

# MINUTES OF THE JULY 9, 2003 CONSERVATION COMMISSION MEETING

## CITY OF PORTSMOUTH CONSERVATION COMMISSION CONFERENCE ROOM "A"

3:30 P.M.

JULY 9, 2003

**PRESENT:** Chairman Alanson Sturgis; Members. Carlton McNeil, Allison Tanner; Steven Miller; and, Brian Wazlaw

**MEMBERS EXCUSED:** Charles Cormier; J. Lyn Walters; and Donald Green

**ALSO PRESENT:** Peter Britz, Environmental Planner

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Chairman Sturgis called the meeting to order at 3:30 p.m.

1. Ms. Tanner made a motion to accept the minutes from meeting of June 11, 2003; Mr. McNeil seconded and were approved with a 4 – 0 vote.

2. **Conditional Use Permit Applications:**

- a) **Aranco Oil Co. for Route 33 (This application was tabled to this meeting at the request of the applicant)**

Chairman Sturgis stated at the suggestion of the applicant's attorney, Malcolm McNeill the application be tabled to a time uncertain, pending receipt of a report from an independent wetlands scientist on the wetlands boundary location". The motion was approved unanimously with a 4 – 0 vote.

A letter will be sent to the Rockingham County Conservation District requesting the services of an independent wetland scientist to verify the location of the wetland boundary. The selected scientist will be asked to review past information about this site, and coordinate with appropriate agencies, in order to determine that any wetland fill which has been placed on this site previously, has received the appropriate approvals.

- b) **Richard & Charlotte Maffei for 258 Buckminster Way**

Mr. Rick Maffei, stated he has been living in this area since March of this year. He presented a PowerPoint presentation to illustrate his application to the Commission members. He has two large vehicles and he was told when he purchased his property that it would be OK to park the large vehicles on the driveway; however, what he didn't know was that the vehicles would be within the 100' of the buffer zone to the wetlands. However, he was advised that he needed to obtain a permit from the Conservation Commission to allow the trucks to be parked 40' from the wetlands area. He added that heavy trucks came to the property and damaged his grass as well as the existing hot top. Mr. Maffei stated he is planning to put in pavement where it existed in the past and create a parking area beside his garage with a base of gravel and a surface of

crushed stone. To leave it the way it exists will create an eyesore for the neighborhood; to remove the fill, if permission is not granted, will create a tremendous impact on the wetlands by bringing in trucks, backhoes, frontloaders or whatever is needed to pull the fill out. The project will all be environmentally friendly and he added, it will not have a significant impact on the wetlands. He presented photographs on PowerPoint that showed the neighborhood is very well maintained and manicured. Mr. Maffei stated that he would like the project completed by July 20, 2003.

Mr. Maffei stated the project will only need a two to three person crew. Permeable material will be used throughout and erosion control is already in place; replace the hot top material; grass embankments on the side of the property and will minimize the impact to the wetlands.

Mr. Maffei stated phase I of the project has already been completed on June 20<sup>th</sup> which was before he knew anything about the 100' buffer zone.

Ms. Tanner inquired if the finish would be permeable material? Mr. Maffei replied that was correct; however, some of the hot top area that was damaged will be replaced.

Ms. Tanner made a motion to recommend granting the Conditional Use Permit; Mr. McNeil seconded and commended the applicant for an excellent presentation that was well thought out. The Commission members all agreed and that they appreciated the presentation and congratulated the applicant for his work.

Mr. Wazlaw stated that the permeable service will be gravel and crushed stone and who will inspect this project when it is completed. Mr. Britz replied that he would be happy to take a photograph of the project after it is completed for the Commission members to review.

The motion passed with a 5 – 0 vote to make a favorable recommendation to the Planning Board.

**c) Seacoast YMCA for 550 Peverly Hill Road**

Mr. Eric Weinrieb, the Engineer for the project, stated that the YMCA is proposing to expand their parking lot to better service their members. To allow this expansion will provide a safer site access because it will provide a designated drop off area and will eliminate all vehicles from backing into the travel lanes except the handicap.

Mr. Weinrieb stated the new plan will increase the vegetative buffer between the wetlands and the impervious area from 44' to 69'. The water runoff from the parking lot will continue to flow across the parking lot and discharge into the vegetative buffers.

Mr. Weinrieb stated the future expansion for the building and the parking lot are shown on the plans; however, at this time, the timetable and definitive planning are uncertain for this future expansion.

Mr. Wazlaw asked how many parking spaces were within the buffer? Mr. Weinrieb replied 5 spaces. Mr. Wazlaw asked if there was any other alternative plan for these parking places. Mr. Weinrieb replied that the proposed plan is safer than putting the five parking spaces elsewhere on the lot.

Chairman Sturgis asked the total parking spaces on the lot? Mr. Weinrieb replied 97 spaces.

Chairman Sturgis asked if the five spaces in the buffer could be eliminated? Mr. Weinrieb replied that he would rather not do away with these spaces.

Ms. Tanner made a motion to recommend approval to the Planning Board; Mr. Miller seconded. Ms. Tanner stated she did not like to see anything impervious in the buffer; however, she added that she can understand the reasoning, and this is a reduction of impervious surface in the buffer.

Chairman Sturgis stated he would rather not see the five parking spaces close to the buffer.

The motion to approve passed with a 5 – 0 vote.

**3. Other Business**

Chairman Sturgis stated that Planning Board denied the request for a Conditional Use Permit for property located on McGee Drive; however, the Commission granted the Conditional Use Permit at their June 11, 2003 meeting. The Planning Board denied the application because they were afraid that chlorine would splash onto the wetland area. The applicant did indicate at our June 11, 2003 meeting that chlorine would not be used.

**4. Next scheduled Meeting: August 13, 2003**

**5. Adjournment**

There being no further business to come before the Commission, at 4:00 p.m. the motion was made and seconded to adjourn to the next scheduled meeting on August 13, 2003 in Conference Room "A" at 3:30 p.m.

Respectfully submitted,

Joan M. Long  
Secretary  
Planning Department

/jml