

**REGULAR MEETING
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 P.M.

September 13, 2023

AGENDA

I. APPROVAL OF MINUTES

1. August 09, 2023

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 90 F.W. Hartford Drive
Amrishi & Andrea Chicooree, owners
Assessor Map 269, Lot 45
2. 80 F. W. Hartford Drive
Julian Frey & Ana Barndollar, owners
Assessor Map 269, Lot 46
3. 810 Mcgee Drive
Eric & Amanda Beidleman, owners
Assessor Map 219, Lot 45-5
4. 390 F. W. Hartford Drive
Daniel Sigalovsky & Sarah Cook, owners
Assessor Map 249, Lot 25

III. OTHER BUSINESS

1. Paul's Path- Trail Clearing Project (final vote)
2. Non-Public Meeting Date

IV. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_OYyOzn7PSzalFbPT9lwqsg

**MINUTES
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1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 P.M.

August 9, 2023

MEMBERS PRESENT: Acting Chair Barbara McMillan, Members; Allison Tanner, Jessica Blasko, Lynn Vaccaro, and Adam Fitzpatrick. Alternates; Brian Gibb, Abigail Gindele

MEMBERS ABSENT: Chair Samantha Collins, Member; Stewart Sheppard

ALSO PRESENT: Peter Britz, Director of Planning & Sustainability; Kate Homet, Associate Environmental Planner

[] **Item in brackets denote timestamps of recording.**

[4:24] Vice Chair McMillan announced that she would be acting chair in the absence of Chair Collins.

I. APPROVAL OF MINUTES

1. July 12, 2023

Ms. Tanner made a motion to approve the minutes with a few edits that were sent via email to City staff. The motion was seconded by Ms. Blasko. The vote was unanimous (6-0) with Ms. Gindele abstaining.

II. CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 67 Ridges Court
Jeffrey and Melissa Foy, Owners
Assessor Map 207, Lot 59

[5:34] John Chagnon of Ambit Engineering came to present this application. He noted that the new addition has changed since the prior addition did not get approval from the Board of Adjustment. The new application shows a rain garden and expansion with new porous pavement parking and access to site. Three rain gardens are shown with new plantings as proposed by landscape architect. The existing stone stairway has no work occurring.

[9:05] Ms. Tanner asked if there is any additional information from the NH Wetlands Bureau permit.

Mr. Chagnon noted that there was no statement about the Natural Heritage Bureau, and the Sea Level Rise analysis showed no impact, and the vulnerability assessment also revealed no additional impacts.

Acting Chair McMillan asked where there might be more information about the buffer plantings and maintenance of the plantings.

Mr. Chagnon noted that those areas are covered in Section II of the document. He also mentioned that there had been a request for placards to be placed and Ms. Homet noted that a good place to put them could be found five feet outside of the planting bed down by the saltmarsh.

Mr. Chagnon suggested another placard by the 100' buffer line near Fernald Court access with another down near the edge along the planting bed near the water. These locations will be added to the drawing for the Planning Board.

[13:58] Acting Chair McMillan suggested for the planting plan to have the owners inspect the rain garden after one year to report on the survival of plants.

Mr. Chagnon said that could be a condition on the approval.

Ms. Gindele had asked at the site inspection what the square footage of the original dwelling was compared to the proposed dwelling. She was looking for the gross square footage change in the new development. She inquired if any of the other areas (besides the plantings shown) would remain lawn.

Mr. Chagnon answered yes in addition the plans call out the NOFA standards.

[16:27] Ms. Tanner made a motion to approve the Wetland Conditional Use Permit with three stipulations:

1. Wetland boundary markers be installed as discussed.
2. Raingardens will be inspected after one year to ensure there is 80% survival of the plants.
3. NOFA standards will be followed for lawn care.

Ms. Blasko seconded the motion and she asked that the applicant confirm that the work would all fall within the paved area, which they had already clarified at the site walk.

Acting Chair McMillan added that she appreciated the fact that they are only adding a one car garage.

[18:13] The vote passed unanimously (5-0) with Ms. Vaccaro and Mr. Gibb recusing themselves.

III. STATE WETLANDS BUREAU APPLICATIONS (NEW BUSINESS)

1. Standard Dredge and Fill
67 Ridges Court
Jeffrey and Melissa Foy, Owners
Assessor Map 207, Lot 59

[19:18] Ms. Tanner made a motion for approval of this application to the state with the same three stipulations as the WCUP.

Ms. McMillan asked if there was any discussion.

Ms. Vaccaro said there is a high vulnerability to flooding on the site.

Mr. Chagnon stated the property rises high (in terms of elevation).

Ms. Tanner said there is a steep slope to the house.

Mr. Chagnon said there is no risk to the structure on the site.

Ms. Vaccaro said there is going to be some risk with groundwater flooding on the site.

Mr. Chagnon said there may not be a risk from groundwater, but it is a debatable point. He said that due to the nature of the tides there is some flooding which could have an impact on the big spring tides to the property.

Acting Chair McMillan noted that there was a motion on the floor, and they were looking for a second of the original WCUP motion.

[23:15] Ms. Gindele seconded the motion. The motion passed (6-1) with Ms. Gindele being the sole nay vote.

2. Standard Dredge and Fill
Tony Rahn Park (Corporate Drive)
Unitil, Owner
Assessor Map 303, Lot 6

[25:18] Robert Sharmick (?) and Matt Pelletier, representatives of the Unitil Corporation and PPS, came to present this application. Mr. Pelletier noted that Unitil would like to install a receiver at this location so they can install a pig into the pipeline to do inspections. This is required by the federal government every seven years in a high consequence area or HCA. Unitil made agreement with the Pease Development Authority (PDA) for a 30-year agreement to use

the existing location and buried pipeline. Until proposed the project to the PDA Board and they accepted the project. Description of the site with a grass access road to be converted to a permanent gravel road ok'd by the PDA. Pig would be launched along Route 33 and would run to this point. The launcher will be next near the Walmart in Newington. There is fencing and a guardrail all the way around the facility.

[31:15] Ms. Vaccaro asked how the hydrology at the site might have changed and how the wetland was no longer connected to other features.

Mr. Pelletier noted that the site used to be a bigger wetland that was filled when the ballfield was built. The field is now an altered wetland.

Acting Chair McMillan asked when the ballfield had been built.

Mr. Pelletier did not know.

Acting Chair McMillan mentioned Unutil's plan to fill the road in to make a gravel road. She would appreciate it if they allowed the area to the left of the pipes to be left as un-mowed.

Mr. Pelletier said that the PDA maintains the field and that it would not be in their control.

Acting Chair McMillan asked if he could ask the PDA if they can leave the area un-mowed.

Mr. Pelletier said he would follow up with the PDA.

[35:01] Acting Chair McMillan mentioned that she was still confused as to why they did not need a City WCUP for this application.

Mr. Pelletier said that the PDA has determined they do not need a WCUP, but that PDA finds that it is a permitted utility structure.

[36:16] Ms. Tanner made a motion to recommend approval of the project to NHDES with the stipulation that the applicant requests that the PDA not mow the area to the west of the installation. Ms. Gindele seconded the motion. The motion passed with unanimous approval (7-0).

IV. OTHER BUSINESS

1. Paul's Path – Trail Clearing Project

[37:28] Ian Cook, a local Boy Scout who is in the process of becoming an Eagle Scout, came to present his project proposal for becoming an Eagle Scout. This project involves the use of City conservation land to revamp an existing recreational trail and increase the education and signage for trail access in this part of the city. The site is off the rail trail, right near Ocean Road. He is

proposing to build a ¼ mile trail. He gave a presentation on the trail. He will install the signs at the edge of the trail which will have a five-foot-wide path along the trail.

[41:39] Ms. Tanner reminded him that no trees could be cut that were any bigger than 6” in diameter.

Mr. Cook responded that there was no plan to remove any trees for the route he had selected.

Ms. Tanner said he needs to confirm that the mulch is not contaminated with invasive species.

[43:35] Ms. Homet pointed out that the trail location has been looked at by staff and trails are a permitted use.

Ms. Tanner is ok with mulch being used if it is a shaded area.

Ms. Vaccaro brought up other mulch issues such as mulch that has plastic debris in the mix.

Acting Chair McMillan stated that he will need to ensure that the mulch does not have plastic debris.

Ms. Gindele pointed out that mulch and wood chips are different.

Mr. Cook asked if wood or mulch was better.

Ms. Tanner said wood chips would be better.

Ms. Blasko suggested going to an arborist to get access to woodchips.

Ms. Gindele asked how long the proposed trail would be.

Mr. Cook this is about ¼ of a mile.

Acting Chair McMillan asked if this was an already established trail.

Mr. Cook said this trail was not yet established on any map but there are neighbors who use parts of the trail.

[54:10] Acting Chair McMillan noted her concern about part of the trail where it goes between the wetlands where it should not have wood chips.

[59:12] Ms. Vaccaro suggested that he look at trails for people and wildlife which could help him to plan the trail. Also thinking about areas that are already cleared. Has he spoken with the neighbors? Are dogs on the trail currently?

[1:02:06] Mr. Britz noted that there is a citywide leash law except designated off leash areas.

Ms. Gindele mentioned that there may be companies willing to donate woodchips.

Ms. Homet stated that Mr. Cook should be careful about where chips are placed, that we can donate signs to the effort and that if the Commission is supportive, we will confirm with the City Manager there is no other permission needed to place the trail.

Ms. Vaccaro asked if he could use the trail that is already being used rather than creating a new section off it.

Acting Chair McMillan said he needs to keep bikes off the area where it goes between the two wetlands. If there is no trail work in that area, we may want to consider the Conservation Commission doing something to avoid bicycles in that area.

[1:11:35] Mr. Cook stated that there is an existing trail in the area which does go through wetlands that have wood pallets for crossings.

Ms. Tanner asked if there was any camping out there.

Mr. Cook pointed out there are two abandoned homeless camps. He is not allowed to clean it up.

[1:17:25] Vice Chair McMillan asked if the Commission could do a site walk out to the trail.

Ms. Homet said she would organize a time for a site walk.

2. Joint Work Session Dates

[1:19:53] A work session for the Commission still needed a doodle poll.

Ms. Homet said that we will also schedule a meeting for conservation properties to restart the effort to protect properties for conservation.

[1:22:45] Ms. Gindele asked a question about mosquito patrol. Are they allowed to do mosquito control on wetlands?

Ms. Vaccaro asked if we could do the site walk at 3:30 p.m. instead of 3:00 p.m. to accommodate an earlier schedule. Consensus that we could adjust the time. Will look at 3:30 for future site walks.

3. Non-Public Meeting Dates

Will use the results of the previous Doodle Poll to help find good dates for non-public session.

VI. ADJOURNMENT

[1:41:55] Ms. Tanner made a motion to adjourn. Ms. Blasko seconded the motion. The motion passed unanimously.

The meeting adjourned at 5:08 pm.

Memo



TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
CC: Peter Britz, Planning & Sustainability Director
DATE: September 8, 2023
SUBJ: September 13, 2023 Conservation Commission Meeting

**90 FW Hartford Drive
Amrishi & Andrea Chicooree
LU-23-142**

This application is requesting a Wetland Conditional Use Permit after the fact. On August 9th, 2023 this property was visited after it had been reported that trees were being removed within the wetland buffer without a permit. After reaching out to the property owner, it was determined that a large number of trees were removed from this property that appeared to be within the City's 100-ft wetland buffer, and according to citywide wetland maps, some trees appear to be within the 25' vegetated buffer. The applicant has filed for a permit with the intent to restore the buffer with plantings and the removal of the remaining tree stumps. Additionally, it appears as though a shed has been placed within the wetland buffer for which it was not permitted.

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

The applicant is proposing that multiple large trees be removed from the buffer, many of which appear to have been within the vegetated buffer strip according to citywide wetland maps, which is not allowed according to the City of Portsmouth Zoning Ordinance Article 10 Section 10.1018.23 where any cutting of vegetation within the first 25 feet of the buffer is prohibited.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

According to the City's wetland delineation, all trees that were removed appear to be within the 100-ft wetland buffer.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The removal of mature trees from the wetland buffer will likely have an impact on the wetland resource as a critical group of buffer plantings was removed, leaving mostly grass and bare soil in their place. It is highly recommended that the applicant restores the buffer with extensive plantings and ensures all bare soil is adequately covered with groundcover. This will help control and filter stormwater runoff as it enters the wetland and will help to increase soil health and bring back cover for wildlife.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The natural vegetative state was altered with the removal of these trees. Although the applicant will be unable to replace the trees with ones of equal maturity and environmental benefit, we highly recommend extensive planting of native species to offset the negative impacts of tree removal and vegetation removal within the wetland buffer.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

Removal of vegetation within the vegetated buffer strip is prohibited. Additionally, the applicant should have consulted with staff about the removal of trees within the limited cut area to ensure compliance with Article 10 Section 10.1018.23. This removal resulted in adverse impacts to the wetland buffer and will require an extensive restoration plan to attempt to offset negative environmental impacts.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The vegetated buffer strip was altered with the removal of these trees. Although the applicant will be unable to replace the trees with ones of equal maturity and environmental benefit, we highly recommend extensive planting of native species to offset the negative impacts of tree removal and vegetation removal within the wetland buffer.

Recommendation: Staff recommends the postponement of this application for restoration pending the recommended actions below:

1. It is recommended that a wetland scientist perform a delineation of the wetland boundary on this property detailing the location of the wetland and buffer which will allow for an accurate description of the buffer impacts and support of a wetland restoration plan.
2. The applicant appears to have a shed in the wetland buffer that was not granted a conditional use permit. Unless the applicant has an approved wetland CUP for this shed the applicant shall include the addition of the existing shed within their application. This structure will require a building permit and a wetland conditional use permit due to its location within the wetland buffer. Please include impervious impacts from this structure and plans for mitigation efforts in your wetland restoration plan.
3. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

**80 FW Hartford Drive
Julian Frey & Ana Barndollar
LU-23-145**

This application is requesting a Wetland Conditional Use Permit after the fact. On August 9th, 2023 this property was visited after it had been reported that trees were being removed within the wetland buffer without a permit. After reaching out to the property owner, it was determined that five trees were removed from this property that appeared to be within the City's 100-ft wetland buffer, and according to citywide wetland maps, some trees appear to be within the 25' vegetated buffer. The applicant has filed for a permit with the intent to restore the buffer with plantings and the removal of the remaining tree stumps.

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

The applicant is proposing the removal of five large trees from the buffer, many of which appear to have been within the vegetated buffer strip according to citywide wetland maps, which is not allowed according to the City of Portsmouth Zoning Ordinance Article 10 Section 10.1018.23 where any cutting of vegetation within the first 25 feet of the buffer is prohibited.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

According to the City's wetland delineation, all trees that were removed appear to be within the 100-ft wetland buffer.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

The removal of mature trees from the wetland buffer will likely have an impact on the wetland resource as a critical group of buffer plantings was removed, leaving mostly grass and bare soil in their place. It is highly recommended that the applicant restore the buffer with extensive plantings and ensures all bare soil is adequately covered with groundcover. This will help control and filter stormwater runoff as it enters the wetland and will help to increase soil health and bring back cover for wildlife.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

The natural vegetative state was altered with the removal of these trees. Although the applicant will be unable to replace the trees with ones of equal maturity and environmental benefit, we highly recommend extensive planting of native species to offset the negative impacts of tree removal and vegetation removal within the wetland buffer.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

Removal of vegetation within the vegetated buffer strip is prohibited. Additionally, the applicant should have consulted with staff about the removal of trees within the limited cut area to ensure compliance with Article 10 Section 10.1018.23. This removal resulted in adverse impacts to the wetland buffer and will require an extensive restoration plan to attempt to offset negative environmental impacts.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

The vegetated buffer strip was altered with the removal of these trees. Although the applicant will be unable to replace the trees with ones of equal maturity and environmental benefit, we highly recommend extensive planting of native species to offset the negative impacts of tree removal and vegetation removal within the wetland buffer.

Recommendation: Staff recommends the postponement of this application for restoration pending the recommended actions below:

4. It is recommended that a wetland scientist perform a delineation of the wetland boundary on this property detailing the location of the wetland and buffer which will allow for an accurate description of the buffer impacts and support of a wetland restoration plan.
5. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

**390 FW Hartford Drive
Sarah Cook & Daniel Sigalovsky
LU-23-140**

This application is for the removal of an existing 16 x 24' rear deck within the 100-ft wetland buffer and the replacement of the deck with a 14 x 16' permeable paver patio. The applicant has cited significant water problems on the property which has led to the rotting of the existing deck. The applicant is proposing to address this problem with greater stormwater management such as a gravel infiltration area, the installation of a rain garden, the increase of native plantings such as ferns and flowers as well as the installation of a permeable patio in place of the existing deck.

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

The applicant is proposing removal of existing impervious surface within the wetland buffer and will be replacing with permeable pavers and greater stormwater control measures. This will likely provide a positive impact to the wetland buffer and wetland resource.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

The existing deck is completely within the wetland buffer and due to the rotting, it must be removed. The applicant will alter the existing area with impacts that are likely to increase buffer health and help with stormwater and runoff issues both into the wetland and surrounding the home.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

The removal of the deck and replacement with greater stormwater infiltration measures will likely have a positive impact on the functional values of the wetland and site due to better infiltration of runoff.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

No removal of vegetation is proposed. Applicant is proposing to increase native vegetation within the buffer along with a new rain garden within the buffer.

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 an increase to the existing vegetation within the buffer and the removal of existing impervious surface which creates little to no adverse impacts within the site.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

Applicant is proposing to increase vegetation within the overall buffer and the vegetated buffer strip.

Recommendation: Staff recommends approval of this application with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

**810 McGee Drive
Amanda & Eric Beidleman
LU-23-143**

This application is for the removal of an existing wraparound 508 s.f. rear deck within the 100-ft wetland buffer and the associated framing and stairs. The applicant is proposing to replace the rear deck with an approximately 319 s.f. deck with a 60 s.f. landing.

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

The applicant is proposing removal of existing impervious surface within the wetland buffer and will be replacing with a smaller amount of impervious surface in the same spot. While the same use is being placed in this spot, it is recommended that buffer enhancements such as stormwater infiltration and native plantings be installed to offset impacts of the new deck development.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The existing deck is completely within the wetland buffer and while the proposed deck will be in the same location, it will be smaller. There is no other feasible location for the rear deck that would place it further from the wetland resource.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The removal of the deck and replacement with a smaller deck should help to minimize some of the impacts to the wetland but additional measures should be taken to enhance the quality of the buffer on the property and to offset the impacts from the deck.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

No removal of vegetation is proposed.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

The existing deck is completely within the wetland buffer and while the proposed deck will be in the same location, it will be smaller which should reduce impervious impacts to the buffer and wetland.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

Applicant is not proposing any change to the vegetated buffer strip. It is recommended, however, that the applicant consider native plantings within the buffer and stormwater infiltration measures to help offset impacts from the new deck.

Recommendation: Staff recommends approval of application with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
2. The installation of buffer plantings and stormwater infiltration measures is highly recommended to help slow and control the runoff from stormwater from the existing home and proposed deck. This will enhance the ability of the wetland buffer to be able to protect the wetland resource.

Tree Removal Proposal at 90 FW Hartford Drive

Project representative

Ash Chicooree
90 FW Hartford Drive,
Portsmouth, NH 03801
Phone: 978.317.2973
Email: erg1600@hotmail.com

Situation:

On August 9th, I received a visit from Ms. Kate Homet from the planning department. She stated that a neighbor in the Woodlands had called the planning board to make them aware that trees were being taken down at a property. While we would have liked that neighbor to come talk to us if they had concerns or suggestions or advice, the neighbor in question, called the city directly which is rather immature and malicious. We were not aware that the wetlands buffer extended that far into our property. We thought we were safe since we have never had any water problems in our backyards and our neighbor at 70 FW has a backyard (lawn) that extends much further than ours into the woods.

Ms Homet also gave me the web address of a site where I can see the wetland and buffer areas for the Woodlands. Since receiving the link to the map, I have also started to educate neighbors on the wetlands and buffer when I talk to them and if I hear that they are doing projects. Being aware and educated about the wetlands and buffer is important to be able to make decisions.

Historical:

90 FW Hartford Drive were built in the 1980s. Majority of the properties sit in the wetlands buffer as well as some wetlands (see page 3). Since then, the site has seen very little to no tree management. After 40 years of neglect many trees are now leaning towards the houses. Some have their limbs over or touching the roof. Others are sick and dying (peeling bark, trunk splitting; whereas some trees are in danger of falling with their root systems very much exposed. The trees are well over 50ft in height. This can potentially be catastrophic and it could cause injuries or even fatalities to someone inside or outside.

Project Scope:

The aim of this project was to cut down those negligent trees between along the property line at 90 FW property that directly threaten the integrity of the home and the safety of our kids/neighbors. These threats include:

- Bodily harm to both adult and children who play in that area
- Damages to property due to possible falling limbs or whole trees. Old, damaged or otherwise weak trees may fall and endanger lives and/or property. Large, weak branches, too, are a hazard, especially if weighed down by ice. We pick up big branches every winter.
- Humidity due to lack of sunlight and air circulation resulting in moss growth on the roof sides and concrete foundations of the homes as well as mildew rotting away the siding and wood structure.

In order to counter these threats, I had the trees which pose a direct threat to the people and/or home removed. My approach has been judicious with the aim to take trees that posed a threat to our safety and we wanted to be proactive with the hazardous trees. These trees had exposed roots, peeling barks, discolorations and some have started to have rotten branches and trunks. Given that much of the property lies within designated wetland buffer zone we request a conditional wetland permit to complete the project.

The project involves the following:

- Taking down the trees inside property line of 90FW (trees found in between 80 and 90FW).
- Perform general clean-up of the area which includes gridding the stump and the protruding roots for safety reasons since the kids play in that area and injury can happen on this uneven and root laden section (sharp wood pieces, burning bushes and some thorny bushes etc.). If the stumps and protruding roots are not taken care of, they will eventually rot and become insect ridden and unsightly on top of being hazards.
- Add organic material such as regular dirt to replenish what was taken so as to minimize the impact and disturbances to the buffer zone.
- A plan (phase 2) to also add additional vegetation (preferably native plants or decorative grasses example bluebell bellflower, Blue Flag etc.- open to suggestions) to create a privacy buffer with the neighbor (TBD).
- Clean up fallen and dead plants as well as invasive burning bush so as to eliminate hazardous conditions for people. Bring to the recycling center.

Trees Location:



Trees removed:

The trees removed were 90% pines and 10% consisting of a small oak and a beech tree. The trees were between 40 to 80 ft in height top heavy for the pines as the bottom branches rotted away. The beech tree was splitting in the middle where one big branch met with the trunk. Part of the other big branch was dead and rotting away and had fallen on the shed and damaged it. The smaller oak trunk had a shredded paper appearance and several of the branches had already detached from the tree. The diameter of the stumps range between 12-22 inches.

Some examples stumps and roots:







Property Project Overview

This proposal is to address the need for tree removal and property enhancement at 80 FW Hartford Drive, Portsmouth, NH. Over the past four decades, little to no tree management has taken place. This lack of maintenance has led to several issues, including trees leaning towards our houses, limbs overhanging kids bedrooms, diseased and dying trees, and trees with exposed root systems. On May 5, 2023 we filed a formal request with the Woodlands Homeowners Association seeking permission to remove a total of five pine trees and three hardwood from our property (see ECF attached form). This step was taken with our commitment to reasonable environmental practices, though at the time, we were unaware that these trees lie within designated wetlands and buffer zones. Our intention has always been to ensure safety and reduce shading, making the home more suitable for solar panel installation.

Project Goals

The primary objectives of this project are to ensure the safety of residents and enhance the property's condition by:

1. Removing hazardous trees that threaten the integrity of our homes and safety of our families.
2. Preventing property damage due to falling limbs and trees, especially during adverse weather conditions.
3. Reducing moss growth, mildew, and damage to roofing and siding.
4. Reduce shading for future solar panel installation.

Project Scope

The project involves the following steps:

1. Safe removal of trees located between 80FW
2. Thorough clean-up of the area, including stump and protruding root grinding to ensure safety, especially for children who frequently play in yard.
3. Replenishment of soil to minimize disturbances to the buffer zone and to support vegetation regrowth.
4. Planting additional vegetation to create a privacy buffer with neighboring properties.

Conclusion

We request your approval and support for this tree removal and property enhancement project. Our aim is to ensure the safety and well-being of our kids, while also enhancing the aesthetic and environmental quality of our properties.







On behalf of the property owner the following planting plan is recommended to be implemented with the approval of the wetland conditional use permit.

- The ANSI A300 (part 6) guidelines to be followed when planting.
- All plants selected are native and provide habitat and a rich food source for wildlife.
- The selected trees and shrubs will be planted as a diverse hedgerow, this will provide a greater ecological benefit than isolated plantings and will assist pollinators and birds in their movements.
 - Native perennials planted to attract birds and butterflies. These perennials will form a guild and will have many ecological benefits such as holding the soil, absorbing runoff, filtering out pollution, and not allowing room for invasive plants to set in.
- If eastern white pine saplings exist in the buffer area or if seedlings emerge near the woodline they will be protected. ● All invasive species present will be removed to mitigate their spread into the wetlands.
- Operation of equipment for stump removal will take place when soil is dry to reduce compaction and soil disturbance.
- Any soil removed as a result of the stump removal will be placed back into the hole from where the stump was pulled.
- Organic fill material to be used only as required when planting.
- Fertilizer will not be used for any planting.

Trees to be planted: Serviceberry Flowering Dogwood

Shrubs to be planted: American Hazelnut Ninebark Witherod Viburnum Black Chokeberry Highbush Blueberry Lowbush Blueberry

Alternative shrubs: Winterberry Holly Highbush Cranberry Spicebush

Alternative trees: Sweetbay Magnolia Black Tupelo American Witch-hazel

Suggested perennials: Monarda Liatris Mountain mint Echinacea Wild strawberry Green-and-gold Jacob's ladder

Setbacks to all areas of home: Front 40', Left 15', Right 27' & Rear 122'

City of Portsmouth, NH
Property

810 MCGEE DR

Street View

Google Directions

View Details

Google Maps Link
City of Portsmouth
Property Data
Market Definition

Property

Location	810 MCGEE DR
Map-Lot	0219-0045-0005
Vision Account Number	29412

Ownership

Owner	BEIDLEMAN ERIC L BEIDLEMAN AMANDA J
Address	810 MCGEE DR, PORTSMOUTH, NH 03801

Valuation

Total	\$573,503
Last Sale	\$435,000 on 2005-06-05

Zoom In Share Print Property Link Search

Search Selection Themes Markup Markup

Mode
Draw Measure

Tools
Pan Line Circle Rectangle
Polygon

Results
Clear All Hide All

- Line : Distance: 122 Feet Edit Remove
- Line : Distance: 27 Feet Edit Remove
- Line : Distance: 15 Feet Edit Remove
- Line : Distance: 40 Feet Edit Remove

Unsaved Markup

Keyboard shortcuts Map data ©2023 5 m Terms of Use Report a map error

Total area of lot- Approx: 20,108 ft2

City of Portsmouth, NH
Property

810 MCGEE DR

Map-Id: 0719-0045-0005
Vision Account Number: 29412

Ownership
Owner: BEIDLEMAN ERIC C
BEIDLEMAN AMANDA J
Address: 810 MCGEE DR,
PORTSMOUTH, NH 03801

Valuation
Total: \$573,500
Last Sale: \$435,000 on 2008-08-05
Deed Date: 2008-08-05
Book/Page: 4940/2687

Land
Land Use: 1012
Land Use Description: SFR W/ W/ERINFL
Market Delineation: 129
Local District: R
Parcel Area (AC): 0.46

Zoning
Zoning: SRB

Show On Map

Zoom To Share Print Property Quick Search

Search Selection Themes Markup

Markup
Mode: Draw Measure

Tools: Pan Line Circle Rectangle Polygon

Results: Clear All Hide All

Polygon: Area: 20,108 Sq Ft Remove

Line Width: 2 Fill Color: Red Stroke Color: Black

Fill Opacity: 100%

Keyboard shortcuts Map data ©2023 5 m Terms of Use Report a map error

Setbacks from Property on Right: Approx 25' | Setbacks from Property on Left: Approx 31'

The screenshot displays a web-based property map interface for the City of Portsmouth, NH. The main map area shows several parcels, with parcel 219-45-5 highlighted in blue. A blue polygon is drawn around parcel 219-45-5, indicating setbacks. The setbacks are labeled as 31 Feet on the left side and 25 Feet on the top side. Other parcels shown include 219-45-4, 219-45-6, and 219-45-7. The map includes various street names like McGee Dr and 810 McGee Dr. The interface features a sidebar on the left with property details, a top navigation bar with search and map controls, and a right-hand panel with a 'Markup' tool. The Markup tool includes options for Pan, Line, Circle, Rectangle, and Polygon, and a 'Results' section showing the dimensions and area of the marked-up shapes.

City of Portsmouth, NH
Property

810 MCGEE DR

Map-Lot: 0219-0045-0005
Vision Account Number: 29412

Ownership
Owner: BEIDLEMAN ERIC C, BEIDLEMAN AMANDA J
Address: 810 MCGEE DR, PORTSMOUTH, NH 03801

Valuation
Total: \$573,500
Last Sale: \$435,000 on 2008-08-05
Deed Date: 2008-08-05
Book/Page: 4940/2687

Land
Land Use: 1012
Land Use Description: SFR WATERINFL
Market Delineation: 129
Local District: R
Parcel Area (AC): 0.48

Zoning
Zoning: SRB

Markup Results:
Line : Distance: 31 Feet
Line : Distance: 25 Feet
Line : Distance: 60 Feet
Line : Distance: 60 Feet
Polygon : Area: 352 Sq Ft
Line : Distance: 93 Feet
Polygon : Area: 20,108 Sq Ft

New Deck construction distance to edge of wetland – Approx: 60' | Area of new deck/disturbance of wetland buffer – Approx: 352 ft2

City of Portsmouth, NH
Property

810 MCGEE DR

Map-Lot 0219-0045-0005
Vision Account Number 29412

Ownership
Owner BEIDLEMAN ERIC C
BEIDLEMAN AMANDA J
Address 810 MCGEE DR,
PORTSMOUTH, NH 03801

Valuation
Total \$573,500
Last Sale \$435,000 on 2008-08-05
Deed Date 2008-08-05
Book/Page 4940/2667

Land
Land Use 1012
Land Use Description SFR WATERINFL
Market 129
Delineation
Local District R
Parcel Area (AC) 0.48

Zoning
Zoning SRB

Zoom To Share Print Property Quick Search

Q Search Selection Themes Markup

Markup

Mode
Draw Measure

Tools
Pan Line Circle Rectangle
Polygon

Results
Clear All Hide All

- Line : Distance: 60 Feet Edit Remove
- Line : Distance: 60 Feet Edit Remove
- Polygon : Area: 352 Sq Ft Edit Remove
- Line : Distance: 93 Feet Edit Remove
- Polygon : Area: 20,109 Sq Ft Edit Remove

Dropbox 180.4.4912
Up to date

70°F Cloudy 4:50 PM
8/15/2023

Total area of vernal pool on and off parcel – Approx: 127 ft^2 on parcel & 5.5 acres off parcel

City of Portsmouth NH
Property

810 MCGEE DR

Street View
Google
Google Directions
Zoom

View Details

Google Maps Link
City of Portsmouth
Property Data
Market Delineation

Property
Location: 810 MCGEE DR
Map-Lot: 0219-0045-0005
Vision Account Number: 29412

Ownership
Owner: BEIDLEMAN ERIC C
BEIDLEMAN AMANDA J
Address: 810 MCGEE DR,
PORTSMOUTH, NH 03801

Valuation
Total: \$573,500
Last Sale: \$435,000 on 2008-06-05

Map interface elements:
- Search: Search, Selection, Themes, Markup
- Markup Mode: Draw, Measure
- Tools: Pan, Line, Circle, Rectangle, Polygon
- Results: Clear All, Hide All
- Polygon: Area: 5.5 Acres, Line Width: 2, Fill Color: Blue, Stroke Color: Blue, Fill Opacity: 100%
- Polygon: Area: 127 Sq Ft, Edit, Remove
- Polygon: Area: 346 Sq Ft, Edit, Remove
- Line: Distance: 57 Feet, Edit, Remove
- Created By Print: 08-15-2023 03:47 pm, 0 views

Total area of wetland & buffer on lot - Approx: 14,326 ft2

City of Portsmouth, NH
Property

810 MCGEE DR

Street View

Google

Google Directions

Zoom

View Details

Google Maps Link

City of Portsmouth

Property Data

Market Delineation

Property

Location: 810 MCGEE DR

Map-Lot: 0219-0045-0005

Visitor Account Number: 29412

Ownership

Owner: BEIDLEMAN ERIC C
BEIDLEMAN AMANDA J

Address: 810 MCGEE DR,
PORTSMOUTH, NH 03801

Valuation

Total: \$573,500

Last Sale: \$435,000 on 2008-08-07

Zoom To Share Print Property Quick Search

Search Selection Themes Markup Markup

Measure

Draw Measure

Tools

Pan Line Circle Rectangle

Polygon

Results

Clear All Hide All

Polygon Area: 14,326 Sq Ft

Line Width Color Stroke Color

Fill Opacity

Unsaved Markup

Keyboard shortcuts Map data ©2023 5 m Terms of Use Report a map error

Total area of wetland vs buffer on lot, approx.: Wetland: 5076 ft2 & Buffer: 9612 ft2

City of Portsmouth, NH
Property

810 MCGEE DR

Street View

Google

Google Directions

Zoom

View Details

Google Maps Link

City of Portsmouth

Property Data

Market Delineation

Property

Location 810 MCGEE DR

Map-Lot 0219-0045-0005

Vision Account Number 29412

Ownership

Owner BEIDLEMAN ERIC C
BEIDLEMAN AMANDA J

Address 810 MCGEE DR,
PORTSMOUTH, NH 03801

Valuation

Total \$573,500

Last Sale \$435,000 on 2008-08-05

Zoom To Share Print Property Quick Search

Q Search Selection Themes Markup

Markup

Mode Draw Measure

Tools Pan Line Circle Rectangle Polygon

Results Clear All Hide All

Polygon : Area: 9,612 Sq Ft Edit Remove

Polygon : Area: 5,076 Sq Ft Edit Remove

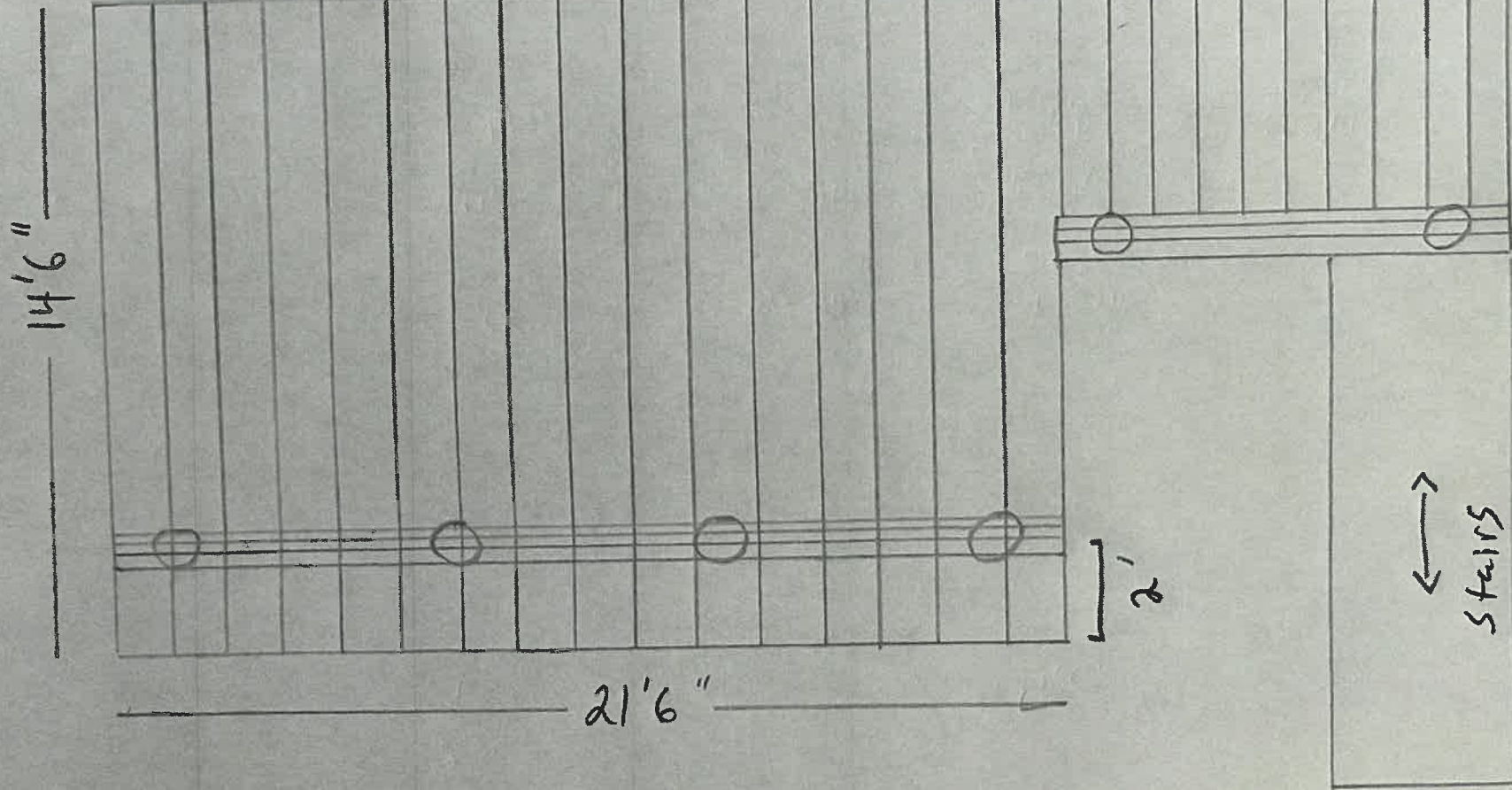
Unsaved Markup

43.083248, -70.756421

Keyboard shortcuts Map data ©2023 5 m Terms of Use Report a map error

Attached to house

31'6"



2x10 joist 16" O.C.

typical joist hanger at ledger

5" Ledger Locks 2 in ea. bay 16" O.C.

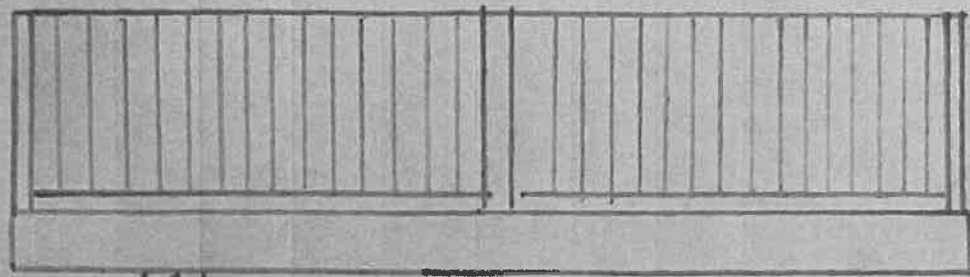
3pc 2x12 beam

6x6 support posts

pre-cast concrete piers

4'

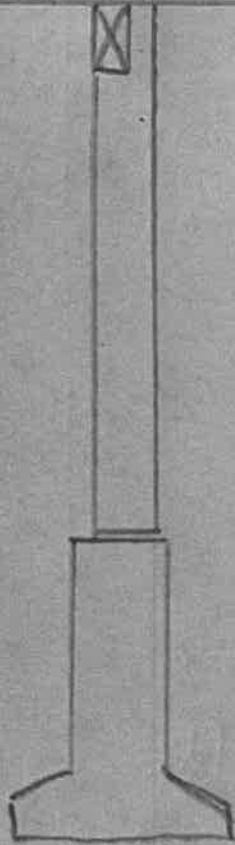
stairs



36"

9' 1/2"

4'



DECK DETAILS

FOR A ONE OR TWO-FAMILY RESIDENTIAL STRUCTURE

APPLICANT

ADDRESS

NOTE: ANY TRUSSES OR MANUFACTURED LUMBER MEMBERS MUST HAVE A COMPUTER-GENERATED LOAD CALCULATION PRINTOUT, WHICH IS NORMALLY AVAILABLE THROUGH THE SUPPLIER

BEAM
 MATERIAL: P.T.
 SIZE: 12"
 SPAN: 21'6"

JOISTS
 MATERIAL: PT
 SIZE: 10"
 SPACING: 16" O.C.

BOLTS (AT HOUSE)
 MATERIAL: Lady Cr
 SIZE: 5/8" x 1/2"
 SPACING: 16" O.C.

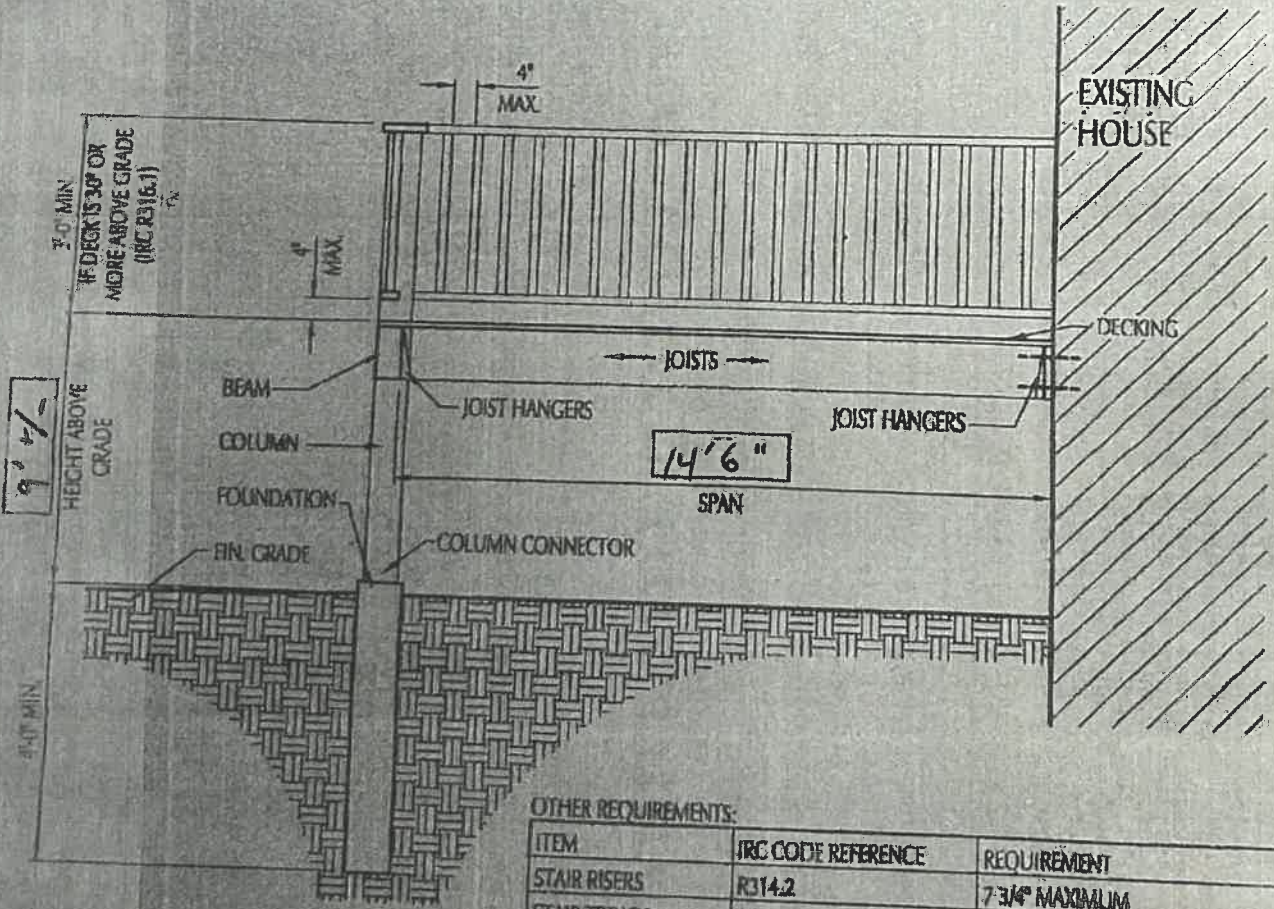
DECKING
 MATERIAL: Trex
 THICKNESS: 5/4

COLUMN
 MATERIAL: PT
 SIZE: 6x6

FOUNDATION
 MATERIAL: Precast
 SIZE: 12" x 48"

JOIST HANGERS
 BRAND: Simpson
 MODEL #: LUS 210

COLUMN CONNECTOR
 BRAND:
 MODEL #:



OTHER REQUIREMENTS:

ITEM	IRC CODE REFERENCE	REQUIREMENT
STAIR RISERS	R314.2	7-3/4" MAXIMUM
STAIR TREADS	R314.2	10" MINIMUM
STAIR WIDTH	R314.1	36"
STAIR HEADROOM	R314.3	6'-8" MINIMUM
HANDRAIL HEIGHT	R315.1	34"-38" ABOVE STAIR NOSINGS
HANDRAIL DETAILS	R315.1	ONE SIDE, WITH RETURNS

Dear Samantha and Conservation Commission,

I'm seeking approval to fully remove our deck and replace it with stairs and a patio. We need to address some structural wood rot that has occurred between the deck and the home that is at risk of compromising the structural integrity of the home. The deck must be removed to access and fix the wood rot. We'd like to replace the deck with a patio to lean into the cottage woodland feel of our backyard. A patio will allow us to have a more seamless transition between living space and garden beds. As you'll see in my proposed plan, I'm expanding the garden bed originally along the deck to spill into the patio space to create a more organic feel. Since water management has been a concern with the home (leading to our wood rot problems), I've also added a gravel rain buffer along the foundation and a rain garden. The rain buffer, expanded garden bed, and rain garden will increase the permeable area (compared to the impermeable wooden deck). We're also awaiting a quote on permeable brick like pavers to increase the permeable surface area further. The area I'm requesting permission to modify is identical to the area of the deck. No other areas of the property will be disturbed.

Our lot already has a lot of native ferns, shrubs, and flowers. I am looking for more ways to add more, through expanding a garden bed and adding a rain garden but I'm primarily focused on removing the invasive plants on the property such as buckthorn.

Thank you for your consideration. Please let me know if you have any questions.

Regards,
Sarah Cook
(845)797-3136
scook26@gmail.com

390 FW Hartford Dr.

Patio Proposal

Project Proposal

We are proposing removing our deck (some has already been cut away due to structural rot on the foundation on the house that needed to be addressed urgently) and adding a patio of a smaller square footage than the deck along with a rain garden and some additional native plants. The patio will be made of water permeable material.

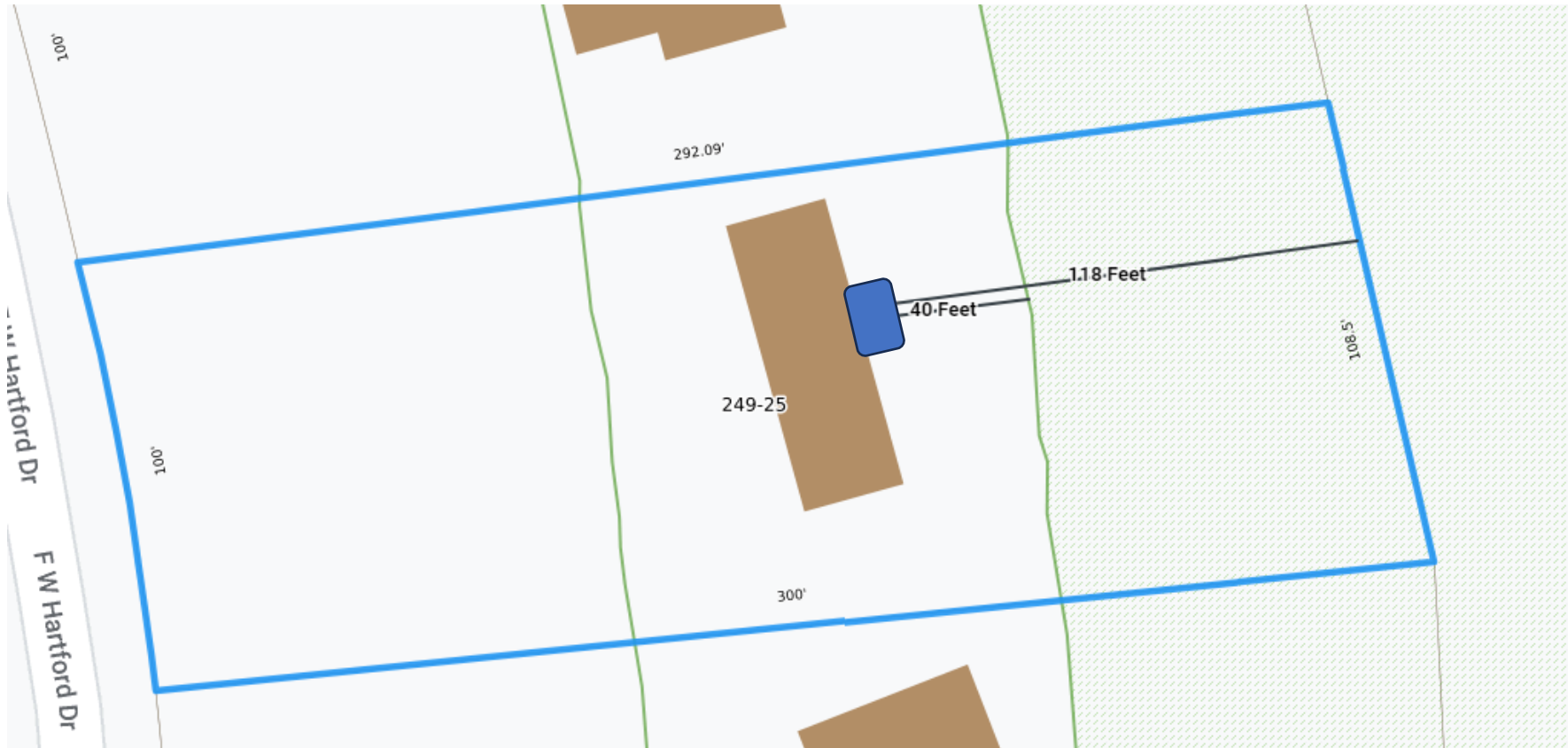
No trees or existing native vegetation will be disturbed.

Lot Information



- Lot includes 8,340 sqft of wetlands (mostly dense forest).
- Lot includes 10,337 sqft of buffer zone.
- The buffer zone is made up of some trees, native shrubs, native ferns and some grassy patches.
- None of the buffer zone vegetation will be disturbed.

Site Information



- Proposed Patio is located completely within the buffer zone
- It is 26.5ft from the edge of the wetlands and the start of the buffer zone
- Total area within the buffer zone to be disturbed is 246 sqft

Existing Deck



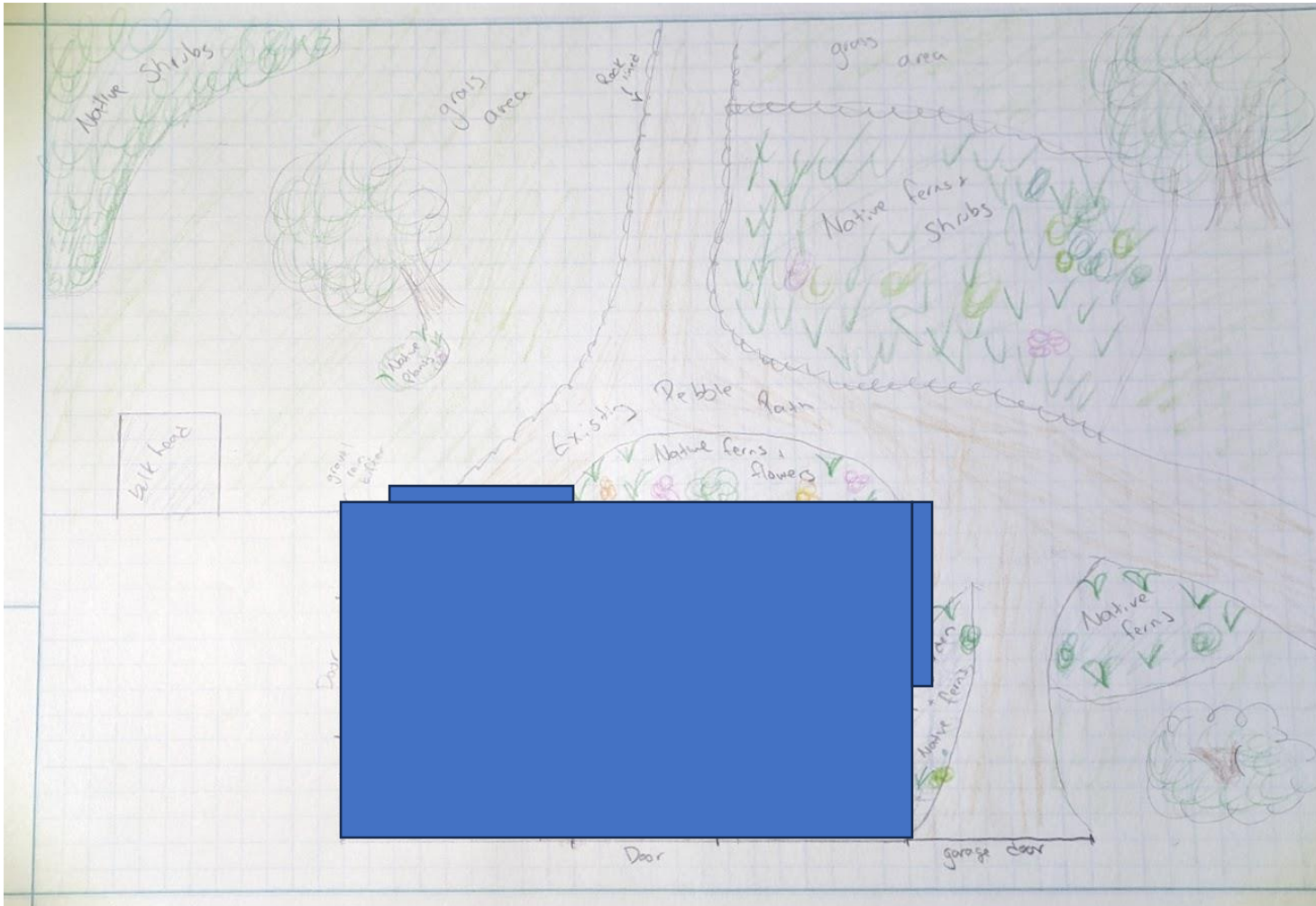
- Existing deck is 14ft by 22.5ft, 315sqft.
- The deck is made of wood (impermeable) and will be completely removed.
- Deck is a safety concern, supported by a car jack and rotting away in many places.
- Deck had to be cut away in sections to repair structural wood rot along the foundation of the house.

Proposed plan



- Includes replacing the deck area with 12ft by 20.5ft of permeable brick patio (246 sqft)
- Includes 1.5ft perimeter of gravel rain buffer along the house (which was previously covered by the deck)
- Proposed plan also includes installation of a rain garden and increasing the area of native ferns and flowers

Proposed Plan compared to Deck



- Box represents deck's footprint



Proposed Material

Rumbled StormPave - 4x8 Tumbled Permeable Clay Pavers - Pine Hall Brick



Material Description:

Rumbled StormPave™ is an amazing breakthrough in water permeable paving. Rumbled StormPave is a Permeable Clay Paver that looks like the classic *English Edge* Clay Paver but with rumbled texture. It has spacers that enable rainwater to go in between the pavers. And instead of being installed atop gravel and sand like conventional pavers, Rumbled StormPave is installed in a best-practices system atop layers of differently sized aggregates. Rainwater goes in between the pavers to the aggregates below, where it is held until it is absorbed into the ground, where it is naturally filtered. Rumbled StormPave pavers are often used to fulfill regulatory requirements of storm drainage in commercial applications. Increasingly, as regulations are being tightened, they are being used in residential areas. Here, they provide an aesthetically pleasing driveway and parking pad, while addressing persistent drainage issues and fulfilling local regulations for residential runoff.

Rumbled StormPave 4x8 clay pavers feature beveled edges for crisp clean lines and large spacer bars to provide spacing for washed aggregate filled joints that allow water to drain freely between the paving units. The water then dissipates naturally into the native soils. Less than ½" gaps for ADA Compliance. Initial rate of infiltration of over 500 inches per hour. The dimensions are standard 4"x8" by 2.25" and Heavy Duty 2.75" thickness. The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze/Thaw. All Heavy Vehicular pavers comply with ASTM C1272.

<https://paveroutlet.com/pine-hall-brick-rumbled-stormpave-permeable-clay-pavers>

Project Representative/Homeowner

Sarah Cook

845-797-3136

scook26@gmail.com