



CITY OF PORTSMOUTH

Community Development Department
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Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner *Peter Britz*
DATE: November 4, 2016
SUBJ: November 9, 2016 Conservation Commission Meeting

802 Lafayette Road

This is an application for J&M Family Properties (also known as Dunkin Donuts) to construct drainage improvements and better site circulation with improved on-site stormwater treatment.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The applicant is proposing to reconfigure the parking lot to change how the drive through lane functions. An increase of 1,101 square feet of pavement is proposed in the areas on the South side of the site while a small area of 372 square feet of pavement is being removed. There is no pavement proposed closer to the wetland resource than currently exists today.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given that this area is currently paved and functioning as a Dunkin Donuts it is a feasible and reasonable location for the proposed work, to improve the operations of the site.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposal includes the addition of new stormwater treatment measures including catch-basins and a mechanical separator unit. The addition of the new stormwater facilities should have a benefit to the site over and above the impact from the new impervious surface.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is no cutting of vegetation proposed with this project.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* While there is new pavement proposed there is a small reduction in the number of parking spaces from 24 down to 17 spaces and the addition of the mechanical separator to the site should help to reduce the impacts from the new pavement areas and do a better job of treating stormwater than currently exists today.

Conclusion: Staff recommends approval of the project with the following stipulations:

- 1) That the area proposed to be hydroseeded at the rear of the site be planted with a conservation seed mix and be left unmowed.

3 Curriers Cove

This application is to replace an existing pool and concrete apron and replace with a new pool and concrete apron. In addition there are a number of changes to overhangs entryways a retaining wall and an existing deck proposed to be enclosed.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.*

The table below was provided by the applicant's engineer for the project. In looking at the work proposed a great deal of the work is being undertaken in areas previously disturbed. Overall the proposed new impervious area in the 250 foot shoreland buffer most of which is within the 100' wetland buffer amounts to 436 square feet. This is a fairly small change to an area that has robust landscaping which will be able to reduce any potential impacts of the proposed imperious surfaces.

STRUCTURE DESC	PRE-CONSTR	POST
HOUSE	3292	3539
OVERHANG/PATIO/STEPS	34	54
SHED/GARAGE	211	211
ENTRY/STAIRS	31	31
POOL AREA/HOT TUB	1236	1453
GRAVEL DRIVEWAY	1801	1801
RETAINING WALL	88	40
TOTAL: (FT^2)	6693	7129

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The applicant is proposing remodeling to an existing home which is not feasible outside of this location.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* Given the relatively minor overall longterm impact proposed there should be no adverse imapacts to the wetland functional values of this site or surrounding properties.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is no alteration of managed woodlands proposed.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The applicant is proposing extensive remodeling with only modest longterm changes to the site. It will be important that careful attention to erosion control measures be followed to reduce any impacts during construction.

Conclusion: Staff recommends approval with one stipulation.

- 1) Given the extensive amount of work and temporary disturbance proposed, the applicant must insure any construction areas including material stockpile areas, be protected with erosion control measures such as silt sock or silt fence during construction and until the site is stabilized.

154 Maplewood Avenue

This application is for replacement of an existing stone retaining wall to be repaired and replaced in-kind on the applicant's property.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The stone retaining wall occupies the the same location today but is in need of repair. The new wall is proposed to replace the existing wall in the same location with the same configuration.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given this is an in-kind replacement this is the most reasonable location for the work.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The construction of the proposed wall will have a temporary impact. If proper erosion control measures are taken there should be no adverse impact on functional values of the site.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The applicant is proposing to remove and replace some existing vegetation. This is necessary in order to access the wall from the upland side. If the vegetation replacement is successful there should be no longterm impact on the site.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Given the need to replace the wall, the method of an in-kind replacement is the most appropriate and is the least impacting alternative.

Conclusion: Staff recommends approval of the project as proposed.

2355 Lafayette Road

This is an application for Bournival Jeep to expand the structures on site to include a new 6 bay detailing shop. The proposal includes an enhanced stormwater outfall in the wetland buffer.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The area where the new shop is proposed is completely paved. The pavement will be replaced with the new building. In addition to the new building, the applicant is planning on regrading a small areas of the parking lot, upgrading the stormwater outfall to include a riprap apron to reduce stormwater velocities entering the wetland, and improve stormwater treatment. The plan does not show the upgraded stormwater infrastructure but the applicant agreed at the Technical Advisory Committee meeting to install a deep sump catch-basin with oil water separator which will receive a large portion of the parking lot and the proposed roof runoff will also filter through this unit before entering the wetland. The land is reasonably suited to the proposed activity.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given that this area is currently paved it is a feasible and reasonable location for the proposed work.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposal should provide a small benefit to the wetlands on this property with the treatment of stormwater if a deep sump catch-basin with oil water separator is added. The addition of the stone apron for energy dissipation will also be a benefit to the wetland. Currently the pipe outlets directly to the wetland. The proposal moves the pipe back from the wetland edge and adds the stone before the wetland to slow the water down. This apron should reduce future erosion in the wetland.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is no cutting of vegetation proposed with this project.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Overall this project should result in a small net improvement of the site with the removal of vehicle parking area (parking lot) and with the stormwater improvements listed above.

Conclusion: Staff recommends approval of the project with one stipulation:

- 1) The applicant shall provide a deep sump catch-basin with an oil water separator to the plan, to reduce the amount of pollutants before the stormwater enters the wetland.