

**MINUTES
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
CONFERENCE ROOM "A"**

3:30 P.M.

AUGUST 8, 2012

MEMBERS PRESENT: Vice Chairman Mary Ann Blanchard; Members Allison Tanner, Barbara McMillan, Elissa Hill Stone, Peter Vandermark, Rich DiPentima; Alternate Shelley Saunders

MEMBERS ABSENT: Chairman Steve Miller

ALSO PRESENT: Peter Britz, Environmental Planner

I. OLD BUSINESS

A. Approval of minutes – July 11, 2012

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

II. STATE WETLANDS BUREAU PERMIT APPLICATIONS

A. Standard Dredge and Fill Application
Middle Road Bridge and Islington Street Bridge
NH Department of Transportation, owner
Assessor Map ROW, Lot ROW
(Request to postpone to the September 12, 2012 meeting)

At the applicant's request, the Commission voted unanimously (7-0) to postpone the application to the September 12, 2012 meeting.

In Chairman Miller's absence, Vice Chairman Blanchard conducted the meeting. She stated that because items B, C, and D required conditional use permits as well, the Commission would take up both applications at the same time but would vote on them separately.

B. Standard Dredge and Fill Application
990 Lafayette Road
Paul Kamakas, owner
Assessor Map 253, Lot 13

Mr. Eric Saari of Altus Engineering was present to speak to the application. He stated the parcel was adjacent to the Bratskellar and Dinnerhorn Restaurants. He explained that a few months ago, the applicant removed some trees and disturbed some wetlands, including tidal wetlands. As a result, they have put together a remediation plan as well as a conditional use application and a standard dredge and fill application. He showed the area that would be re-stabilized on a displayed map and explained that twelve inches of top soil would be removed and replaced to take care of any invasive species that might remain. He added that there would be plantings and boulders placed along the perimeter to discourage future encroachments.

Mr. Britz stated that the applicant has fully cooperated and was not aware that he was violating the ordinance.

Vice Chairman Blanchard asked if there were questions for the applicant. Hearing none, she asked for a motion. She explained that they would take up the State Standard Dredge and Fill application first.

Ms. Tanner made a motion to recommend approval of the application to the State Wetlands Bureau as presented. The motion was seconded by Ms. Stone. There was no discussion.

The motion to recommend approval of the application to the State Wetlands Bureau as presented passed by a unanimous (7-0) vote.

Vice Chairman Blanchard then took up the conditional use permit application. She asked the Commission if there were any questions for the applicant. Hearing none, she asked for a motion.

Ms. Tanner made a motion to recommend approval of the application to the Planning Board as presented. The motion was seconded by Ms. Stone. There was no discussion.

The motion to recommend approval of the application to the Planning Board as presented passed by a unanimous (7-0) vote.

- C. Standard Dredge and Fill Application
 - Corridor along I-95 and railroad tracks, starting at Greenland town line
 - City of Portsmouth, owner
 - Public Service of New Hampshire, applicant
 - Assessor Maps ROW, Lots ROW

Mr. Nick Golon of TF Moran and Mr. Jim Mayo of Public Service of New Hampshire were present to speak to the application. Mr. Golon stated that the project was a line project that ran along I-95 beginning at the Ocean Road substation in Greenland to the 477 ACSR conductor in Portsmouth. He said that at first glance, it looked like there were extensive impacts but there would only be 126 feet of permanent impacts. Mr. Golon explained that the lines needed to remain in the current locations. They have flagged all of the wetlands, evaluated them and determined the best way to go down the center of the corridor. He also pointed out that a section runs through the Great Bog and so they have been in discussions with Dori Wiggin of DES to

determine how best to go about the project. He concluded by stating that this was a project that would better serve the community.

Ms. Tanner asked where the vehicles would be parked when there was no work occurring. Mr. Mayo said that the project would originate out of the substation so that during the off hours, the equipment could be moved to the substation. He added that they could make it a condition of the approval.

Ms. Saunders asked about access points and what would be the change in square footage if they were denied access in some areas. Mr. Golon said that it should not be something that was contested but there was the potential of an additional 3,000 square feet of impact if for some reason the DOT was unwilling to work with them.

Vice Chairman Blanchard asked about the time frame for the work. Mr. Mayo said it would take no more than two months and that they would begin around the first of the year. Vice Chairman Blanchard asked if the poles would be wood or metal. Mr. Mayo said that they would be wood poles. Vice Chairman Blanchard asked if the poles would have concrete foundations. Mr. Mayo replied no, and said that the poles would be directly embedded.

Vice Chairman Blanchard asked about the status of the application with the town of Greenland. Mr. Golon explained that the application had been filed with them and they have requested no further action. Mr. Mayo pointed out that there are only two poles located in Greenland.

Mr. DiPentima asked if the poles were treated to handle the water that they would be in. Mr. Golon said that the poles were treated in accordance with the PSNH's standards. Mr. Mayo added that they use a lot of western red cedar poles that have a lot of natural protection in them. They should last about 80-90 years.

Ms. Saunders asked how much additional power the project would provide the community. Mr. Mayo said he could not be sure, that was not his specialty but stressed that these were important lines.

Ms. Tanner asked what types of mats they would be using. Mr. Mayo stated that was typically left up to the contractor. He said they could be either timber mats or plastic mats.

Ms. McMillan noted that there were a lot of phragmites and she cautioned that the equipment could spread them even more. Mr. Golon said they would make sure that the mats were properly cleaned when moving them from one place to another. They would be writing that condition in the specification.

Hearing no other questions, Vice Chairman Blanchard asked for a motion for the State wetland permit application. Mr. DiPentima made a motion to recommend approval of the application to the State Wetland Bureau as presented.

Ms. Tanner stated that she would like to add two conditions to the motion:

- 1) That the vehicles are parked at an off site location and not in the wetland area at night.
- 2) That the mats are cleaned when moved from one location to another so as to not spread invasive species.

The motion was seconded by Ms. McMillan. There was no discussion.

The motion to recommend approval of the application to the State Wetlands Bureau passed by a unanimous (7-0) vote with the following stipulations:

- 1) That the vehicles are parked at an off site location and not in the wetland area at night.
- 2) That the mats are cleaned when moved from one location to another so as to not spread invasive species.

Vice Chairman Blanchard stated that they would now vote on the conditional use permit application.

Ms. Tanner made a motion to recommend approval of the application to the Planning Board with the same stipulations. The motion was seconded by Ms. McMillan. There was no discussion.

The motion to recommend approval of the application to the Planning Board with the following stipulations passed by a unanimous (7-0) vote:

- 1) That the vehicles are parked at an off site location and not in the wetland area at night.
- 2) That the mats are cleaned when moved from one location to another so as to not spread invasive species.

D. Minimum Impact Expedited Application
105 Bartlett Street
Ricci Supply Company, Inc., owner
Assessor Map 164, Lot 1

Mr. Ed Hayes, president of Ricci Supply Company, Mr. Zeke Morrell, employee at Area Mill Works which is associated with Ricci Supply Company, and Mr. Alex Ross, of Ross Engineering were present to speak to the application.

Mr. Hayes gave the Commission some history of the site and the company. He said that he was cognizant of the effect their activities have on the adjacent North Mill Pond and would do everything possible to limit the negative effects that the proposed construction might cause.

Mr. Morrell stated that they have a lot of customers who wish to stay away from the large box stores and support local businesses. He felt the new building would give their business some good exposure and would increase business.

Mr. Ross explained the site plan to the Commission. He pointed out that the portion highlighted in red showed the section that would be removed and replaced. The footprint would not change.

He told the Commission that they have been through the Technical Advisory Committee process and have been approved with various stipulations. He explained that the major improvement to the site was to grab all of the storm water that they could and direct it to rain gardens. He pointed that on the rear of the site, there was a system of catch basins that currently collect the run off and send it into the City sewers. He said that they have been working with the City engineer to come up with a way to separate the storm water from the sewer but that it would not be a part of this project at this time. He explained that the area around it was owned by a different entity and they did not have the authority to do it.

Ms. Tanner asked if the existing building had a flat roof. Mr. Ross said that it was very flat with a slight pitch toward the Mill Pond.

Ms. Saunders asked if they had a consistent flooding problem. Mr. Morrell said that they did not have a flooding problem but the roof was leaking. He added that the building had a series of additions so some parts of the building had differential settling. Ms. Saunders said that she recalled that the area flooded regularly. Mr. Hayes said that it does not flood anymore since the City did major work in the area. Ms. Saunders asked Mr. Ross to point out on the map the areas where the City did work. He showed her those areas.

Ms. Stone asked Mr. Ross to show where the drains were, what direction they were going, and where water would discharge to. Mr. Ross said it flowed north.

Vice Chairman Blanchard asked if there would be foundation work. Mr. Ross said that the portion highlighted in red would be a new building with a new foundation. Ms. Saunders asked if sidewalks would be installed. Mr. Hayes replied yes.

Vice Chairman Blanchard asked if there were any more questions for the applicants. Hearing none, she asked for a motion to address the State Wetlands permit application.

Ms. Tanner made a motion to recommend approval of the application to the State Wetlands Bureau as presented. The motion was seconded by Ms. Stone. There was no discussion.

The motion to recommend approval of the application to the State Wetlands Bureau as presented passed by a unanimous (7-0) vote.

Vice Chairman Blanchard took up the conditional use permit application next and asked for a motion.

Ms. Tanner made a motion to recommend approval of the application to the Planning Board as presented. The motion was seconded by Ms. Stone. There was no discussion.

The motion to recommend approval of the application to the Planning Board as presented passed by a unanimous (7-0) vote.

III. CONDITIONAL USE PERMIT APPLICATIONS

1. 120 Spaulding Turnpike
Two Way Realty, LLC, owner
Assessor Map 236, Lot 33
(This item was postponed at the July 11, 2012 meeting.)

At the applicant's request, the Commission voted to postpone the application to the September 12, 2012 meeting.

2. 333 Borthwick Avenue
HCA Health Services of NH, owner
Assessor Map 240, Lot 2-1

Mr. Jorge Panteli and Ms. Jennifer Zorn, both of McFarland Johnson and Mr. Bill Duffy of Portsmouth Regional Hospital were present to speak to the application.

Mr. Panteli stated that they would like to build a helipad to allow helicopters to land at the hospital. He showed the Commission a site map and showed the location of the proposed helipad. The area they were proposing was in the wetland buffer.

Mr. Panteli said that the helipad was designed to meet FFA design standards. He explained that during the Pre-TAC and TAC meetings, they discussed the flight path. He added that the helicopter operators would be in touch with the tower at Pease Tradeport. He also pointed out that there were three gates that would control traffic when helicopters are arriving and departing. Hospital security would manage those gates. Mr. Panteli said that they have elevated the pad by six inches and the secondary area around it. This allowed them to take areas that were existing pavement and make them pervious pavement.

Mr. Panteli told the Commission that during the TAC meeting, a question was raised about the seed material. It was recommended that a wetland seed mix was used and that fertilizers not be used within 25 feet of the wetland. As a result, they were proposing to use a low phosphorus fertilizer. Mr. Britz said a slow release fertilizer could be used. Mr. Panteli showed an area bordering the wetland where they were proposing to use a crown vetch seed mix.

At this point in the meeting, the discussion moved to the topic of how to control the phragmites. Mr. Panteli said that the phragmites would be cut down a couple times per year.

Ms. Tanner asked how they planned to handle the flow of stormwater from the pad. Mr. Panteli said they would be relying on catch basins and showed their locations on the displayed map.

Mr. DiPentima asked if the plan had received other approvals. Mr. Duffy said that there has been a lot of coordination with McFarland Johnson with regard to the various approvals needed. Mr. Panteli said that they have met with the FAA and the FAA has evaluated the plan. Mr. Duffy added that the FAA wanted to make sure that they have communicated their plans with Pease.

Ms. Saunders asked if this would be a private helicopter service. Mr. Duffy said they did not have a contract with them but that they were their general service contractors.

Mr. Vandermark was curious to hear how much use they anticipated. Mr. Duffy said that they were the only hospital in New Hampshire that did not have a helicopter pad. Currently, the hospital uses Pease but precious time is lost in transportation to the hospital. He said they were also trying to plan for the future as well.

Ms. McMillan asked how the pad and the perimeter pavers would be kept free from the snow. Mr. Panteli said it would be snowblown. Ms. McMillan asked if the maintenance crew would be trained on how to plow over pavers. Mr. Panteli said they would treat it as they do grass. Discussion continued about the maintenance of the vegetation in the area.

Mr. Britz clarified that the ordinance prohibited the use of fertilizer within 50 feet of the wetland. He added that within 50-100 feet, a low phosphorus, slow release fertilizer could be used.

Ms. McMillan asked if there would be training for the maintenance crew who would be maintaining the vegetation and cutting down the phragmites. She suggested that they follow guidelines by the State. Mr. Panteli said that it could be incorporated into the contract.

Hearing no other questions, Vice Chairman Blanchard asked for a motion. Ms. McMillan made a motion to recommend approval of the application to the Planning Board as presented with the following stipulation:

- 1) That best management practices, as recommended by the Department of Environmental Services, are followed for phragmites control.

The motion was seconded by Ms. Tanner. There was no discussion.

The motion to recommend approval of the application as presented to the Planning Board with the following stipulation passed by a unanimous (7-0) vote:

- 1) That best management practices, as recommended by the Department of Environmental Services, are followed for phragmites control.

3. 990 Lafayette Road
Paul Kamakas, owner
Assessor Map 253, Lot 13

This item was addressed at the same time as the Standard Dredge and Fill application for the same address at the beginning of the meeting.

4. Corridor along I-95 & railroad tracks, starting at Greenland town line
City of Portsmouth, owner
Public Service of New Hampshire, applicant

Assessor Maps ROW, Lots ROW

This item was addressed at the same time as the Standard Dredge and Fill application for the same address at the beginning of the meeting.

5. 105 Bartlett Street
Ricci Supply Company, Inc., owner
Assessor Map 164, Lot 1

This item was addressed at the same time as the Standard Dredge and Fill application for the same address at the beginning of the meeting.

IV. OTHER BUSINESS

1. Update of wetlands brochure

Mr. Britz, Mr. Vandermark, Ms. McMillan, and Ms. Tanner updated the rest of the Commission on the status of the wetlands brochure. It was reported that a letter was in the process of being created that, upon completion, would be sent to people living in wetland buffers. The letter would inform them of wetland restrictions and regulations and would also advise them to visit a website for additional information.

Vice Chairman Blanchard advised the Commission to keep the material that was submitted for the two postponed applications as they would be heard at the September meeting.

V. ADJOURNMENT

At 4:40 p.m., it was moved, seconded, and passed to adjourn the meeting.

Respectfully submitted,

Liz Good
Conservation Commission Recording Secretary

These minutes were approved at the Conservation Commission meeting on Sept. 12, 2012.