




CITY OF PORTSMOUTH

Community Development Department
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Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner 
DATE: December 7, 2017
SUBJ: December 13, 2017 Conservation Commission Meeting

1166 Greenland Road

The applicant is proposing to install above ground piping to facilitate cleaning and inspection operations on the exiting underground gas main.

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 construct the new piping in a wetland and wetland buffer area. The direct wetland impact in the City of Portsmouth is 1,214 square feet of permanent impact and 616 square feet of temporary impact. The impact in the wetland buffer is 557 square feet of permanent buffer impacts and 932 square feet of temporary buffer impact. While the applicant has stated the wetland areas are filled with invasive species it is not clear what functions the wetland currently provides.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The applicant has stated that the location on this site where the project can be constructed in order to not disrupt the existing business. It is not clear what on-site and off-site alternative locations were explored which could reduce the wetland impacts.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The applicant has not proposed any alternative for the loss of functional value to this wetland. For instance if the wetland provides filtration for stormwater a stormwater treatment unit may be able to offset the impact for the loss of this wetland area.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The applicant has stated that the project has been designed to minimize impacts to the wetlands, however no information has been provided to show how this was accomplished.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project includes direct wetland impact and wetland buffer impact. There is no statement about other alternatives that were explored on this project.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant has stated that the impacted area will be stabilized and seeded with a native seed mix. The applicant has not proposed additional plantings or stormwater treatment to offset the impact to the wetland areas.

Recommendation: Staff recommends this application be postponed and that the applicant provide a more detailed assessment of the impacts to the wetland functional values and develop a plan which will offset some of the impact created to the wetland area on the site.

3 Curriers Cove

The applicant is requesting a conditional use approval for a new generator and for the installation of buried gas line to an underground propane tank outside the 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 work proposed for this application is a temporary impact in the wetland buffer and will be covered with landscaping when site work on the property is complete.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The proposal is to provide propane to the house and a backup generator in case of power outages. Given the temporary nature of the impacts this location is reasonable.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project as described should not create any impact to the wetlands on the site or surrounding properties as long as erosion control measures are in place.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The project is located in a landscaped part of the property which will be restored when the home remodel is complete.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project is the least impacting alternative given the temporary nature of the disturbance.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The temporary impact from this project will be restored with landscaping when complete.

Recommendation: Staff recommends approval of this application with one stipulation: That a silt-fence be maintained in the area between the site work and the wetland until vegetation on the site has been stabilized.