

**ACTION SHEET  
REGULAR MEETING  
CONSERVATION COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
1 JUNKINS AVENUE  
Conference Room "A"**

**3:30 PM**

**March 14, 2007**

**Members Present:** Chairman Steven Miller; Vice Chairman James Horrigan; Members, Allison Tanner, Barbara McMillan, Eva Powers, Skye Maher, and Alternates Mary Ann Blanchard and Richard Adams

**Members Excused:** Brian Wazlaw

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

\*\*\*\*\*

**I. PSNH PRESENTATION**

This item was rescheduled to the April 11, 2007 meeting.

**II. STATE WETLANDS PERMIT APPLICATIONS**

- A. Standard Dredge and Fill Application  
518 New Castle Avenue  
Assessor Map 205, Lot 3  
Helen I. Garvey, owner

The Commission recommended **approval** (7-0) of the application with the following stipulation:

- 1) That the applicant be requested to plant native vegetation in an area roughly the equivalent of the area of unintentional construction impact to serve as mitigation after the fact in the tidal buffer zone.

- B. Standard Dredge and Fill Application  
24 & 33 Johnson Court  
Assessor Maps 102 & 110, Lots 47 & 12  
Sean & Lina Tracey, Guthrie R. and Elizabeth VC Swartz, owners

The Commission recommended **approval** (7-0) of the application with the following stipulations:

- 1) That the dry well location be moved to the east to avoid the trees on the South Mill Pond.

- 2) That plantings of obligate wetland species be added along the western property for the purpose of treating the water prior to entering the flared drain.

- C. Standard Dredge and Fill Application  
US Route One Bypass (Meadowbrook Inn Redevelopment)  
Assessor Map 234, Lot 51  
Key Auto Group, Inc., owner

The Commission recommended **denial** (4-3 vote) of the application for the following reasons:

- 1) The development was too intensive for the site.
- 2) Engineering on the site would reduce the width of the corridor for wildlife passage.
- 4) The development poses a danger to the Hodgdon Brook Restoration project.
- 5) The proposed retail building was too large for the site.
- 6) There was concern about the traffic flow.
- 7) There was concern that the site had already been altered.

The Commission also requested that a public hearing be held on this application.

### III. CONDITIONAL USE PERMITS

- A. US Route One Bypass  
Meadowbrook Inn Redevelopment  
Assessor Map 234, Lot 51  
Key Auto Group, Inc. owner

The Commission's motion to **recommend denial of the application** passed with a 4-3 vote. The Commission stated the following reasons:

- 1) That the proposal would leave too narrow a buffer zone from the edge of Hodgson Brook.
- 2) That sufficient consideration had not been given to natural vegetation to treat storm water coming from the site.
- 3) That the land was not reasonably suited to the use.
- 4) That there was concern that the buildings would protrude into the buffer zone.
- 5) That it posed a danger to the Hodgson Brook Restoration project.

### IV. OTHER BUSINESS

- A. Prime Wetlands Assessment Update – Peter Britz

Due to the late hour, this item will be rescheduled to a future date.

- B. Schedule site visit – 1800 Woodbury Avenue

Staff and Commission members are in the processing of setting a date for a site visit.

C. Conservation News Bulletin

Due to the late hour, this item will be rescheduled to the April 11, 2007 meeting.

**V. APPROVAL OF MINUTES**

January 10, 2007

It was moved, seconded, and passed unanimously to approve the minutes as presented.

**VI. ADJOURNMENT**

At 6:35 p.m., it was moved, seconded, and passed to adjourn the meeting.

Respectfully submitted,

Liz Good  
Conservation Commission Secretary