

ACTION SHEET
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

3:30 p.m.

June 14, 2017

MEMBERS PRESENT: Chairman Steve Miller; Vice Chairman MaryAnn Blanchard;
Members, Allison Tanner, Barbara McMillan, Matthew Cardin,
Kate Zamarchi; Alternates Samantha Wright, Adrienne Harrison

MEMBERS ABSENT:

ALSO PRESENT: Peter Britz, Environmental Planner/Sustainability Coordinator

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I. APPROVAL OF MINUTES

1. April 12, 2017

The Commission unanimously voted to approve the minutes to the April 12, 2017 meeting.

2. May 10, 2017

The Commission unanimously voted to approve the minutes, as revised, to the May 10, 2017 meeting.

II. CONDITIONAL USE PERMIT APPLICATIONS

- A. 185 Edmond Avenue
Ryan A. and Adrienne A. Cress, owners
City of Portsmouth, owner
Assessor Map 220, Lots 56 & 79

Commission voted unanimously to recommend approval with two stipulations:

- 1) That existing woody vegetation along the bank of the wetland be set aside and replaced (with the exception of invasive species) upon completion of the project.
- 2) If the project does result in unintended wetland impacts an amended conditional use and state wetland permit be secured.

- B. 135 Corporate Drive
Pease Development Authority, owner
City of Portsmouth, owner
Assessor Map 303, Lot 6

The Commission voted 6-1 to recommend approval with the following four stipulations:

- 1) The stormwater catch basins be maintained bi-annually,
- 2) The site contractor be prepared to conduct soil remediation of contaminated soils if encountered,
- 3) That trees being cleared for the project be replaced with evergreen trees to screen the site,
- 4) The dewatering basin necessary for construction be located outside of the wetland buffer.

- C. 244 South Street
Swirly Girl II, LLC, owner
Assessor Map 111, Lot 3
(This item was postponed at the May 10, 2017 meeting to the June 14, 2017 meeting.)

The Commission voted 5-2 to recommend approval with two stipulations:

- 1) The stone between the pavers remain pervious and that this detail be included in the maintenance plan.
- 2) The maintenance plan for the catch basins and pervious pavers be recorded at the registry of deeds to insure future property owners maintain the stormwater treatment proposed.

- D. 62 & 76 Northwest Street
Society for the Preservation of New England Antiquities of MA, owner
Assessor Map 122, Lot 9, Assessor Map 141, Lot 9

The applicant was not at the meeting to present on this application. The Conservation Commission voted unanimously to postpone this application to the July 12 meeting of the Conservation Commission.

- E. Oriental Gardens Mobile Home Park off Woodbury Avenue
Kelly Property Trust AB, owner
Assessor Map 215, Lot 9

Commission voted unanimously to recommend approval with three stipulations:

- 1) The applicant revise the plan to show the updated limits of construction,
- 2) The applicant add a note to the plan to restore the site with a conservation seed mix where disturbance occurs,
- 3) Remove the note from the plan calling for trimming and pruning vegetation.

The plan incorrectly shows a limit of construction that is much larger than necessary. The actual limit of construction is shown as the area of temporary disturbance around the new rip rap area. The applicant will provide a revised plan showing the correct limit of construction.

- F. 250 McKinley Road
Christopher and Rachel Delisle, owner
Assessor Map 250, Lot 117

Commission voted unanimously to recommend approval.

- G. 288 Peverly Hill Road
Pauline Dowd, owner
Tuck Realty Corporation, applicant
Assessor Map 255, Lot 8

Commission voted unanimously to recommend approval.

As part of the presentation the applicant stated they had received a communication from the adjacent property owner, Philip Stokel, about roads that had been constructed in the back property which had blocked off drainage channels causing wetlands to form. The applicant said they were not aware of any roads in the prime wetland area and they had no intention of doing any work in the prime wetland area.

Commission commended the applicant on staying out of the buffer with the development.
A memo regarding Conservation Commission comments on the PUD to follow.

- H. 299 & 225 Vaughan Street
299 Vaughan Street, LLC, owner
Sanel Realty Trust Company, Inc., owner
Assessor Map 255 Lot 8

The Commission voted 6-1 to recommend approval.

There was discussion by the Commission about the vulnerability of this project to sea level rise and coastal flooding. The applicant said they were aware of this and have taken some measures to address future impacts from coastal flooding such as putting all the mechanical equipment on the roof and elevating a transformer and generator above the finished floor elevation.

The Commission stated that they raised this issue as they wanted the applicant to be aware of the mapping that had been done by the City and what is predicted in 2050 according to that study, so the applicant would have an understanding of how these future scenarios may impact their development plans.

III. CITY COUNCIL REPORT BACK

A. Status on Weed Control Program (Attachment)

The Conservation Commission members agreed to draft a memo from the chairman to reply to the City Council.

IV. OTHER BUSINESS

There was no other business to come before the Commission.

V. ADJOURNMENT

At 6:50 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk