

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

**3:30 P.M.**

**March 9, 2016**

**MEMBERS PRESENT:** Chairman Steve Miller; Vice Chairman Mary Ann Blanchard;  
Members Allison Tanner, Barbara McMillan, Kimberly Meuse,  
Matt Cardin; Alternates Samantha Wright, Adrienne Harrison

**MEMBERS ABSENT:** Kate Zamarchi

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

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**I. APPROVAL OF MINUTES**

1. February 10, 2016

It was moved, seconded, and passed by a vote of 6-0 to approve the minutes as presented.  
Chairman Miller abstained from voting.

**II. STATE WETLANDS BUREAU PERMIT APPLICATIONS**

A. Standard Dredge and Fill Application  
Marcy Street (Prescott Park)  
City of Portsmouth  
Prescott Park Arts Festival, applicant  
Assessor Map 104, Lots 1, 3-2 & 3-3

A motion was made by Ms. Tanner and seconded by Vice-Chair Blanchard to postpone the application. The motion passed by a unanimous (7-0) vote.

**III. CONDITIONAL USE PERMIT APPLICATIONS**

1. **2839 Lafayette Road**  
**Mira Lafayette Ventures, LLC, owner**  
**Meredith Village Savings Bank, applicant**  
**Assessor Map 286, Lot 18**

Ms. Tanner requested that the application be postponed because a wetlands scientist was not reviewing the property. She was concerned because it was a connected wetland, and the scientist said it wasn't. There was further discussion. Mr. Britz said the adjacent property looked like it

had a wetland behind it but in the past had been mapped as two connected properties. He said the scientist said it wasn't connected, but several years before, another scientist had said it was. Mr. Britz agreed that it should be postponed. Mr. Cardin suggested a site walk.

Ms. Tanner made a motion to postpone the application so that a site walk could be scheduled. The motion was seconded by Vice Chair Blanchard. The motion passed by a unanimous (7-0) vote.

Mr. Britz said he would send out suggested dates for the site walk to the Commission. Chairman Miller said that the issue would be on the April agenda.

**2. 110 Clinton Street  
Margaret Coate, owner  
Assessor Map 158, Lot 4**

The owner Maggie Coate was present to speak to the petition. She stated that her house was approved to be built with a garage and breezeway, but they then discovered that the landing and two stairs were missing on the plans. She said she amended the application with Mr. Britz and was requesting approval.

Ms. Tanner asked whether the landing and stairs were already installed. Ms. Coate replied that work had begun on the landing only. She noted that there would be decking and said she wanted to do two granite steps to match the front of the house. She showed the Commission photos.

Chairman Miller asked whether there would be gutters and if so, where would they be located. Ms. Coate said there would be but she wasn't sure where they would be located yet. She did know that the back of the house would have gutters. She asked the Commission for suggestions on where to place other gutters. Chairman Miller said it would be ideal to have the water infiltrate.

They discussed whether gravel should be placed underneath the landing. Chairman Miller recommended that gravel be placed off the corner of the building and that it could be a dry well or other options. He also noted that the DES had a homeowner's storm water management manual on its website. Mr. Britz suggested putting it to the west side of the wall and then using a dry well. Ms. McMillan asked whether it would go into the driveway and was told that it would not. The Commission further discussed garden plans and a rain barrel. Ms. McMillan suggested that Ms. Coate wait until the new homeowner's guide came out on the DES website.

Vice-Chair Blanchard made a motion to recommend approval of the application to the Planning Board as presented. The motion was seconded by Ms. Tanner.

In further discussion, Ms. Coate said they were 100% of the buffer and asked about other driveway options. Mr. Britz suggested that Ms. Coate get large crushed stone. Chairman Miller gave Ms. Coate addresses of other homes that had pavers.

Hearing no other discussion, Chairman Miller called for the vote. The motion to recommend approval of the application as presented passed by a unanimous (7-0) vote.

#### **IV. OTHER BUSINESS**

##### **A. Article 10 zoning amendments discussion**

Mr. Britz told the Commission that he wanted to discuss three items. The first item concerned the fact that in 2009, the Commission included the vegetative buffer strip, and for people already mowing or using the strip, the Commission would retroactively enforce it. He said the objective was to let people know that if they had an area that wasn't vegetative buffer, they needed to show it on their plan when appropriate and commit to making it so.

Vice-Chair Blanchard asked whether it would be stated on the application. Mr. Britz said it would be in the Zoning Ordinance but that they could add it to the application. Vice-Chair Blanchard recommended that it be stated in several places so that people were aware of it. Chairman Miller said it would be a good way to gain back some improvement of function in the buffer. He suggested other resources so that people could allow it to vegetate. Mr. Britz recommended that the Commission state that a plan was needed to indicate how to manage the 25-foot vegetative buffer and that it was required of all applications.

Ms. Tanner said that a lot of times there was nothing but buckthorn, and she asked whether the Commission would state that the vegetative buffer needed to remain as it was but could be removed if there were invasive species. Mr. Britz said they could send out their letter about buffers and include a list of appropriate plants. Ms. Harrison suggested mentioning that the New Hampshire State Nursery was an affordable way to get the suggested plants.

Mr. Britz said the second item concerned including Atlantic Heights into the Commission's jurisdictional area. He asked whether New Castle Avenue was worth including. Chairman Miller thought it was a good idea. Vice-Chair Blanchard suggested that they include other areas like New Castle Avenue so that it didn't look like they were singling anyone out. Mr. Britz said he would research it for the next meeting. He also suggested Shapleigh Island.

Mr. Britz said the third item was to discuss and clarify other things that were important to the Commission, like trying to gain back the buffer and the 25-foot no-cut zone. Vice-Chair Blanchard asked whether they should discuss the water management plan and whether it would affect other decisions if the one for Lafayette Road was permitted. They further discussed it. Vice-Chair Blanchard said that if the property being subdivided had wetlands, it should be made aware when it went into subdivision.

Chairman Miller said he was concerned that the conservation land that the old Moose Lodge abutted would get heavy use from nearby homeowners. He asked whether the Commission needed to protect that land. Ms. Tanner said she had seen a motorcycle there several times.

The Commission decided that they would discuss at the next meeting whether or not motorized vehicles could be on the conservation land.

Ms. McMillan asked how other regulations coincided with conservation, like roadways and maintenance. Mr. Britz said it was more of a Zoning Ordinance clean-up and said there was a new Department of Public Works engineering technician intern who would look into all past storm water approvals and management systems.

#### **B. NH Fish and Game decision to permit hunting of bobcats**

Ms. Tanner said that she and her husband wrote letters to the Fish and Game Department stating that they did not want bobcats hunted. Even though the Fish and Game Department said they would allow it, there was a second level of bureaucracy, so she thought the Commission could write a letter asking that they reconsider the bobcat hunt. Chairman Miller agreed, noting that the Fish and Game Department's budget was based on permits and fishing licenses.

Vice-Chair Blanchard said the Fish and Game Department had a self-contained budget and needed money. She said she was not comfortable with the Commission sending a letter because they didn't have bobcat terrain and it wasn't in their purview. She thought that the Seacoast and Rockingham commissioners for fish and game should do it. She recommended that if a letter was sent, including in that letter that New Hampshire conservation commissions were opposed to bobcat hunting.

They further discussed it and agreed to write a letter. Ms. Tanner said she would draft it.

#### **OTHER**

Mr. Britz stated that he had the Eversource Seacoast Reliability Project document if anyone wanted to look at it. He noted that it was just another corridor of power grid and that very little of it was in Portsmouth, so it didn't have much wetland impact.

Mr. Britz said that the New Hampshire Conservation Commission dues had to be paid.

Vice-Chair Blanchard made a motion to approve the expenditure of the yearly dues to the New Hampshire Conservation Commission. The motion was seconded by Ms. McMillan. The motion passed by a unanimous (7-0) vote.

#### **V. ADJOURNMENT**

A motion was made by Ms. Tanner and seconded by Ms. McMillan to adjourn the meeting at 4:40 pm. The motion passed by a unanimous (7-0) vote.

Respectfully submitted,

Joann Breault  
Acting Conservation Commission Recording Secretary

These minutes were approved at the Conservation Commission meeting on May 11, 2016.