




CITY OF PORTSMOUTH

Community Development Department
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Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner 
DATE: July 3, 2019
SUBJ: July 10, 2019 Conservation Commission Meeting

225 Borthwick Avenue

This is an application to renovate an existing parking lot to reduce pavement slope and convert visitor parking to handicap parking. This is no proposed impact to any vegetation on the site.

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 proposed parking lot renovation will require some grading and earthwork in the buffer but all work is within the footprint of the existing parking lot. As long as erosion controls are installed as shown on the plan this is a reasonable use for the buffer.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The project goal is to renovate an existing parking area. Given this is the area to be renovated there is no other suitable location.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed work should not impact the wetlands 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.* There is no proposed impact to any existing vegetation 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 proposal should not create new impacts to the wetland buffer.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* No additional plantings are proposed with this project

Comment: The site appears to have two stormwater catch basins. There is no detail provided about these catch basins and if they are proposed for replacement. Staff recommends any replacement catch basins include a deep sump and oil water separator. In addition, the site plans to not appear to include erosion control measures. There should at a minimum be silt sack inlet control for the existing catch basins and silt sock installed between the parking lot and the wetland ponds during construction.

Recommendation: Staff recommends approval of this project with appropriate erosion controls installed.

210 FW Hartford Drive

This project proposed to relocate an existing shed within 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 proposal is to move the shed close to the structure where there is very little vegetation currently. The shed is proposed to be located 88 feet from the edge of wetland which is suitable for this site.
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 chosen the most suitable site on the lot.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The shed will be placed on blocks on crushed stone to allow infiltration of water. The proposed project should not create any impacts to the site given this configuration.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The site where the shed is proposed is an exposed dirt area with little to no vegetation.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Given the shed is proposed to be placed on stone to allow infiltration of stormwater there should be no new impacts.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant is not proposing any changes to vegetation.

Recommendation: Staff recommends approval of this application as presented.

5 Sylvester Street

The applicant is requesting conditional use approval to demolish a small portion of the existing building and build a two story 230 square footprint addition to the existing building house

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.* This project proposes to expand the footprint of an existing house which is partially within the 100' buffer. Given the house is existing in the 100' buffer this is the only suitable place for an addition.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Giving this is an addition the location is set by the configuration of the existing house.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed addition is approximately 80 feet from the wetland separated by lawn. If appropriate erosion control measures are put in place during construction impacts to the wetland can be avoided. The applicant is encouraged to provide wetland buffer plantings to offset the new impact in the wetland buffer.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The proposed project will only impact vegetation where the new project is proposed.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Overall this proposal will result in small impact to the wetland buffer and will result in a reduction in vegetated buffer by approximately 135 square feet.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The proposal involves removing approximately 135 square feet of vegetated buffer. This could be offset with new plantings in the buffer to provide a more functional buffer at the bottom of the slope closest to the wetland edge.

Recommendation: Staff recommends approval of this application as presented with two stipulations.

1. The silt sock be installed prior to construction and the construction contractor shall insure that the silt fence remain intact and in place until construction is complete and the site stabilized.
2. That the applicant proposed a wetland buffer planting area of approximately 150 square feet or greater to offset the loss of wetland buffer vegetation from the proposed addition.