

Lamprey River Advisory Committee



c/o 71 Allen Farm Road
Northwood, NH 03261
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 17, 2024

Mr. Michael Schlosser
NHDES
PO Box 95
Concord, NH 03302-0095

Re: Pawtuckaway Ridge
Raymond Road
Nottingham, NH
File Number: 240402-069

Dear Mr. Schlosser:

The above-referenced project is within the quarter mile corridor of the Pawtuckaway 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 were alteration of terrain application, signed and dated 3-26-2024, engineering plans dated 3-12-2024, Natural Heritage Bureau Report dated 6-13-2023, valid until 6-13-2024, and other supporting materials.
2. The applicant desires to build a subdivision for 15 or 16 lots (see Sheets 14 and 15, different numbers are used in different places of the application). Total area to be disturbed is 220,713 s.f., with 47,615 s.f of impervious surface.
3. The Natural Heritage Bureau Report indicates that American eels and Blanding's turtles have been reported in the vicinity. The map is in not in color and we cannot discern exactly where the site is in relation to the reported sightings, but the distribution and abundance of Blanding's turtle sightings probably indicate good turtle habitat. Consultation with NHF&G is required; there was no evidence of that correspondence or its

recommendations. The application does not indicate that vernal pools are present or have been ruled out. Given that Blanding's turtles are in the area, vernal pools need to be assessed.

4. The site is located in areas designated in the NH Wildlife Action Plan as Highest Ranked Habitat in the State or Highest Ranked Habitat in the Region.
5. The conservation open space is proposed to be protected by a deed held by the homeowners' association. We question whether a homeowners' association is legally eligible to hold a conservation easement deed; this would be akin to the fox guarding the hen house. The conservation easement should be held by a government entity, such as the conservation commission, or a land trust. Better yet, Nottingham could be deeded the title to the land with a conservation deed restriction. This will give the Nottingham Conservation Commission the right and duty to inspect the property annually and will afford them power to enforce the conditions of the easement.
6. The application states that the open space protects most of the valuable natural resources on the property. We do not see any study indicating what the natural resources on the property are that are being protected. A natural resource specialist should do a study on the property to identify all of the most valuable natural resources.
7. The application indicates that parts of the property lie within the 100-year floodplain, but the plans do not show where.
8. Per narrative, no blasting of bedrock will be required, but roadway grade will be reduced. Where will this material go? In any case, regrading glacial till on the extremely steep slopes could lead to instability elsewhere. Per a citizen letter to LRAC and based on a site tour, the top of mountain will reportedly be reduced by 20 feet to accommodate a turn-around: hard to discern this from the plans alone. A 20-foot cut into steep slopes is significant.
9. No other NHDES permits will be required, but on Plan Sheet 19, culverts are shown crossing the access road and draining into Pawtuckaway River. Are they existing? If not, there are no details for their installation. There are no details about where or how this will be installed.
10. The site is located in an important wildlife corridor and should be left alone to allow continued animal migration unencumbered by development or traffic.
11. O&M manual has no page numbers. It makes recommendations and suggestions, but leaves open how the homeowners' association will handle this. O&M should be mandatory, not left as a suggestion. Licensed PEs need to do inspections. Maintenance of infiltration ponds (7) will be by the

landowner until 50% of the lots have been developed, then by a homeowners association (HOA). Who oversees the creation of the HOA? Notification of the transfer of maintenance responsibility will be sent to DES Alteration of Terrain Bureau? An annual report on the maintenance activities will be sent to the town of Nottingham if requested. Are they aware of this?

12. Lots with substantial steep slopes include #5, 11, 14. Entry road rises approximately 56 feet from Raymond Road to beginning of housing lots, = 5-10% grade. Parts of the entry way show that some steep areas will be reduced to 10%, by what means? Roadway for first lots is proposed at 10% grade, again with grade reductions. Roadway at turn around is 8.3% to 2%.
13. Cape Cod berms are proposed for curbing. Winter maintenance requires Green Sno Pro certified.
14. Drainage report, Page 3 refers to the infiltration ponds as detention ponds and bioretention ponds.
15. Plan sheet 23- there are no compaction specifications for the infiltration pond embankments.
16. Plan sheet 26 – How will the stockpiled soil be protected from erosion during construction?
17. Plan sheet 27- Where does CB #14 drain? Does this flow into the Pawtuckaway River?
18. Per Sheet 24, silt socks need to be removed after every storm. Who will do this?
19. The Dolloff Dam is upstream of this development. This is a high hazard structure that impounds Lake Pawtuckaway and is on the NHDES Dam Bureau list for rehabilitation. Although the dam failure inundation area predicted for the structure does not reach the proposed houses in the development, the access road would be affected.
20. We recommend that no permits be issued for this project.

Thank you for the opportunity to comment on this project.


Grace Levergood, PE, chair

cc: Tracie Sales, NHDES

Nottingham Planning Board
Nottingham Conservation Commission
Christian Smith, PE, csmith@bealsassociates.com