



# Natural Resource Consulting Services

**August 11, 2021**

**Ms. Johanna Cicotte, Owner  
Edwards Properties LLC  
P.O. Box 600  
Lebanon, NH 03766**

**RE: Wetland Investigation – Lebanon Tax Map 78, Lot 58**

**Dear Ms. Cicotte:**

**This letter reports on a brief wetland investigation that my firm, Natural Resource Consulting Services (NRCS), performed at the above-referenced site located east of Little Heater Road, north of Edwards Street and west of Foch Avenue in Lebanon, NH. You requested that we evaluate the presence or absence of jurisdictional wetlands on Lot 78-58. We performed this work during the growing season, visiting the site twice, first on April 22, 2021 and a second time on August 10, 2021.**

## **PREVIOUS WETLAND WORK**

**Cindy Balcius of Stoney Ridge Environmental delineated the lot to the immediate south of the subject property and partially on Lot 78-58 as illustrated on an Existing Conditions map dated April 16, 2020. She showed a narrow 6-10 foot wide man-made ditch leaving the property. She also partially delineated the ditch on Lot 78-58 but didn't finish it because it was beyond her scope of work. My observations of the ditch on the southerly-contiguous lot and on Lot 78-58 were congruent with Ms. Balcius' mapped conclusions.**

## **WETLAND DELINEATION**

**I did not perform a formal wetland delineation during either visit. I did, however use New Hampshire standards as defined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1987) to evaluate the presence or absence of on-site jurisdictional wetlands. NH statute defines wetlands as "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."**

**Three parameters are diagnostic for wetlands: The presence of hydric (wetland) soils, a preponderance of hydrophytic vegetation (plants adapted for**

**growth in saturated conditions), and wetland hydrology. To be considered a wetland all three criteria must be met on undisturbed sites.**

**The standard reference to determine whether or not a plant is a wetland species is the Army Corps of Engineers Website. The website classifies all plants into five indicator categories based upon their frequency of occurrence in various habitat types from Obligate Wet through Obligate Upland.**

**I walked the site twice and evaluated whether or not there were jurisdictional wetlands on Lot 78-58. In the process I attempted to determine vegetative composition, soils, and hydrology of the subject Lot. I diligently examined the area for vernal pools and found none. The area does not, in my opinion, contain any vernal pools or jurisdictional wetlands. The only wet area that I observed was a narrow 6-10 foot wide man-made ditch entering the property from the north and proceeding south, thence southwesterly toward a culvert leading under Edwards Street. There were no other observable culverts or ditches entering Lot 78-58 especially from the east or northeast. Hence the only source of water to the Lot was from the northerly ditch and ground water.**

**There was no vegetation during either site visit. I did look carefully at the eastern side of the Subject Lot and while it was generally damp during the post-snow melt spring visit, it did not appear to be a jurisdictional wetland. I took a soil auger test from the lowest point in that eastern area and it did not indicate hydric soil conditions. My field notes indicate the following:**

**A Horizon 10YR 3/2 Loam 0 – 8"**

**B Horizon 10YR 4/3 Silty Loam 8 – 20" No Redox. Features**


**I am a Certified Wildlife Biologist with a Professional Development Certificate from The Wildlife Society] and I am Certified in Habitat Evaluation Procedures by the U. S. Fish and Wildlife Service [USFWS], I hold a Master's Degree in Wildlife Ecology from Utah State University [1974]. I am also a NH Certified Wetland Scientist [#103] and a co-founder of the New Hampshire Association of Natural Resource Scientists. I founded my business in 1979 and have continuously operated it in the ensuing 42 years.**

**The evaluation of these wetlands is my opinion and has not been verified by State or Army Corps of Engineers [ACOE] Wetland Ecologists. I don't believe the on-site man-made ditch is State or Federal jurisdictional wetland. Since the ditch is man-made and appears to have been excavated into upland soils for the purpose of moving water from the north toward the south across this Lot and since its purpose does not appear to drain any nearby wetlands, I believe State and Federal regulations exclude such areas from jurisdiction. The excess water moving across Lot 78-58 appears to me to be derived from man-created stormwater from the truck stop to the north of the site and is not natural in origin.**

**According to the Grafton County Soil Survey [USDA, 1986], Lot 78-58 appears to me to primarily consists of Soil Type 299, Udorthents. These soils are generally Well Drained and culturally-derived.**

**I have enjoyed working with you on this project. Please contact me to discuss my findings. Thanking you in advance for your confidence in NRCS, I remain,**

**Very truly yours,**

**Peter W. Spear**   
**Certified Wildlife Biologist (TWS)**  
**Professional Development Certificate (TWS)**  
**Certified in Habitat Evaluation Procedures (USFWS)**  
**NH Certified Wetland Scientist (#103)**  
**Professional Wetland Scientist (SWS)**

**cc: Mr. Dan Nash, P.E.**