

Izak Gilbo

From: Nancy Johnson <n_johnson81@comcast.net>
Sent: Monday, April 12, 2021 2:51 PM
To: Planning Info
Subject: 4/14/2021 Conservation Commission Meeting Re 53 Green St

We have also been following this project closely, paying particular attention to the boundary on the North Mill Pond. We are gratified to see that the bicycle/pedestrian trail will be made of porous pavement. We agree totally with the staff recommendation that the applicant combine the proposed trail with the fire access in the area that is within the 25 foot tidal; buffer.

The landscaping plan is hard to read on our computer, but we are concerned with the "long grass" being proposed. Is this a native to northern New England grass? To the extent possible we would like to see only native plants in the 0-50 foot buffer. The more decorative plantings can then be placed up against the building. We recognize that this is a difficult site as much of it is within the 100 foot buffer but ask that every effort be made to keep the plantings within the 0-50 foot buffer native NH plants as once established they should not require any maintenance.

Nancy & Brian Johnson
81 Clinton St, Portsmouth
4/12/2021

RE: 1& 31 Raynes, 203 Maplewood
Meeting: April 14, 2021

April 13, 2021

Dear Chairperson McMillan and Members of the Conservation Commission,

According to the site plan (pg 1) introduction, there is no mention of updating or repairs of the boat launch and/or the filled dock included in this application for this Wetlands Condition Use Permit. This may be a future project on this site, however it does eliminate the need to have the greenway in the 25' wetland buffer. *One would hope the connection to the greenway on the city owned property would be in the 25' to 50' buffer and not in the 25' buffer.*

The landscape plans on pages 18 (L-101) and page 136 show two niches and no other landscaping in the Community Space Easement *other than buffer seed mix, to be mowed annually.* No mowing is allowed per City of Portsmouth regulations in the 25' buffer. ALL of the landscaping presented along the outer edge and inside the parking lot *is required* for the parking lot, per Ordinance 10.5A44.41 and 10.5A44.42.

Ordinance 10.5A45.10 states: Greenway: "Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. " The niches are beautifully designed however this property is described as highly disturbed (pg 1) and the landscaping *within the proposed community space* needs to provide more than 2 niches and buffer seed mix. Described in the Wetlands Memorandum (pg 129, 130) "The highly developed tidal buffer provides some vegetated permeable surfaces to help reduce and filter runoff, but otherwise does little to enhance and protect the downgradient tidal wetland." *How could replacing that with buffer seed mix be an improvement?* As stated in previous Conservation Commission meetings, invasive vegetation should be replaced by native vegetation. This entire 25' buffer should have native bushes added to create a natural buffer fence to tidal buffer and the pond to protect them from trash, dogs and people.

A regular comment by the Conservation Commission is about snow storage in the 100' buffer. Looking at pg 18 (L-101) about 6 snow storage areas are shown at the edge of the 50' buffer. In the Drainage Analysis section 7.3.2 (pg 93) snow removal is taking place when it hits 6 feet and salt and sand will be used minimally. The entire parking lot should be made of porous materials (IE: large flat pavers, sunken pavers with grass growing in them). One storm with a mere 2" to 3" of snow will meet the 6 foot of snow criteria after the first pass. Due to the closeness to the water the parking lot will likely freeze, melt and freeze all day long, requiring continuous re-salting and sanding to prevent injuries once the snow is removed. Substrates other than asphalt or porous asphalt should seriously be considered.

Ordinance 10.1017.26 states: "Where the proposed project involves a use, activity or alteration in a tidal wetland or tidal wetland buffer, the application shall include a living shoreline strategy to preserve the existing natural shoreline and/or encourage establishment of a living shoreline through restoration, as applicable. Said living shoreline strategy shall be implemented unless the Planning Board determines that it is not feasible." There is an outfall into the North Mill Pond shown on the Drainage Easement C-201 (pg 16). This would involve an alteration to the tidal wetland and its buffer, therefore shoreline restoration should be included in this application. If updating the boat launch or any work on the dock is added to this application, it too would require restoration of the shoreline.

Respectfully,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner

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From: Nancy Johnson <n_johnson81@comcast.net>
Sent: Monday, April 12, 2021 2:41 PM
To: Planning Info
Subject: Conservation Commission Meeting for 4/14/2021 - Re: Raynes/Maplewood ave

We have been following this project closely as it has a long boundary on the North Mill Pond. We are encouraged to see that the applicant states they have removed the majority of the impacts from the first 50 feet of the wetland buffer. The landscaping plan is difficult to read on our computer but we encourage within the first 0-50 feet native plantings only. We are pleased that the bicycle/pedestrian trail will be made of porous pavement. Overall there is the potential for this site to be much improved over what exists there today.

Nancy & Brian Johnson
81 Clinton St, Portsmouth
4/12/2021