

**MINUTES
CONSERVATION COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 p.m.

January 14, 2015

MEMBERS PRESENT: Chairman Steve Miller; Vice Chairman MaryAnn Blanchard;
Members, Allison Tanner, Barbara McMillan, Elissa Hill Stone;
Alternates Kimberly Meuse

MEMBERS ABSENT: Peter Vandermark, Alternate Matthew Cardin

ALSO PRESENT: Peter Britz, Environmental Planner/Sustainability Coordinator

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I. ELECTION OF OFFICERS

1. Chairman
2. Vice Chairman

Chairman Miller stated that the election of officers would take place at the end of the agenda.

II. STATE WETLANDS BUREAU PERMIT APPLICATIONS

- A. Standard Dredge and Fill Application
30 Bartlett Street (Cate Street Redevelopment)
Merton Alan Investments, LLC, owner
Assessor Map 165, Lot 1
(This item was postponed at the December 10, 2014 meeting.)

Mr. Brendan Quigley of Gove Environmental Services and Mr. Patrick Crimmins of Tighe & Bond were present to speak to the application. Mr. Quigley stated that they hoped to answer more of the Commission's questions about the project. He pointed out that they did not have any new information to present as there has been no changes to the project since last month's meeting.

Chairman Miller stated that he thought what the Commission was concerned about was the stormwater treatment and the landscaping. He asked them to start off with stormwater treatment.

Mr. Crimmins said that there was an increase in impervious area so as a result, they were proposing to provide stormwater management function to meet grades and volumes and to provide stormwater treatment. He explained they have designed two rain gardens to be located at the two ends of the site. The rain gardens will collect stormwater runoff from the parking

areas, the roof, and the patio area. He added that the design was equal or to less than the flow rates in the 2, 10, 25, and 50 year storm events. He pointed out that the calculations were broken out in the table in the submitted drainage analysis.

Chairman Miller asked if the roof run off would go to the back rain garden. Mr. Crimmins said no. He explained the watershed plan in the drainage analysis showed where water would be drained to. He estimated that about a third of the water would go to the rear rain garden and the remaining areas that would be captured and would go to the front drainage area.

Ms. Stone asked for an overview of the contamination status of the parcel. Mr. Crimmins explained that the prior owner in 2006 completed phase one and at that time they found that there was petroleum discharge on the site. Historically, the site was an electric trolley barn then converted to an auto/bus maintenance shop, and most recently was a plumbing warehouse. He said it was likely that there had been some underground fuel storage tanks. During phase two, soil testing and ground water testing was done and they found traces of petroleum. In 2007, DES requested that two tests be done, one in the spring and one in the fall. The tests never happened because the site was sold. In 2012, the current owner received a letter from DES stating that it was now their obligation to perform those tests. The tests were performed in the spring and fall of 2013 and the monitoring tests came back unchanged. Tests need to be repeated and the owner will address them. Ms. Stone asked if there was a source area for the contamination. Mr. Crimmins said it wasn't from a tank. He had a suspicion as to where the source was and once they worked the soils they could remove those contaminated soils.

Ms. Tanner asked how the back fill by the sloped area was being handled. Mr. Crimmins said that the slope was to remain. He explained that the tree line in that area would also remain. Ms. Tanner wondered how tall the building would be in relation to the elevated railroad tracks. Mr. Crimmins thought the second floor of the building would be at eye level with the railroad tracks.

Vice Chairman Blanchard had a concern about how snow removal and the use of salt would be handled. Mr. Crimmins said that they have designated snow storage areas around the perimeter of the site and not in the rain gardens themselves. In addition, they have provided notation on the plans indicating that the property manager will be responsible for snow removal if the locations on site are not adequate. Mr. Crimmins could not answer whether they would be using salt. It would be determined by the property managers. Vice Chairman Blanchard asked Mr. Britz if that would be a question addressed by the Technical Advisory Committee. Mr. Britz said he could ask it at the meeting. Ms. Tanner said there would be a concern that the salt would make its way into the rain gardens. Mr. Crimmins indicated that he would work with his client to address those questions through the TAC process.

Ms. McMillan commented that other Conservation Commissions are requesting that whoever is doing the winter maintenance to be certified as snow pro operators.

Ms. McMillan asked if there was any way to reduce the lawn area around the garden. Mr. Crimmins said he could talk with the landscape architect, Robbi Woodburn about that request.

Chairman Miller asked if there were any more questions for the applicant. Hearing none, he asked for a motion.

Ms. Tanner stated that she too had a concern about salt on the site, especially with Hodgdon Brook located close.

Vice Chairman Blanchard made a motion to recommend approval of the application to the State Wetlands Bureau with the following stipulation:

1. The Commission recommends that the snow removal and salt usage and storage is managed according to DES current salt reduction practices.

The motion was seconded by Ms. McMillan. Chairman Miller asked for discussion.

Vice Chairman Blanchard stated that it was important that they address these issues as the project moves forward. Chairman Miller added that it was good to increase awareness of the issue.

Hearing no other discussion, Chairman Miller called for the vote. The motion to recommend approval of the application to the State Wetlands Bureau with the following stipulation passed by a unanimous (6-0) vote:

1. The Commission recommends that the snow removal and salt usage and storage is managed according to DES current salt reduction practices.

II. ELECTION OF OFFICERS

1. Chairman
2. Vice Chairman

Chairman Miller asked if anyone was interested in either of the two positions, Chairman and Vice Chairman. Hearing no nominations, Ms. Tanner made a motion to re-elect Chairman Miller and Vice Chairman Blanchard to their respective positions for another year. The motion was seconded by Ms. Stone. The motion passed by a unanimous (6-0) vote. Chairman Miller and Vice Chairman Blanchard thanked the Commission for their vote of confidence.

III. OTHER BUSINESS

1. Discussion of alternate and full member status

Mr. Britz informed the Commission that Ms. Saunders has resigned her position on the Commission. He said that the longest serving alternate usually moves up into the full member position. Mr. Britz also mentioned that the alternate would need to fill out an application. Ms. Meuse stated that she received an email explaining that she would need to apply for the full member position.

2. Stewardship (conservation land monitoring updates)

Vice Chairman Blanchard reported on her parcel which was the Dondero School parcel. There was considerable discussion concerning PULA (Public Undeveloped Lands Assessment) properties.

IV. ADJOURNMENT

At 4:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Conservation Commission Recording Secretary

These minutes were approved at the Conservation Commission meeting on October 14, 2015.