arendarczyk

From: Susan Montigny <susanmontigny@gmail.com>
Sent: Wednesday, March 31, 2021 12:33 PM
To: Joanna Arendarczyk
Subject: Snowmobile racing

To whom it may concern,

My name is Susan Montigny. I live at 212 Raymond road unit 4 Nottingham NH aka Pawtuckaway River Condo Assoc with my husband Chris Montigny.

I am writing you today to let you know that we have no issue what so ever with the races that go on behind our house in the summer. I know units one two and three have voiced they are bothersome. I do not want those units going to the planning board saying that me being pregnant is a reason why they shouldn't have the races. (I am pregnant due in august). I run my ac and watch tv comfortably, I have also been able to take a nap while the races have taken place last summer. I am a very light sleeper. I think the races are a great way to get people outside.

What I do have an issue with is Unit 1 her name is Kathy voicing her opinion when she is a renter and does not pay taxes on this property. Same goes with Grace from unit 3 who lives with her daughter Kelly. Kelly is the unit owner.

These people do not have an issue with the large equipment being run behind the house during the week, gun practice all weekend, or when people set fireworks off they have no issue going out and watching the display. These condos are not a retirement community and if I was told correctly Nottingham does not have a noise ordinance.

We went to watch them last year with our friends and would love to go and watch them again.

Please consider allowing these races to continue.

Thank you for your time!

Susan Montigny

Stratified Drift Aquifers Map

Epping

Date: Fall 2015

Stratified Drift Aquifers

Transmissivity

- Less than 1000 sq ft
- 1000 to 2000 sq ft
- Greater than 2000 sq ft

RPC Standard Legend

- Town Boundaries
- Water Feature
- Tidal Feature
- Shoreline; Stream
- Apparent Wetland Limit
- Intermittent Stream
- Other Surface Water Feature
- Interstate
- US Route
- State Route
- Local

Stratified-Drift Aquifer - Transmissivity
data was automated by Complex Systems Research Center, UNH and is archived in the GRANIT Database. The aquifer data was automated from maps generated as part of a larger study of groundwater resources in New Hampshire. The Study was conducted under a cooperative agreement between the US Geological Survey and the NH Department of Environmental Services, Water Resources Division. It included an assessment of the aquifers within stratified sand and gravel deposits.

Transmissivity of Stratified Drift Aquifers quantifies the ability of an aquifer to transmit water, measured in feet squared per day. Transmissivity/ Aquifer data was automated by Complex Systems Research Center, UNH and is archived in the GRANIT Database. The aquifer data was automated from maps generated as part of a larger study of groundwater resources in New Hampshire. The Study was conducted under a cooperative agreement between the US Geological Survey and the NH Department of Environmental Services, Water Resources Division. It included an assessment of the aquifers within stratified sand and gravel deposits.

RPC extends every effort to ensure map data is current and complete, however, errors do happen. Please let us know if you spot errors or omissions.

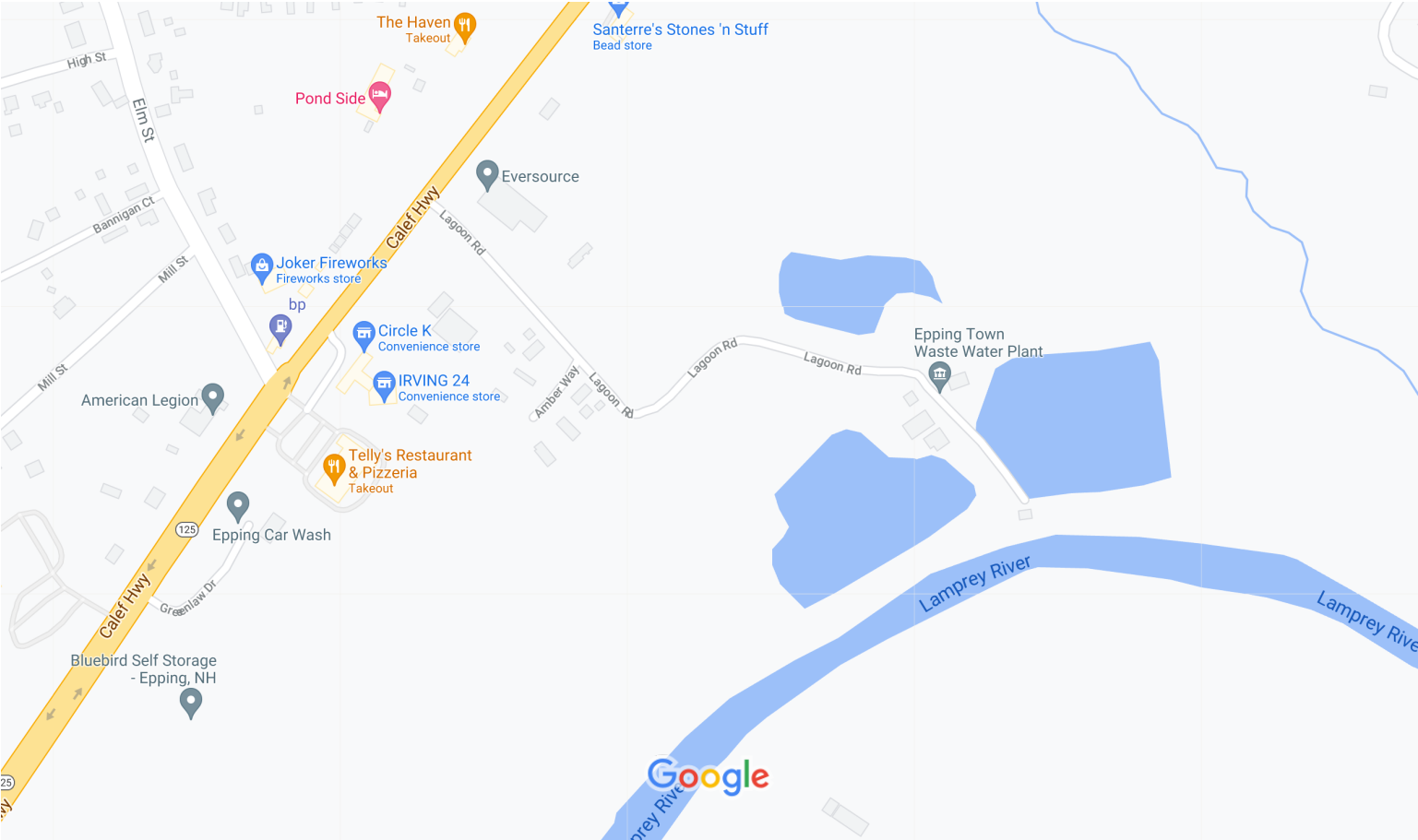
Base Features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the Study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-2012. The roads within the Rockingham Planning Region have been updated by NH Department of Transportation through local input by the RPC where available.

Although these data have been processed successfully on a computer system at the Rockingham Planning Commission, no warranty expressed or implied is made regarding the accuracy or utility of the data on any other system or for general or scientific purposes, nor shall the act of distribution constitute any such warranty. It is also strongly recommended that careful attention be paid to the contents of the metadata file associated with these data to evaluate data set limitations, restrictions or intended use. Rockingham Planning Commission shall not be held liable for improper or incorrect use of the data described and/or contained herein.

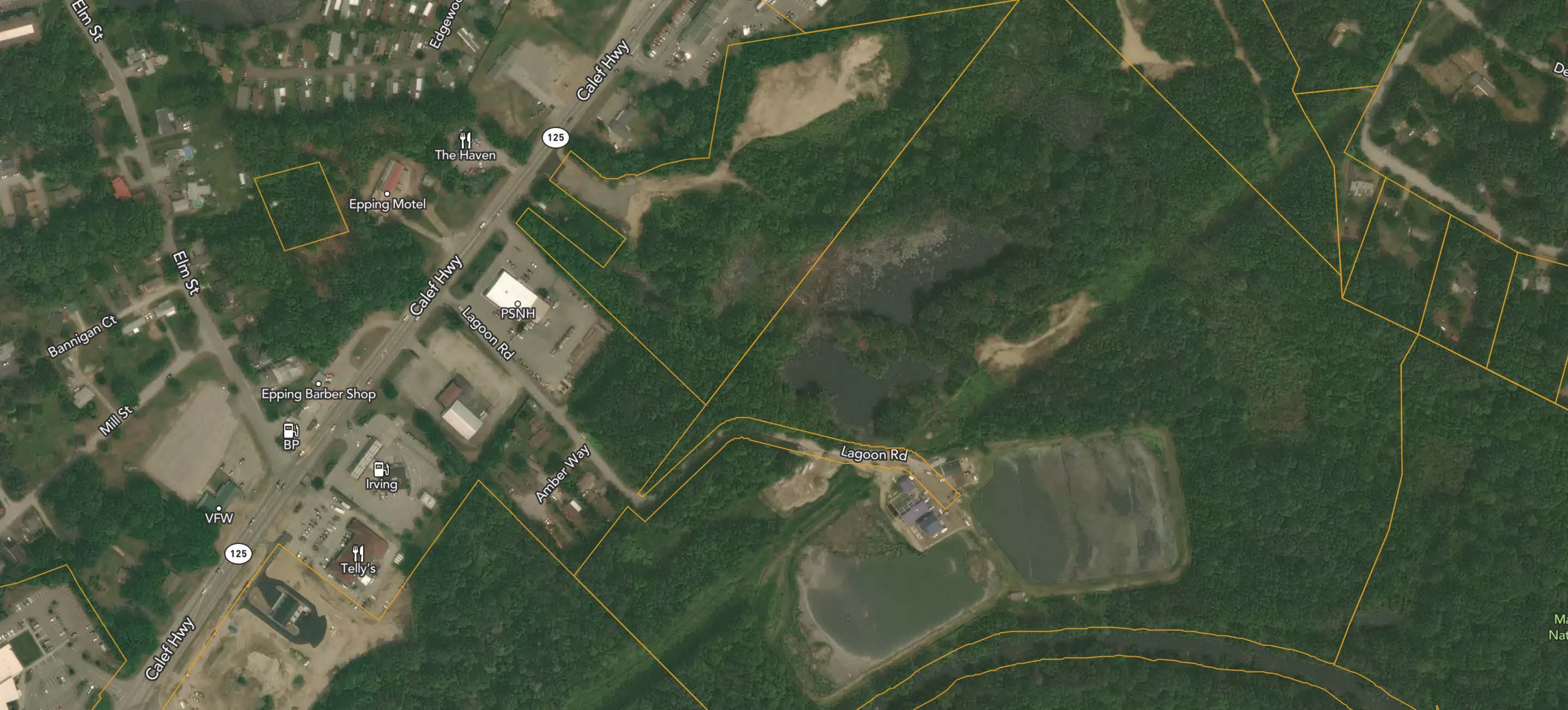
0 0.125 0.25 0.5 0.75 1 Miles

This mapset was funded with grants from the NH Office of Energy and Planning and the RPC's UPWP grant.





Map data ©2021 200 ft



Elm St

Edgewood

Calef Hwy

125

The Haven

Epping Motel

Elm St

Calef Hwy

PSNH

Lagoon Rd

Epping Barber Shop

BP

Irving

Amber Way

Lagoon Rd

VFW

125

Telly's

Calef Hwy

Bannigan Ct

Mill St

Ma
Nat

From: Epping Planner <planner@townofepping.com>
Sent: Monday, February 22, 2021 1:12 PM
To: Stef Casella
Cc: Joanna Arendarczyk
Subject: RE: Nottingham Development of Regional Impact

The Epping Planning Board has the follow comment regarding the application for 214 Raymond Road in Nottingham –

- The Board's concern is potential noise impact for the residents on Blake Road in Epping. Aside from that, the Board sees no impacts for this proposal.

Regards,

Kellie Walsh
Town Planner | Code Enforcement Officer
157 Main Street
Epping, NH 03042
603-679-1224 ext. 33
planner@townofepping.com

From: Stef Casella <scasella@strafford.org>
Sent: Friday, February 12, 2021 11:08 AM
To: Epping Town Administrator <administrator@townofepping.com>; Epping Planner <planner@townofepping.com>
Cc: Joanna Arendarczyk <jarendarczyk@nottingham-nh.gov>
Subject: Nottingham Development of Regional Impact

Hello Ms. Walsh and Mr. Dodge,

My name is Stefanie Casella, I am the town planner for the town of Nottingham. I wanted to let you know the Nottingham Planning Board received a site plan application for 214 Raymond Rd and determined it to be a development of regional impact. You will be receiving formal notice in the mail as you were named as a potentially impacted community, but I wanted to give you a heads up the public hearing will be held on March 10, 2021. Please refer to the [Nottingham Planning Board](#) page for the existing materials, and let me know if you would like digital or hard copies of the plan set.

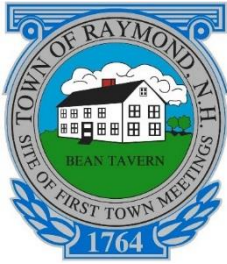
Please feel free to reach out with any questions or comments.

Best,
Stef

Stefanie Casella
Regional Planner
Strafford Regional Planning Commission
150 Wakefield Street, Suite 12
Rochester, NH 03867
[\(603\)994-3500](tel:(603)994-3500) ext 107

www.trafford.org

Please note that, in line with government advice, I am currently working remotely. My preferred method of contact is my SRPC email.



TOWN OF RAYMOND

Raymond Town Hall
4 Epping Street
Raymond, NH 03077
Telephone: (603) 895-7016
www.raymondnh.gov

Nottingham Town Office
Planning Department
139 Stage Rd.
Nottingham, NH 03290

Dear Mr. Dirk Grotenhuis, Planning Board Chair;

The Raymond Planning Board thanks you for inclusion in your Abutter Notice for Development of Regional Impact per RSA 36: 55 through 36.57, your invitation to the hearing, Wednesday, March 10, 2021 at 7:00 PM to consider the Case #21-003-SIT.

After a lengthy discussion of this case at our February 18th meeting, where a full board was present, concerns for aquifer contamination and noise pollution from the event were raised. However, in our final summation, we determined there was no Raymond town wide impact expected, other than minor economic stimulus from event participants for our commercial establishments.

As such, the Raymond Planning Board will not be sending a representative.

Specifically, we urged concerned Raymond residents to participate in the case hearing as individual citizens.

Again, thank you for considering the Town of Raymond regarding this case. Additionally, might I suggest a future joint meeting between our two boards to discuss other issues of mutual concern.

Attached, please find comments from Raymond Fire Chief, Paul Hammond.

Respectfully submitted.


Jonathan N Wood
Raymond Planning Board Chair

Hi Stephanie,

The following are professional opinion & observations.

I am aware of the water-cross events in Nottingham. Regionally the impact most obvious would be a noise issue. There is noise generated at this event, most prominently the engines of the water-cross machines & the announcer using a loudspeaker system. The Town of Raymond does not appear to have a noise ordinance. There being a complaint from the Stingy River Road area, I measured the distance to the nearest resident (Wallace) at over 2500 feet, half a mile direct line not road distance. This seems a reasonable distance to buffer out some of the impact. Further, This event has a curfew of 6PM.

The second regional impact being traffic. The previous series of 3 separate events over the course of a year did not appear to be scheduled to coincide with any other major events such as the 4th of July, or Memorial Day, when Pawtuckaway State Park may be attracting additional tourists utilizing the Route 156 corridor. It did not appear the traffic generated by this event would interfere with Emergency response based on my direct observations. I understand there were parking attendants on site as well as a Police detail to address any issues that may have arose at the event site. Further, parking was discouraged along the Route 156 corridor by said entities.

Paul Hammond

Fire Chief, EMD

Phone: 603-895-3321

1 Scribner Road, Raymond NH 03077

My name is Eric Haskins.
I live at 226 Raymond road.
my home is about 200 yards
from the pond that is used
for skidoo racing.

The property owners
are well within their
rights to conduct business on their
property, the events only happen
a few times a year.
Schedule in advance around
those dates if you want
to have a yard wedding
at your apartment.

To put a restriction on
a personal business on private
property would be unconstitutional
at the least. I, as a neighbor
will take legal action on
their behalf if any absurd
restrictions are put in place.
by the town of Nottingham.

Eric Haskins

March 8, 2021

Re: **Preliminary Review** - Development of Regional Impact – Nottingham Planning Board Case #21-003-SIT; Kubota Trust

Dear Members of the Nottingham Planning Board:

Please accept this testimony on behalf of the Strafford Regional Planning Commission (SRPC) in response to your February 10, 2021 declaration that potential for regional impact exists with regard to the aforementioned application. Per NH RSA 36:55, a Development of Regional Impact means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality.

SRPC received formal notice from the Town of Nottingham of said ***Development of Regional Impact*** on February 11, 2021. We understand that notices were also sent to the Town of Raymond and the Town of Epping. SRPC received a copy of the proposed site plan via email from Scott Frankiewicz of New Hampshire Land Consultants on February 17, 2021 and has also reviewed draft meeting minutes for the February 10, 2021 meeting of the Town of Nottingham Planning Board and other application materials as available on the Town of Nottingham web page for that meeting. We understand the application as a request for site plan approval to conduct Watercross events (typically 2-3 days per event) up to three times a year on a property that currently contains both a private residence and an existing gravel excavation located on NH Rt. 156 in the “Residential/Agricultural” zoning district.

Developments of Regional Impact that are referred to SRPC are considered by SRPC’s Regional Impact Committee, a volunteer board consisting of SRPC commissioners. SRPC staff determined that a quorum of this committee could not be convened prior to the next meeting of the Nottingham Planning Board. The Chair of the Regional Impact Committee has therefore authorized SRPC staff to submit the following comments without holding a public meeting of the Regional Impact Committee.

Transportation, Access, and Parking
<p>Comments: The original application materials do not appear to provide anticipated attendance figures. Written communication from the applicant indicates approximate attendance of 1000 spectators over a three day event plus 20-25 workers and roughly 100 racers and others associated with the event.</p> <p>A traffic count conducted in 2020 estimates Average Annual Daily Traffic (AADT) of 2,866 trips on NH Rt. 156 at the Raymond town line (all AADT figures are 2-way figures). The estimated 1125 people associated with an event would represent a 40% increase to this figure if they all arrived on a single day – spread over 2-3 days the impact would be far less noticeable. These trip figures compare to AADT of 9,586 trips on Rt. 4 at the Nottingham/Barrington town line, 17,159 trips on Rt. 125 just south of Hedding Rd., and 44,658 trips on Rt. 101 east of Depot Rd./Beede Hill Rd. Therefore the traffic impacts on the larger transportation network will be absorbed more easily than any localized impacts in the immediate vicinity of Nottingham and Raymond.</p>

Conflicts with Policies, Plans, and Programs - Noise

Comments: Any event that involves operation of motorized equipment, especially in large numbers, is likely to generate additional noise. However, it should be noted that the subject site contains an existing sand and gravel excavation, which would be expected to involve a certain amount of noise from trucks, machinery, and potentially periodic blasting under existing conditions. Aerial imagery shows low-density residential development along Rt. 156 in both Raymond and Nottingham. Any noise restrictions in place in the Town of Nottingham would equally protect abutters in Raymond – we defer to the other abutting municipalities identified in the regional impact referral regarding the precise extent to which noise patterns would be altered by periodic Watercross events and whether any noise ordinances or other regulation in their communities would otherwise prohibit an event of this type.

Hazardous Materials or Substances

Comments: Parking and circulation areas can be sources of non-point-source pollution if vehicles leak oil, coolant, or other contaminants. Similarly, if it is reasonably anticipated that fueling of snowmobiles will occur on site, small leaks or spills could occur as a result. The Nottingham Planning Board may wish to consider whether areas designated for vehicle parking, camping, and fueling are sufficiently separated from surface water bodies to allow any runoff from these areas to infiltrate and be treated before releasing into the surface water. Watercross would also include potential for an accident involving a snowmobile close to or in the surface water itself; such an accident could result in direct release of vehicle fluids or metals directly into the water. We defer to the Nottingham Planning Board to assess the likelihood of such an accident as compared to other permitted activities such as boating. The applicant has indicated that only dry camping will be permitted in association with the proposed events – this limitation should be made explicit in plan notes and/or conditions of approval to facilitate enforcement and avoid additional nutrient loading on site.

Ecology and Resources

Comments: Surface water maps show the Pawtuckaway River and minor tributaries crossing on or adjacent to this property; these in turn are tributaries of the Lamprey River. As discussed above, these surface water bodies can be sensitive to pollution via runoff. The Lamprey River Advisory Committee may have information regarding the watershed and its habitats on their website at <https://www.lampreyriver.org/>.

SRPC staff also understands that particularly intensive snowmobile traffic through a jurisdictional wetland may constitute a wetland impact requiring a permit from the NHDES wetland bureau. While those permits typically seem to apply principally to high-traffic trails used year-round, the applicant may wish to confirm with NHDES that no such permit is required in this case.

While some loss of topsoil or sedimentation may occur, this site is also used as a sand and gravel excavation; the interplay between these operations should be considered, including whether approval of this proposal would violate any existing conditions of the sand and gravel operation, including any required erosion control measures or reclamation plan.

BARRINGTON
BROOKFIELD
DOVER
DURHAM
FARMINGTON
LEE
MADBURY
MIDDLETON
MILTON



NEW DURHAM
NEWMARKET
NORTHWOOD
NOTTINGHAM
ROCHESTER
ROLLINSFORD
SOMERSWORTH
STRAFFORD
WAKEFIELD

Hazards – Public Health and Safety

Comments: No aspect of this proposal appears to increase the likelihood of flooding, landslide, or other reasonably anticipated event, particularly when considered regionally.
--

Facilities

Comments: The proposed operation does not appear to require expansion of any public facility in adjacent municipalities.

Scenic and Visual Character

Comments: The application does not appear to alter the scenic or visual character of the broader region. We defer to Nottingham and the abutting municipalities regarding interpretation of any impacts to their own scenic and visual character as a result of this proposal.

Housing and Population Growth

Comments: No residential development is proposed, nor would any existing residential units be displaced by this proposal. Nearby properties along Rt. 156 are developed with low-density residential development of a similar nature in both Nottingham and Raymond. The potential for noise impacts to these properties has been discussed above.

We hope that these comments will be useful to you in your review of this project. All materials should be used for informational purposes only. The scope of SRPC's review is intended to focus on the regional impacts of this application, and does not duplicate the Nottingham Planning Board's review for consistency with Town ordinances and regulations. Similarly, references to land use policies in referenced municipalities are not the result of a comprehensive regulatory review, and SRPC defers to these municipalities to provide more comprehensive feedback regarding consistency of the proposed development with their regulations and with the character of their community. Please do not hesitate to contact James Burdin at JBurdin@strafford.org or 603-994-3500 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "James E. Burdin".

James E. Burdin, AICP
Strafford Regional Planning Commission

TOWN OF RAYMOND RESIDENTS

NOTICE OF Case #21-003-SIT- Application from Tami Defrancesco, Trustee of Kubota Trust, requesting approval of a Watercross event to be held three (3) times a year starting in 2021. The property is located at 214 Raymond Road in Nottingham, NH and is identified as Map 69 Lot(s) 8 & 10.

We as Raymond NH Residents are in favor of this Event and have no objection:

Name :

Address:

Mont Wysocki
Ray

6 BAYOU DR Raymond

Kim Lagman
Kim Lagman

12 Manor View Dr. Raymond

Matthew Bodendorf
Matthew Bodendorf

16 BAYHILL RD RAYMOND

Chris Vigneri
Chris Vigneri

15 Margaret AVE

Shauna Atwell
Shauna Atwell

15 Debra ave Raymond

Rhonda Vigneri
Rhonda Vigneri

15 Margaret Ave Raymond

Billie Jo Littlefield
Billie Jo Littlefield

12 Kristy Ct. Raymond

Barbie Ellis
Barbie Ellis

P.O. Box 503 Raymond

Edward A. Knowlton

~~Frank R. Felt~~

310 Rte 27 Apt 10, Raymond

~~Julie Collette~~

Julie Collette

26 Lisa Ave Raymond

Sue Knapp

Sue Knapp

8 Fordway Road Raymond N.H.

Mike Lee

7 Glen Ridge Rd. Raymond

Jessica Hemenway

36 Essex Dr Raymond

TREVER SOUTER 73 HARRIMAN HILL RD

~~73 HARRIMAN HILL RD~~

Paula Boles 73 Harriman Hill Rd
Raymond, NH 03077

Angela Wysocki

6 Bayou Dr. Raymond NH 03077

MICHAEL PERGAMO 24 RAIDERS LN

~~24 RAIDERS LN~~

Anne Walsh 13 Pierce RD

Mary Jane Horne 9 Hummingbird Lane

STEWART SETHLUND 22 Hillside Dr.

Mar2 WJ

6 Walnut Hill Drive

David Esancy 3 Glen Ridge Rd. Raymond ~~Raymond~~

Carl Jones 61 Patriotic Way Raymond