

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

**4:00 P.M.**

**April 10, 2024**

**MEMBERS PRESENT:** Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Lynn Vaccaro, Jessica Blasko, Adam Fitzpatrick, Stewart Sheppard, Alternate: Brian Gibb, Talia Sperduto

**MEMBERS ABSENT:** Alice Carey

**ALSO PRESENT:** Kate Homet; Associate Environmental Planner, Peter Britz; Planning and Sustainability Director

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**I. APPROVAL OF MINUTES**

1. March 13, 2024

*After due deliberation, the Commission voted 6-0 to **approve** the minutes as presented.*

**II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)**

1. 224 Broad Street, Unit 3  
Perkins Kwoka Joint Revocable Trust, Katelyn E. & Rebecca P. Kwoka Trustees,  
Owners  
Assessor Map 131, Lot 13

*After due deliberation, the Commission voted 7-0 to **recommend approval** of the application to the Planning Board as presented.*

**III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)**

0 Maplewood Avenue  
City of Portsmouth, Owner  
Assessors Map 124, Lots 2 - 3

*After due deliberation, the Commission voted 7-0 to **recommend approval** of the application to the Planning Board with the following stipulations:*

1. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. These markers shall be placed along the 25' vegetative buffer at intervals of every 50' along the City-owned property. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department. In addition to the wetland boundary markers, an educational sign describing the project shall be installed near the restoration area and fencing should be utilized to keep disturbances such as dogs and geese from the area.*
2. *A long-term maintenance schedule and plan be included in the permit application and submitted to the Planning & Sustainability Department that commits to long-term maintenance of the marsh restoration area and a commitment to ensuring a marsh migration pathway for marsh adaptation impacts from climate change on City-owned land.*
3. *A note will be added to the plans stating that all soil and plant material excavated on site shall be removed and disposed of off-site, as recommended by the TES Environmental Consultants LLC report.*
4. *All necessary approvals from involved property owners will be acquired prior to the issuance of a City building permit and prior to any associated approvals from the New Hampshire Department of Environmental Services.*
5. *A conservation seed mix or other appropriate native species seed mix and/or plantings shall be used for surface areas disturbed by the pipe installation within the wetland buffer.*

#### **IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)**

1. Dredge and Fill – Major Impact  
Public Service Company of NH, d.b.a Eversource Energy, Owner  
Map 121 Lot 1, Map 165 Lot 14, Map 213 Lot 11, Map 214 Lots 1, 2, and 3, Map 216 Lots 1-10 and 1-11, Map 240 Lot 2-1, Map 259 Lots 1 and 15, Map 278 Lot 1, Map 280 Lot 3, and Map 281 Lot 1

*After due deliberation, the Commission voted 7-0 to **recommend approval** of the application to NHDES.*

2. Dredge and Fill – Major Impact  
0 Maplewood Avenue  
City of Portsmouth, Owner  
Assessors Map 124, Lots 2 – 3

*After due deliberation, the Commission voted 7-0 to **recommend approval** of the application to*

*NHDES with the following stipulations:*

1. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. These markers shall be placed along the 25' vegetative buffer at intervals of every 50' along the City-owned property. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department. In addition to the wetland boundary markers, an educational sign describing the project shall be installed near the restoration area and fencing should be utilized to keep disturbances such as dogs and geese from the area.*
  2. *A long-term maintenance schedule and plan be included in the permit application and submitted to the Planning & Sustainability Department that commits to long-term maintenance of the marsh restoration area and a commitment to ensuring a marsh migration pathway for marsh adaptation impacts from climate change on City-owned land.*
  3. *A note will be added to the plans stating that all soil and plant material excavated on site shall be removed and disposed of off-site, as recommended by the TES Environmental Consultants LLC report.*
  4. *All necessary approvals from involved property owners will be acquired prior to the issuance of a City building permit and prior to any associated approvals from the New Hampshire Department of Environmental Services.*
  5. *A conservation seed mix or other appropriate native species seed mix and/or plantings shall be used for surface areas disturbed by the pipe installation within the wetland buffer.*
3. Dredge and Fill- Major Impact  
333 New Castle Avenue  
Kimberly and Thomas Lyng, Owners  
Assessor Map 207, Lot 2

*After due deliberation, the Commission voted 7-0 to **recommend approval** of the application to NHDES with the following stipulations:*

1. *Applicant consider adding native plantings to the shoreline area for bank stabilization purposes.*
2. *The proposed dock shall not be lit.*

## **V. WORK SESSIONS**

1. Proposed Redevelopment  
100 Durgin Lane  
Assessor Map 239, Lot 18

*The applicant discussed the project with the Commission members and received feedback. No formal action was taken.*

## **VI. OTHER BUSINESS**

1. Lonza Volunteer Day

*An upcoming trail clearing day was discussed and Commissioners were invited to participate if interested. No formal action was taken.*

2. Sustainability Fair April 14<sup>th</sup>

*Commissioners were reminded of the upcoming fair and encouraged to attend. The Commission would be hosting a table and extra volunteers would be preferred. No formal action was taken.*

## **VII. ADJOURNMENT**

*The meeting adjourned at 6:04 p.m.*