

**MINUTES FOR THE NOVEMBER 13, 2002 CONSERVATION COMMISSION MEETING
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE
Conference Room A**

3:30 p.m.

November 13, 2002

MEMBERS PRESENT: Chairman Alanson Sturgis; Members Carlton McNeil, Allison Tanner, Brian Wazlaw, alternate Steve Miller

ALSO PRESENT: Peter Britz, Environmental Planner

ABSENCE EXCUSED: Don Green, Charles Cormier and J. Lyn Walters

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Chairman Sturgis called the meeting to order at 3:40 p.m.

I. ACCEPTANCE OF MINUTES

Mr. McNeil made a motion to accept the minutes of the October 9, 2002 Conservation Commission meeting and was seconded the motion passed unanimously.

II. CONDITIONAL USE PERMIT APPLICATIONS

A) Dr. Cahill for 2837 Lafayette Road (This application was tabled at the October meeting)

Mr. Britz explained to the Commission members that this application had been tabled at the previous meeting since a report had been requested from a wetlands scientist on where the boundary was located in relation to the wetlands area. The report has been received and indicates that the boundary was further away then the required 100'; therefore, a Conditional Use Permit is not needed.

Ms. Tanner made a motion to take the application off the table and was seconded and all agreed with a 5 – 0 vote.

The motion was made to accept the report from the Environmental Planner and to reflect that a Conditional Use Permit is not needed. The motion was seconded and the motion passed unanimously with a 5 – 0 vote.

Mr. Britz stated he would also present the report to the Planning Board.

B) lafolla Company for Banfield Road

Bernard Pelech, Esquire representing Richard Sylvester and the John lafolla Company as well as Millette, Sprague and Colwell. Mr. Colwell presented a plan showing the very small location of the proposed building that will be in the wetlands buffer as well as the related parking for the building. He also indicated on the plan where the proposed septic area is being planned; however, he wanted the Commission to know there were no plans as yet for the septic area.

Mr. Colwell of Millette Sprague and Colwell, stated there is a man made wetlands area on the property and presented photographs of the property showing different elevations. He added that the storage building will be 26,000 s.f. and the owner of the building has a structure similar to what is being proposed in North Hampton. There are existing culverts on this property and there is a small section that has an opening that runs off of Banfield Road and is paved with gravel.

Mr. Mike lafolla, the owner of the property stated there is an existing dam that handles the drainage out of the quarry; which acts to create a detention pond at this location. The proposed location for the septic system is clearly being designed at this time on the best possible location for this use as indicated on the plan.

Mr. lafolla stated that no approval is needed from the wetlands because the area will be more than 50' from the wetlands area and the water run off will be diverted into the proposed 5' drainage swail. The site has a natural slope that tends to move to the west

Chairman Sturgis asked if the natural buffer would be protected? Mr. lafolla replied that right now there is no buffer.

The question was asked if the building could be made smaller? Mr. Colwell replied that the owner had considered this; however, the owner is requesting a larger building.

Mr. Sturgis stated he feels the building is much too large for the site.

The motion was made to approve the application with the proviso that TAC review the drainage plan to ensure that the water is properly treated before it gets to the wetlands area. All approved with a 5 – 0 vote.

III. STATE WETLANDS BUREAU PERMIT APPLICATIONS:

A) PDA for Piscataqua River

Mr. Gino Marconi, the Director of the Port Authority, stated the existing 480 s.f. floating dock and 6 piles will be removed. The proposal is to remove the existing floats and pilings and add three 8' x 20' sections for new floats that will be fabricated in their shop and installed at the site; however, the location of the floating dock will be moved 40' north and 20' east. The existing gangway will be reused and a new concrete pier deck will be constructed.

Mr. Marconi stated the Harbormaster facility is in desperate need of repair for personnel safety as well as being in close proximity to the Burge Dock that is resulting in navigational hazards. The dock has become a safety issue and added the proposal will allow for better use of the dock and provide adequate safety for personnel.

Mr. Carlton stated he visited the site and added the square feet of the dock will be the same as the existing dock and should be no harm to marine life.

Ms. Tanner made a motion to approve the application and recommend approval to the State Wetlands Bureau and was seconded. The motion passed unanimously with a 5 – 0 vote.

B) PSNH for Schiller Station, Piscataqua River

Felicia Giordano, from PSNH Schiller Station, stated that this proposal is to install 39,000 s.f. of rock rip-rap to prevent further erosion and stabilize the river bank by the station where there is 5,000 linear feet of shoreline owned by Public Service on the Piscataqua River. This river has powerful currents that has caused erosion and some minor ground water runoff. She presented photographs showing that it is critical to get this project underway.

Ms. Giordano stated that the preferred way to stabilize the shoreline is vegetative stabilization which involves seeding and mulching or reducing the slope of the bank; however, rip-rap was chosen over vegetative stabilization because it has been shown that vegetative screening is incapable of holding the soil. Rip-rap has the least environmental impact on the wetlands in this project. It is planned that an extra layer of rock will be placed on top of the existing rock. The NHDES will require a recommendation from the Commission.

Ms. Giordano stated construction for the project is expected to take place in 2002 and 2003. Once a permit has been received and a contractor has been selected, the contractor will coordinate work with the NHDES Wetlands Bureau.

Mr. McNeill made a motion to recommend approval to the State Wetlands Bureau; Ms. Tanner seconded.

Chairman Sturgis wished that he could view the size of the rock that would be used. Ms. Giordano stated she would make sure that the new rock will match the existing rock the whole length of the shoreline.

C) Aranco Oil Company for 766 Lafayette Road, Sagamore Creek

Mr. John Chagnon of Ambit Survey, stated the existing canopy at 766 Lafayette Road is triangle shaped and the proposed new canopy will be square with rounded corners. The proposed new canopy will be triangle shaped and will be 1,690 s.f. larger than what is existing. The water runoff from the new canopy will be much less than what is existing and will be re-directed away from the wetlands into a catch basin. The new canopy will not affect the wetlands area any more than it is existing and will be similar to the run-off from the existing canopy and there will be no

posts or columns into the wetlands only the surface of the canopy will extend over the wetlands.

The motion was moved and seconded to recommend approval to the State Wetlands Bureau and approved unanimously with a 5 – 0 vote.

IV. OTHER BUSINESS

Ms. Hayden stated that another letter of endorsement is needed for the Pierce Island project for an application for New Hampshire Environmental Services under their watershed restoration grant proposal program. Trails are being designed to be used on the property. There is very much erosion at Pierce Island as well as the deck of the pool is being eaten away. The Commission members all agreed that the letter should be written.

Mr. John Burke, the Division Director of Parking and Transportation, stated there has been much discussion about the project for Newcastle Avenue. The seawall has deteriorated along Newcastle Avenue and has caused safety issues. This is a project for the City that has become high-priority. A photo rendition was presented that indicated what Newcastle Avenue would look like after the project has been completed. The Commission members all agreed that this area would be enhanced greatly with the proposed alterations. The existing telephone poles will be taken down and the wiring will be placed underground. It was stated that hopefully the project would be started in the spring and completed during the summer months and added that there will be bumpouts along the sidewalk area where antique lighting will be placed overlooking benches located where the bumpouts are. During construction there will be one-way traffic along the roadway and during the evening hours two-way traffic will resume. He added that he hoped to submit a permit within the next two weeks.

V. NEXT SCHEDULED MEETING

The next scheduled meeting will be on December 11, 2002.

VI. ADJOURNMENT

There being no further business to come before the Commission, the motion was made and seconded and approved unanimously to adjourn at 5:10 p.m.

Respectfully submitted,

Joan M. Long
Planning Department Secretary

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