

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY NEAR A WETLAND

To: All Interested Agencies, Groups, & Individuals

This is to give notice that New Hampshire Housing Finance Authority (NHHFA) and the Town of Woodstock (the Town) have determined that the following proposed action under the FHA Risk Share Mortgage Insurance Funds (Risk Share) under Section 542(c) of the Housing and Community Development Act of 1992 and under the Community Development Block Grant (CDBG) program under Title I of the Housing and Community Development Act of 1974 (PL 93-383) of the U.S. Housing and Urban Development (HUD) is located in a wetland and NHHFA and the Town will be identifying and evaluating practicable alternatives to locating the action in the wetland, and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Protection of Wetlands. The project known as Peeling Village Housing Development, located at NH Route 112, Lost River Road, North Woodstock, New Hampshire (Tax Map 105 and Lot 20) will consist of residential housing on a currently undeveloped parcel of land comprising approximately 7.9 acres. The project design will include new construction of four residential, multifamily buildings providing 58 units, driveway, parking lots, stormwater management ponds and bioretention area, utility connections, and dumpster pads. Forested wetlands will be impacted by the proposed project and include approximately 9,880 square feet of permanent impacts to wetlands; the majority of impacts are associated with the driveway access off of NH Route 112. The subject property also includes 100-year floodplain but the proposed development is located outside of the floodplain and no permanent impacts are anticipated.

Many natural and cultural resources, including fertile soils, endangered species and archaeological resources can be found in wetlands, making wetlands sensitive to disruption. In addition, wetlands as a natural system can be important during flood conditions, in respect to natural moderation of floods and preservation of water quality, therefore sensitivity of the wetland must be considered during the development.

There are three primary purposes for this notice. First, people who may be affected by activities in wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about wetlands can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the New Hampshire Housing Finance Authority, P.O. Box 5087, Manchester, NH 03108, Attention: Christine Lavalley or via email at clavalley@nhhfa.org on or before April 25, 2024. A full description of the project may be emailed by contacting Christine Lavalley at NHHFA at clavalley@nhhfa.org. Written comments must be received by the Town for CDBG funding for this project at the following addresses on or before April 25, 2024: Charyl Reardon, Chairman, Board of Selectman, Town of Woodstock, 165 Lost River Road, P.O. Box 156, North Woodstock, NH, 03262. A full description of the project may be provided by emailing Judy Welch at admin@woodstocknh.gov.

Date: April 10, 2024