

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

March 22, 2023

Eduard Viel, chair
Nottingham Planning Board
139 Stage Road, PO Box 114
Nottingham NH 03290

Re: Case # 22-002 SUB Concrete Products of Londonderry
100 Smoke Street Subdivision

Dear Mr. Viel:

The above-referenced project is within the quarter mile corridor of the Little River and is, therefore, subject to review by the Lamprey River Advisory Committee (LRAC) in accordance with NHRSA 483. We have made a preliminary review of this project, per your request, and offer the following comments:

1. As noted in the planning board check list, this site is atop an aquifer protection area.
2. The plans indicate that the middle sections of the lots are rich in wetlands. The plans indicate that development will occur along Smoke Street and do not indicate that these wetlands will be altered, but we must assume that landowners will want to access the land behind their houses. Not all wetlands are equally valuable. Based on the functions of these wetlands as determined by a certified wetland scientist, we recommend that plans include the least impactful path to traverse the wetlands on foot and that all measures to exclude four-wheeled vehicles from these wetlands be required. If possible, deed restrictions might be considered.
3. Lot 3 is adjacent to and includes the FEMA Flood Zone A, where floods are to be expected if the Little River overflows its banks. The rivers in the Lamprey River watershed are notoriously flashy, so the risk of flooding should be taken seriously. Any development in the flood hazard zone should be disallowed, both to protect the landowner and people and resources downstream.

4. Full comments at this stage are premature. We don't have a lot of information on the property and how it will be developed such as:

Are there vernal pools onsite?

Has a NHB data check been done on the site?

Will Nottingham Con. Com. review the plans?

Will the lots have paved driveways?

What erosion control will be used during construction?

This is a preliminary review based on available engineering plans and the application that the applicant submitted to Nottingham Planning Board. In addition to these materials, we always want to see the full application that will be submitted to the NHDES for any state permits, which better define risks to wildlife, habitats, hydrology, and other river values which might be impacted by this project. When we receive the pertinent NHDES applications, we will forward our full comments to you.

Thank you for reaching out to consider our concerns.

A handwritten signature in cursive script that reads "Joseph Foley".

Joseph Foley, chair