

Meeting: Conservation Commission

Date: June 12, 2024

RE: 100 Durgin Lane

Mostly graphics-quick read

Dear Members of the Conservation Commission,

June 8, 2024

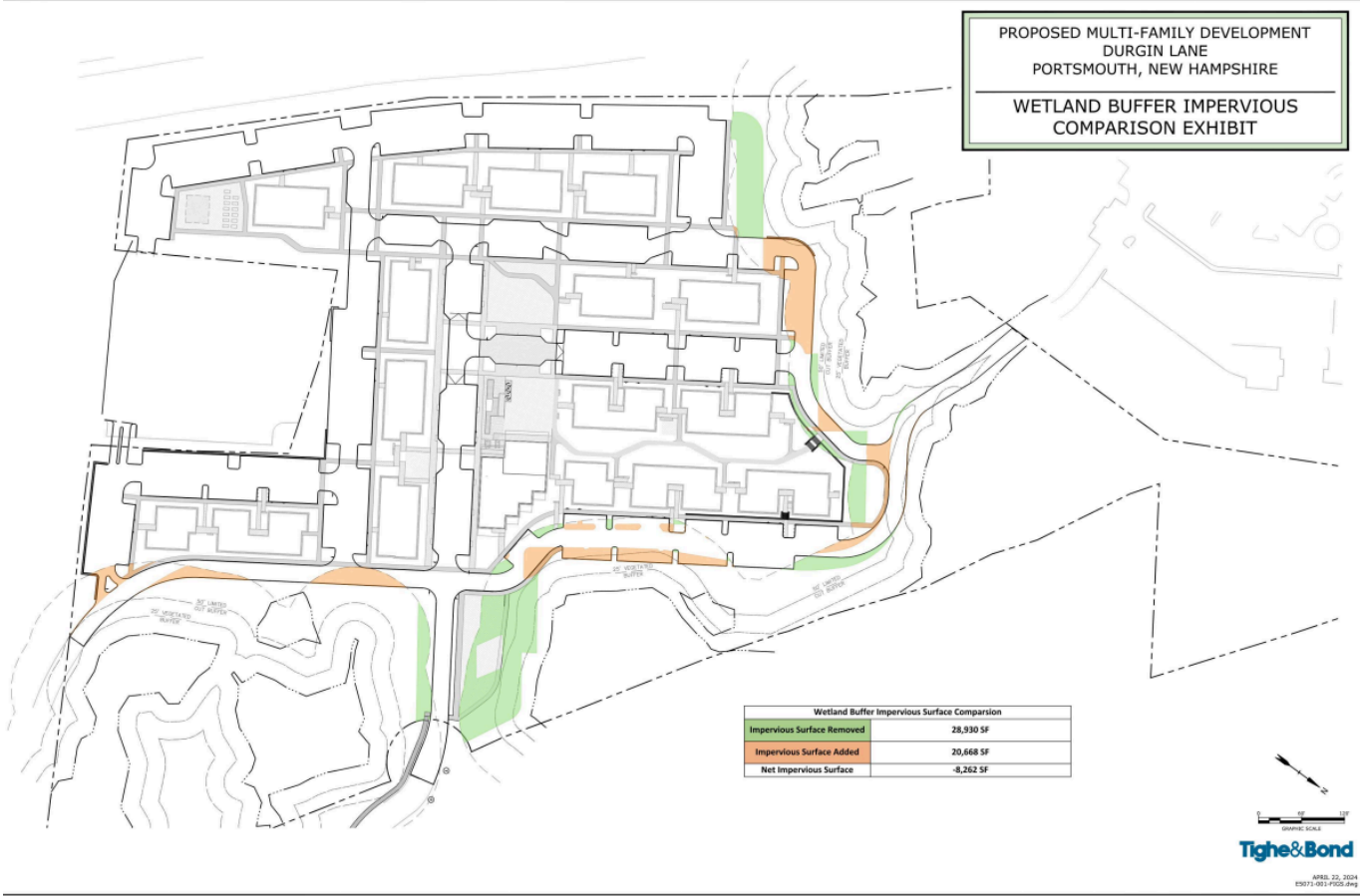
Please do not grant 100 Durgin Lane at Wetland CUP, they do not meet 2,3,4,5,6 of the criteria. The land is suited for what is proposed. The rest of the criteria are not met. The most important part for this application seems to be at the very end, Wetland Delineation Report on pages 175 to 189. The least impactful design plan has not been presented.

Looking at page 118 of the application, below, it is currently a large building with a very large parking lot. *An overlay graphic of what is being proposed and what currently exists could be helpful in assessing how the wetlands will be impacted.* It is true they are adding more greenspace to the lot but looking at Impervious Surface Comparison (below-page 189), one can see the cost for that greenspace involves adding parking and a road into the wetlands as well as a retaining wall.

(letter continues next page)

Page 118 ConCom Application-what exists





These design plans are not the least impactful. **The alternative would be to lessen the interior park sizes next to buildings #10, #11 and #12,#13 as well as move the parking area between said buildings further south. Moving these down would move 10 parking spaces and the roadway closer to the two buildings, as most complexes have and REMOVE a lot of impervious surface and add open space along the wetland buffer.** This development has a nice proportion of greenspace and this change would not be noticeable to those who eventually live there. **There are no dimensions listed** on the various plan sets making it difficult to envision how much impervious surface was removed and where. It is also difficult to assess how much greenspace will exist. In the plan sets from TAC (pages 234,235,235) the parking dimensions and building numbers are shown (last two plan sets shown)

https://files.cityofportsmouth.com/files/planning/apps/DurginLn_100/DurginLn_100_TAC_05072024.pdf

The area next to buildings #10,#11 in the wetlands are minimally 85' (8.5' X 10 spaces) wide by 19' long parking spaces with 24' wide roadway (43 X 85) about 3655sf. The area by the parking lot is 62' long and 22' wide, about 1364 sf. The actual length of the roadway was difficult to ascertain but it is 22' wide. **Guessing over 7000 sf of impervious surface could be moved out of the wetland buffer with this change.**

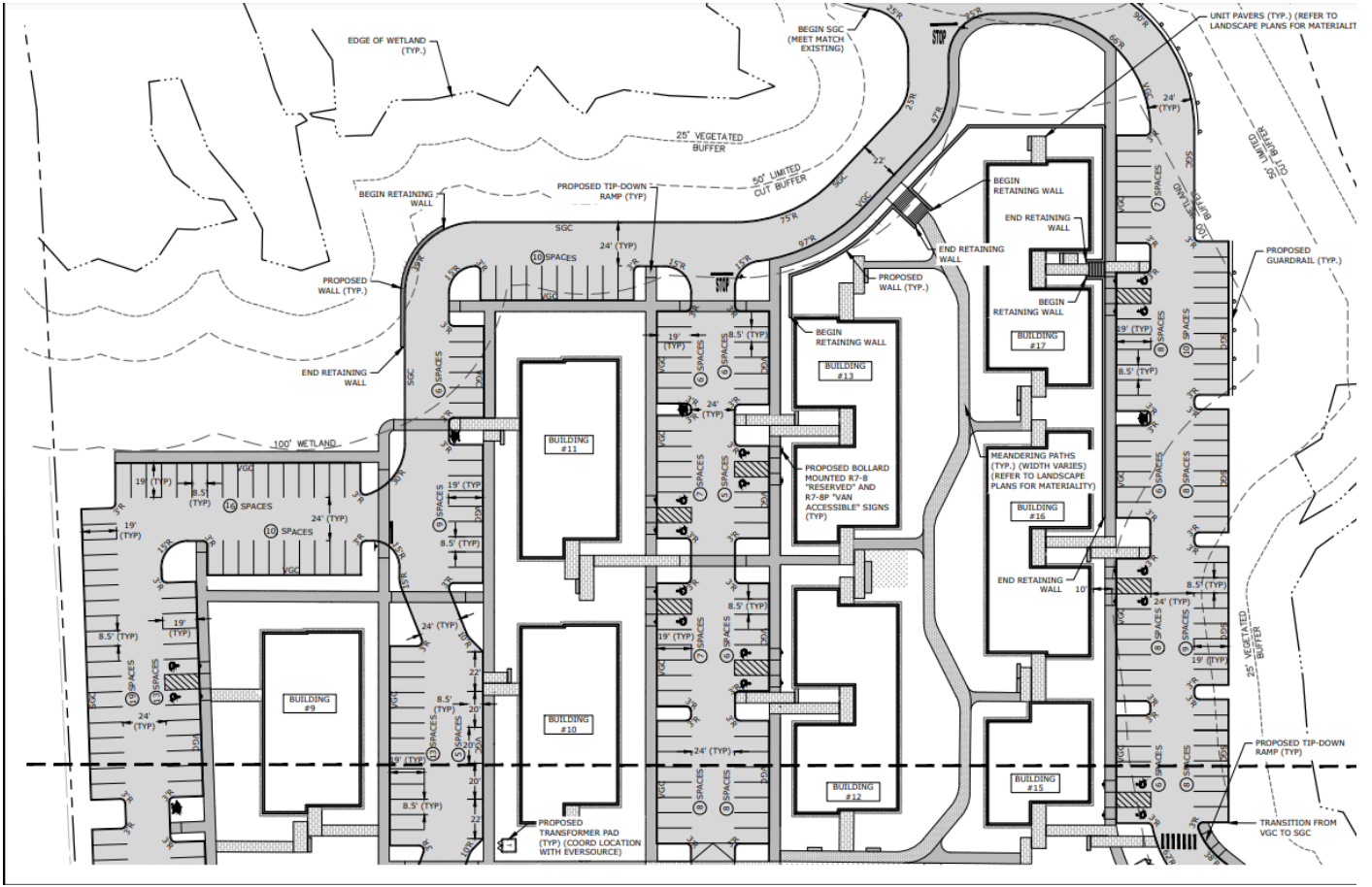
Respectfully,
 Elizabeth Bratter
 159 McDonough St
 Property Owner

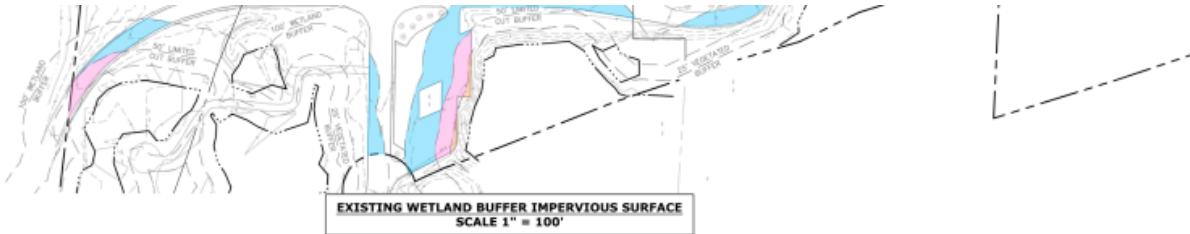
PLEASE CONTINUE to view the last pages of Plan Sets mentioned in this letter.

Page 186 below-open/green/community spaces



Above TAC page 149 shows building numbers. TAC page 235 below shows parking dimensions.



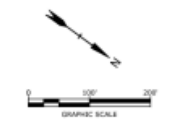


EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'

Impervious Surface Within Buffer Area		
Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Development
0 - 25 FT	3,114 SF	2,467 SF
25 - 50 FT	12,156 SF	9,010 SF
50 - 100 FT	45,975 SF	41,506 SF
Total Impervious Surface	61,245 SF	52,983 SF
Net Impervious Surface	-8,262 SF	

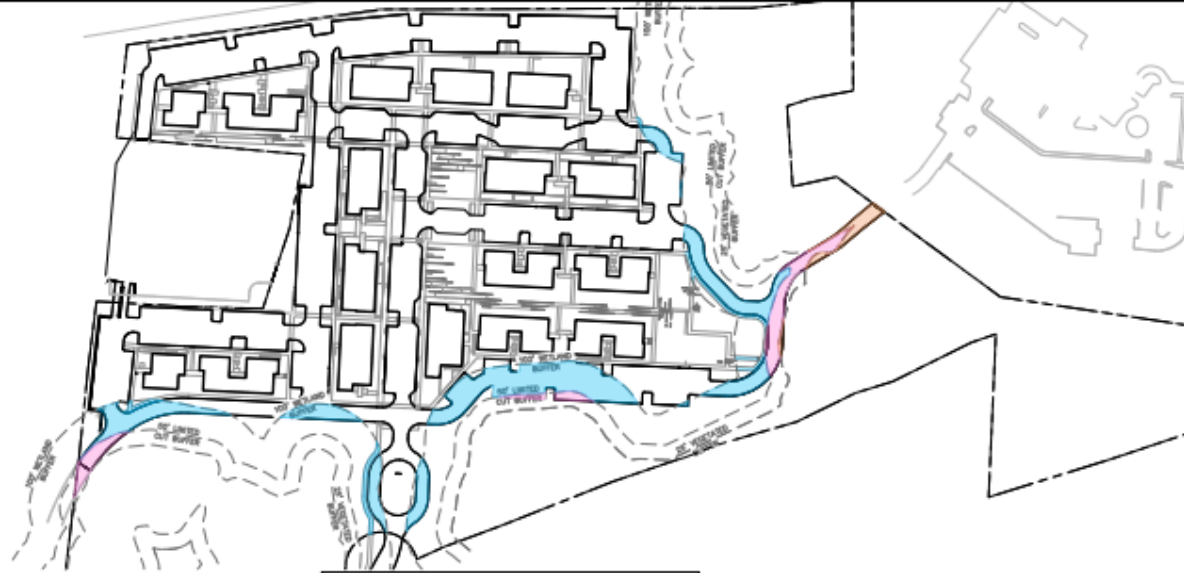


Tighe & Bond

April 22, 2024
E5071-001-P005.dwg



EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 100'

Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Development
0 - 25 FT	3,114 SF	2,467 SF
25 - 50 FT	12,156 SF	8,762 SF
50 - 100 FT	45,975 SF	39,945 SF
Total Impervious Surface	61,245 SF	51,174 SF
Net Impervious Surface	-10,071 SF	





Dear Members of the Conservation Commission,

July 9, 2024

Here are the direct comparisons of the June proposal and then revised July proposal, as well as the plan set which shows the buildings, greenspace and the wetland buffer lines. The green space to the South could be made smaller to avoid the wetlands to the North. The June to July changes show an attempt to do so.

The road next to the newly proposed rain garden (park) could be revised to follow the 100' buffer line on the south side OR could be designed like an "L", both could keep the road out of the 100' wetland buffer and the proposed rain garden (park).

The corner of the road which rounds into the 100' wetland buffer, between the two buildings at the top, could be moved by making the playground slightly smaller.

The park on the northern side right next to the Spaulding Turnpike does not show any noise abatement. This could be a great opportunity for a berm with rhododendrons, azaleas or boxwoods across the top. 200' of thick trees and bushes could be effective too. It just appears that a single row of trees along the Spaulding will not bring the noise down to 65dBA in the parking lot or parks that directly abut the highway.

The attempt to remove impervious surfaces out of the 100' wetland buffer is greatly appreciated. The entire property will be redesigned therefore there is the opportunity to do it better, especially on the northern tier. Thank you for your consideration of these thoughts.

Respectfully,

Elizabeth Bratter

159 McDonough St, Property Owner