

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

4:00 P.M.

January 10, 2024

AGENDA

I. APPROVAL OF MINUTES

1. November 8, 2023
2. December 13, 2023

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. **REQUEST TO POSTPONE**
90 F.W. Hartford Drive
Amrishi & Andrea Chicooree, owners
Assessor Map 269, Lot 45
2. 224 Broad Street, Unit 3
Perkins Kwoka Joint Revocable Trust, Katelyn E. & Rebecca P. Kwoka Trustees,
Owners
Assessor Map 131, Lot 13

III. WORK SESSIONS

1. 913 Sagamore Avenue
Hogswave LLC, Owner
Assessor Map 223, Lot 27

IV. OTHER BUSINESS

1. Welcome Alice Carey!
2. Election of Officers
3. Belle Isle Land Management Plan Update

V. 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_KUPRQgzW5WfX0uoPnTBNA

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

3:30 P.M.

November 08, 2023

Attendance: Samantha Collins, Chair; Barbara McMillan, Vice Chair; Lynn Vaccaro, Member; Jessica Blasko, Member; Adam Fitzpatrick, Member; Abigail Gindele, Alternate

Absent: Brian Gibb, Alternate

[3:03] Chair Collins opened the meeting at 3:33 p.m.

[3:25] Chair Collins announced the resignation of member Allison Tanner, whose last meeting was in October. Chair Collins thanked Ms. Tanner for her 30+ years of service to the Commission and noted how much she would be missed.

I. APPROVAL OF MINUTES

1. October 11, 2023

[4:30] Ms. Gindele made a motion to approve the minutes as presented. Mr. Fitzpatrick seconded the motion. The motion passed unanimously.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE

90 F.W. Hartford Drive
Amrishi & Andrea Chicooree, owners
Assessor Map 269, Lot 45

[5:19] Vice Chair McMillan made a motion to postpone the application until the December meeting. Ms. Gindele seconded the motion. The motion passed unanimously (7-0).

B. REQUEST TO POSTPONE

80 F. W. Hartford Drive
Julian Frey & Ana Barndollar, owners
Assessor Map 269, Lot 46

Ms. Gindele made a motion to postpone the application until the December meeting. Mr. Fitzpatrick seconded the motion. The motion passed unanimously (7-0).

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 815 Lafayette Road
Prospect North 815, LLC, Owner
Assessor Map 245, Lot 3

[6:03] Chair Collins introduced this new business item.

[6:12] Neil Hansen of Tighe and Bond came to present this application along with Stefanie Tetreault (wetland scientist) and Mike Brown (owner and applicant). He mentioned that they had undergone a site walk with the Conservation Commission and had previously come before the commission for a work session and had just recently gone before the Technical Advisory Committee. Mr. Hansen proceeded to give a background on the existing site conditions, how the site plans had changed since the last work session, and he gave details on the proposed stormwater system and its discharge.

[10:35] Stefanie Tetreault gave an overview of the current invasive species inventory on the site. She explained the invasive species management plan proposed for this project. She then described, in detail, the planting plan for the landscaping area as well as the wetland buffer.

[24:54] Mr. Hansen noted that the site would be improved with the removal of the existing septic system and the new connection to the municipal sewer lines. He then went through the six criteria for a wetland conditional use permit and noted why this project met each criterion.

[29:03] Vice Chair McMillan asked about whether or not the parking areas could be made pervious. Mr. Hansen responded that the ledge is too high on the site to make that a practical treatment option for stormwater.

[30:09] Ms. Gindele asked for clarification on where the parking garage entrance would be. Mr. Hansen responded that the buildings would be identical, and the garage door would be on different sides of each building and proceeded to describe them through elevation drawings. Ms. Gindele then followed up with clarification on how the lighting for the garage would be projected. Mr. Hansen noted that the building and lighting had not yet been fully designed but the garage doors would be closed.

[32:47] Chair Collins asked for more information on the proposed trail and width. Mr. Hansen stated that it would be 8' in width, they are still determining the final alignment of the trail to ensure minimal removal of trees. Chair Collins noted that they would like to see a smaller trail width to limit impact. Mr. Hansen noted it would be woodchipped and could be narrowed to avoid large trees but in general, it will stay at the 8' width. Chair Collins also brought up the split rail fence that was previously brought up during the work session and she would like to see it included. Mr. Hansen said they would include that in the plans.

[34:58] Mr. Sheppard asked if any access to the adjacent property would be included. Mr.

Hansen responded that they did not include access to the adjacent property but that the abutters were open to working with them in the future to address it, but it was not part of the current proposal. Ample parking for both cars and bicycles was provided to encourage community access to the site. Mr. Sheppard, Vice Chair McMillan, and Chair Collins followed up with various questions on the management of the buffer area, the plantings proposed and the proposed annual maintenance for the area.

[39:50] Vice Chair McMillan asked for clarification on how the 25' buffer could be included as their community space calculation. Mr. Hansen responded that they had been asked the same question at their TAC meeting and would be meeting with staff to go over how to address this.

[40:39] Vice Chair McMillan pointed out that having a proposed trail with no defined path in front of them made her weary about the flexibility of where it can go in the buffer, leaving unknowns for them to vote on. Those who are doing the trail work will be making the call on where it goes, how it cuts through vegetation in such a delicate area, the introduction of wood chips, etc. Vice Chair McMillan would like more details on exactly how the path will be built. Mr. Hansen noted that they will not be doing and digging but will be placing woodchips directly on top of the soil. Mr. Fitzpatrick noted that it would be good to have something enforceable that says trail must be outside the 50ft wetland buffer. Mr. Hansen responded that it would be between the 50 and 100' buffer.

[43:10] Ms. Homet asked if there was a rough estimate of the percentage of existing invasive species within the wetland buffer. Ms. Tetreault noted that she had estimated greater than 75% of the buffer was inhabited by invasive species within the area of the existing tree line. With the western portion of the site having the densest invasive species compared to the eastern side of the site. Ms. Homet asked if any erosion control measures would be put in place for removing the invasive species to protect the salt marsh downslope. Ms. Tetreault mentioned that they could envision using a silt sock and if a mini excavator was needed, a timber mat or something of equivalent measure would be utilized. Ms. Homet asked if there was a long-term invasive species removal plan in place. Ms. Tetreault noted that monitoring was essential and once the major removal occurs, they will do a sweep of the area to clean all remaining debris. Additionally, they plan to monitor during the construction period periodically. Ms. Homet stated that it would be nice to have this monitoring report submitted to the City regularly to keep track of the progress of the invasive removal.

[47:18] Ms. Vaccaro asked the applicants how they would be prioritizing different invasive removal methods and what long term maintenance would look like for the property. Ms. Tetreault stated that the Bittersweet and Honeysuckle would be the priority species to remove, while the Autumn Olive is voracious but not as aggressive as the other species. To properly limit the spreading of invasives during the work and regeneration, they could perform some selective measures and not pull everything. There is also an opportunity for more buffer enhancement to avoid any bare soil to stabilize the buffers. Mr. Hansen mentioned that they had not specifically determined a time period for long-term monitoring but to have a successful removal, they need to have a long-term plan worked out. The current plan for Tighe and Bond is to commit to the following growing season after invasive removal and replanting. Mr. Hansen also brought up that at their previous TAC meeting, a note was added to the plan that the final alignment of the

trail is subject to review and approval by the Planning and Sustainability Director and that any subsequent modification will be subject to the Planning Board's approval as a site plan amendment.

[51:59] Vice Chair McMillan asked what time of year the pavement sweeping would take place for annual maintenance. Mr. Hansen responded that in general, that time of year would be Spring. If the commission had a specific timeframe in mind, they would be open to that. Vice Chair McMillan stated that April would be good. She also had a question about the salt storage plans for the property, which Mr. Hansen responded that they would not be having any salt storage on site outside.

[54:16] Vice Chair Collins asked for confirmation on how many surplus parking spots were proposed. Mr. Hansen responded that there were twelve extra spots, with only residents allowed to park underneath the building in the garage. Mr. Hansen noted that there would also be four EV spaces on the site. Vice Chair Collins then asked about the riprap outfall on the site and if that was the same one that DOT uses. Mr. Hansen mentioned that the existing riprap outlet is used by DOT to enter not a swale and eventually enter into the river at the highest observable tideline. The proposed project will create a new outlet outside the 50' buffer line with a riprap area to connect to the existing DOT stormwater system. Chair Collins then asked about the proposed maintenance of the ornamental plantings and grasses planned for the overlook area. Mr. Hansen responded that the intent will not be to have a manicured area along that trail. Chair Collins mentioned that they would like to see no maintenance or manicuring of anything south of the trail (wetland side). Mr. Sheppard mentioned that he would like a note to be added to the plan that addresses where low or no maintenance will be required.

[58:51] Ms. Vaccaro asked what the lighting plan would be for the site. Mr. Hansen responded that all the lighting would be building-mounted and the majority of it would face the parking area. There would be no lighting at the rear of the building and the path would not be lit. Ms. Vaccaro also acknowledged that this proposal was a more intensive use of the shoreline then compared to what exists there today, especially with allowing community access to such a sensitive environmental area.

[1:00:55] Vice Chair McMillan asked for clarification on permanent vs. temporary impacts the buffer. Mr. Hansen responded that those numbers (temporary impacts) were not required for a City WCUP application but would be required when they went to submit a NHDES Shoreland permit.

[1:01:57] Ms. Homet brought up whether the Commission would want to help form the long-term maintenance plan with input to the City or the developers. Ms. Vaccaro responded that it would be nice to have an annual check in with the city regarding the invasive species removal and buffer plantings.

[1:03:34] Ms. Gindele asked the applicant what the cost would be for development of the buildings and what the proposed rent would be for the units. Mr. Hansen responded that he did not know. Patrick Crimmins, of Tighe and Bond, responded that the question asked was not relevant to the application in front of the Commission.

[1:06:25] Chair Collins asked if anyone from the public would like to speak, no one spoke.

[1:06:55] Ms. Vaccaro made a motion to recommend the application for approval with the following stipulations:

1. A split rail fence shall be installed beside the trail on the shoreline side to discourage foot traffic and general disturbance within the 50' buffer.
2. Trail shall not extend into the 50' buffer, with no manicured landscaping activity happening between the 0-50' buffer other than invasive species removal.
3. Erosion control measures will be used during the invasive species removal process to ensure no impact to wetland and salt marsh habitat. Please include these details on the plan set.
4. Applicant shall submit seasonal updates to the Planning & Sustainability Department once invasive species removal begins until plantings have gone in, and the buffer is stabilized. One year after plantings, if at least an 80% success rate has not been reached, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.
5. Please add a note to the plan that no salt storage will be allowed within the wetland and/or wetland buffer. All salt storage on site must be covered to minimize impacts from runoff.
6. The community trail shall have a minimum width of 5' with a maximum width of 6'.
7. Pavement sweeping maintenance shall be performed between March and April for best results.

Vice Chair McMillan seconded the motion and supplied additional stipulations.

8. Please relocate the proposed trash receptacle from the 0-50' buffer.
9. Please include the locations of where signage designating public access and community space will be placed along path. Please include a detailed specification of the signs within the plan set, and include signage indicating that dogs must be leashed at all times.
10. Please develop a long-term maintenance plan for the community space to be reviewed and approved by Planning and Sustainability Department staff and provided to the Planning Board with the Wetland Conditional Use Permit application for approval.
11. Please clarify in the final submission to the Planning Board the exact location of the proposed community trail.
12. 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.

[1:13:24] Ms. Gindele brought up the financial, density and aesthetic aspects of this development during the discussion period.

[1:17:00] Ms. Homet noted that the proposed development was an allowed density for zone it was in and was not going above any height restrictions.

Chair Collins expressed frustrations about the development but noted that regulations above their Commission needed to change before they could enforce things differently. Mr. Sheppard also noted his frustrations with the development and how it defined a community space and access to

that space. Mr. Fitzpatrick noted that more residential areas are being installed along this corridor which may make the space more likely to be used by the community in the future as part of a larger community network. Chair Collins seconded that idea.

[1:22:20] Vice Chair McMillan asked for clarification of whether or not the community space piece was part of the Commission's purview or not, considering it did include the wetland buffer.

Ms. Homet responded that while community space is not within their purview, it is within the TAC and Planning Board's purview. Both of which are open to hearing the Conservation Commission's opinion on how the buffer should or should not be included. Vice Chair McMillan and Chair Collins both discussed having a better sense of the definition of community space to judge this. Ms. Vaccaro brought up the staff recommendation to not include the 0-25' buffer and mentioned that they should consider expanding that to the 0-50' buffer for further protection.

[1:24:35] Peter Britz, the Director of Planning and Sustainability, noted that they need to advise the Planning Board on where this community space will be clearly marked and that they do not have the ability to approve or recommend on where the community space goes, but they have the authority to say where it will and will not have an impact to the environmental resource and the buffer. If they believe the community space is a benefit to the buffer or a harm to it, that information is useful to the final decision on where the community space is defined. He went on to briefly describe how community spaces work and the requirements for this type of space. He also noted that while the salt marsh area was not included in the community space, it was included in the overall calculation of the lot area which defines how much square footage is needed for the community space.

[1:29:13] Chair Collins mentioned that she would like to add another stipulation to the motion, or it could be a letter to the Planning Board. In this letter, they would like to have the Planning Board consider better public access to the community space than what is shown here.

[1:31:05] Vice Chair McMillan made a mention of how impactful some public trails could be and stressed the importance of finding the best location away from sensitive areas to reduce foot traffic and roaming of dogs. She noted that she would be in favor of the City having a say in the long-term maintenance of the community space.

[1:34:08] The Commission voted 6-1 to recommend approval of the project with the conditions listed.

2. 60 Pleasant Point Drive
120-0 Wild Rose Lane, LLC, Owner
Assessor Map 207, Lot 13

[1:35:10] Chair Collins introduced this application.

[1:35:27] Eric Weinrieb of Altus Engineering, came to present this application along with the owners, of the property, Ben Ojay and Andrew Wilson from Ojay Building Company, and Johanna Cairns and Devin Hefferon from Matthew Cunningham Design, along with Miles

Connors from Parterre Ecological. He thanked former Commissioner Allison Tanner for her many years of service. Mr. Weinrieb proceeded to explain how the last site walk had gone and how they had addressed all the comments and concerns from the site walk that commissioners had brought up. They had talked with NHDES about their plans, had detailed conversations with their wetland scientists, and put a lot of energy into their plans for this site which they had been working on for the last two years. He explained the changes made to improve the site and reduce the impervious. While they intend to file for state permitting, they wanted to ensure that the Conservation Commission had a chance to see the proposal before it was finalized to NHDES. Mr. Hefferon then went on to give a more detailed description of the landscaping, bank erosion issues, screening, the tidal dock, and pool design.

[1:45:57] Vice Chair McMillan asked what the plans were for any tree removal on the far side of the home. Mr. Hefferon responded that two small ornamental trees and two silver maples would be removed. The silver maples along the driveway must be removed so that the new driveway could gain elevation and be re-oriented. He mentioned that with the planting plan, they are proposing to landscape with over 30 new trees.

[1:48:02] Ms. Blasko asked about the plans for mowing of the micro-clover and fescue seed mix. Mr. Hefferon responded that they had not yet discussed mowing schedules but that those seed products can go longer without needing to be mowed.

[1:49:41] Chair Collins asked for more information on the underground electric utilities that lead to the dock and how that will impact illumination. Mr. Weinrieb mentioned that it would include power and water service to the dock so that the owners could wash boats and have lighting and charging capabilities on the dock. It will be for seasonal use. Chair Collins asked that it be turned off at night and only used seasonally to minimize light pollution impacts. Mr. Weinrieb responded that the homeowners had that intention as well.

[1:50:54] Vice Chair McMillan noted that the maintenance plan did not seem specifically connected to the details of the proposed project. She wondered if there were specific items such as mow and cut lines that would need to be addressed in the maintenance plan. Mr. Hefferon responded that the intention was to have a property that required little to no maintenance for the landscaping, other than replacing and maintaining plants that are damaged or the bank if it becomes destabilized. Mr. Connors noted that in the land management plan there was a maintenance and monitoring plan for up to a year post project. A lot of the planned maintenance will be geared towards invasive species removal. Vice Chair McMillan noted that it would be great to give all those maintenance details to the homeowner and future homeowners for education on how to do long-term maintenance.

[1:53:28] Ms. Gindele asked if there was an elevation drawing included with the proposal. Mr. Hefferon responded that there was not. It would be a shingle-style home. Mr. Sheppard asked if it would be higher than the existing home. Mr. Hefferon responded that the current home was one story and the proposed would be two stories.

[1:55:26] Chris Brown, an abutter and property owner of 45 Pleasant Point Drive, came to speak in support of this application. He was especially appreciative of the team's new planting plan

which helped to maintain his view of the water.

[1:59:07] Vice Chair McMillan made a motion to recommend approval of the application with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers along the 25' vegetative buffer during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
2. Applicant shall provide monthly invasive management and planting updates to the Planning and Sustainability Department once removal begins and until the end of the restoration process (see *Management Calendar for Treatment and Planting*). These updates shall be a report summarizing the activities performed, the success rates, any proposed plan changes, and any upcoming activities involving the 25' vegetative buffer on site. If plants have not achieved an 80% success rate or greater after one year, applicants will replant and report back to the Planning & Sustainability Department one year after planting is complete and each subsequent year until an 80% planting success rate has been achieved.

Mr. Sheppard seconded the motion. The motion passed unanimously (7-0).

[2:01:11] Mr. Sheppard exited the meeting. Vice Chair McMillan made a motion to extend the meeting another 15 minutes beyond the 5:30 p.m. deadline. Ms. Blasko seconded the motion. The motion passed unanimously (6-0).

IV. OTHER BUSINESS

1. Dover Open Lands Committee Presentation and Q&A (November 15th 3:30-5:30 p.m.)

[2:01:31] Ms. Homet briefly gave a reminder about the upcoming work session with Ms. Boudreau from Dover's Open Lands Committee.

[2:02:20] Chair Collins brought up the topic of the regular meeting time. It had been previously discussed regarding changing the time to 4:00 p.m. to allow more members to be able to arrive on time and find caregivers more easily if necessary. The present members were in favor of the change and those missing would be contacted to get their opinions on the time change. A vote would occur at the next meeting in December on this topic.

V. ADJOURNMENT

[2:04:45] Ms. Blasko made a motion to adjourn. Ms. Gindele seconded the motion. The motion passed unanimously (6-0).

The meeting adjourned at 5:35 p.m.

DRAFT

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

3:30 P.M.

December 13, 2023

Attendance: Barbara McMillan, Vice Chair; Lynn Vaccaro, Member; Jessica Blasko, Member; Adam Fitzpatrick, Member; Abigail Gindele, Alternate

Absent: Samantha Collins, Chair

[9:41] Acting Chair McMillan opened the meeting and announced that she would be acting chair in Chair Collins' absence. She announced that the November minutes would be voted on in the following meeting as the Commission had not yet received and reviewed the draft. She announced that they have a quorum and that the two alternative members would both be voting in the meeting.

I. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

- A. 90 F.W. Hartford Drive
Amrishi & Andrea Chicooree, owners
Assessor Map 269, Lot 45

[10:23] Acting Chair McMillan announced this old business application.

[10:35] Ash Chicooree, the homeowner, came to present this application. He explained that he had submitted a restoration proposal after contacting a wetland scientist, who had made some planting suggestions. The wetland scientist had tallied a list of trees removed in the T2 area and had helped with some tree suggestions for replanting, such as red maple and white pine, along with highbush blueberry bushes. Mr. Chicooree also inputted his own suggestions such as gingko trees, Japanese maples, Honeycrisp apple trees. He then went on to describe different options for planting that included a mix of different species as a few trees and shrubs. He would like to hear the suggestions from the Commission for good spacing and the mixing of tree species within that area.

[16:14] Acting Chair McMillan asked if the applicant had received any planting plans or recommendations from a certified wetland scientist. Mr. Chicooree responded that the wetland scientist had suggested planting red maple and white pines. Acting Chair McMillan clarified that the applicant did not request the wetland scientist perform a planting plan, but instead had asked for some tree suggestions. Acting Chair McMillan noted that what they were really looking for at this stage in the application was a restoration plan stamped by a certified wetland scientist showing restoration for all the trees and vegetation that had previously been removed.

This needs to be a drawn out, comprehensive, robust planting plan for the areas that have been disturbed. This needs to include quantity, species, location and size of the plantings. Mr.

Chicooree responded noting that there was some concern over how close new trees could be planted and that some clustering may not be ideal. Vice Chair McMillan reiterated that a robust planting plan would be needed and that the Commission would need to see that at a future meeting.

[20:10] Mr. Fitzpatrick noted that the newly delineated wetland boundary revealed that the wetland was closer to the home than what the City's illustration suggested. He noted that if they were to see a more robust restoration plan come before the Commission, he would wish to see more information on how the applicant deals with the 25' no mow/cut zone. Mr. Chicooree responded saying that anything past the wetland edge currently is lawn. Mr. Fitzpatrick responded that it would be beneficial in any restoration efforts to no longer mow that area.

[22:33] Vice Chair McMillan noted that on a future restoration plan, it should also include the height and age of the plants at the time of their proposed planting.

[23:00] Ms. Vaccaro noted that the application said that 21 trees had been removed within the 'no-cut' zone as indicated on the plan, yet the applicant was only proposing to install 2 or 3 trees with the planting suggestions. Mr. Chicooree responded that any more trees would be packed and new plantings would grow fast. Ms. Vaccaro noted that all those trees had been the natural condition, and the Commission would encourage him to look beyond just the areas that had been cut to consider replanting in a larger swath of the buffer. He should consider the fact that he is replacing 21 trees that were removed and that any plantings need to compensate for that amount of removal by going a bit beyond. Mr. Chicooree responded that the open space that she suggested planting in was his lawn and that he would not touch that. Ms. Vaccaro responded that some of his lawn is delineated as a wetland and it would create a huge amount of value to leave that first 25' buffering the wetland as un-mowed.

[25:08] Ms. Homet noted that in addition to what Mr. Fitzpatrick had suggested and the mowing line comment from Ms. Vaccaro, the wetland scientist should include the first 25' of the buffer with any robust planting plans because it should be wild, native species in that vegetative buffer to help protect and enhance the quality of the wetland. This area cannot mowed or cut.

[25:49] Mr. Fitzpatrick commented that in the applicant's proposal, they addressed replanting within the T2 area, but not the T1 area. He would like to see the future restoration plan include the intentions for the T1 area. Mr. Chicooree responded that he shared the T1 area with his neighbor so once they decide on that area they would come back. Mr. Fitzpatrick said that the T1 area is part of the whole plan, and it is beneficial to know what will go on in that area with a future plan.

[27:37] A discussion continued among the Commission members as to the specifics of the requests being made of the applicant.

[28:40] Ms. Vaccaro made a motion to postpone the application until the applicant could bring a complete restoration plan forward as outlined by the Commission. The restoration plan should include all the relevant and noted details needed for planting information such as quantity, species, location and size of the plantings, and size and age at time of planting. It should also

include proposed management of the 25' vegetative buffer as well as the intentions for the T1 area. Ms. Blasko seconded the motion.

[29:50] Ms. Vaccaro noted that it is important for the applicant to come back to the Commission when he has both the T1 and T2 areas addressed. It was noted that the removal of trees in the T1 area were marked as between the 50-100ft buffer according to the wetland scientist's letter.

[30:42] Mr. Fitzpatrick mentioned that while removal of the trees in that area is allowed at a certain extent, the applicant cannot remove the stumps or bring in fill or disturb the ground. Mr. Fitzpatrick said that this area is important to have a plan for so that there is no future violations here, it would be good to have an understanding of the intention for the space.

[31:35] The Commission voted 5-0 to postpone the application.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

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

[32:11] Acting Chair McMillan introduced the next application and mentioned that it would be postponed as the applicant had requested a postponement.

[32:49] Ms. Blasko made a motion to postpone the application until the January 2023 meeting. Mr. Fitzpatrick seconded the motion. The motion passed 5-0.

III. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. 60 Pleasant Point Drive
120-0 Wild Rose Lane, LLC, Owner
Assessor Map 207, Lot 13

[33:15] Acting Chair McMillan introduced this application.

[33:29] Erik Saari and Richard Ackman, of Altus Engineering, came to present this application. He noted that the wetland conditional use permit for this application had been approved last month and was going to the Planning Board the following week. The application for NHDES was essentially the same plan, with some minor updates. He went on to give a brief description of the overall proposal and mentioned that the only changes included a note added to the plan was the Commission's request for reports on the invasive species removal plan along with a note stating that wetland boundary markers will be installed.

[35:43] Acting Chair McMillan asked if any changes occurred from what they had last seen with the WCUP. Mr. Saari said the only changes were the two added notes, and changes to the cover

sheet to address the State permit.

[36:07] Ms. Vaccaro noted that the sea level rise projections that they used are not the latest projections and NHDES might ask them to change that. Mr. Ackman responded that they had met with NHDES on site a long time ago, when the owners had originally proposed a seawall, which NHDES did not encourage. They ended up with the living shoreline as their best method for dealing with current erosion and hopefully, future erosion which could be more easily repair and replanted compared to a seawall. Ms. Vaccaro mentioned that erosion will continue in these areas and that it actually may be a slight benefit for the habitats, such as salt marshes, in this area, as they wash sediment into the marshes. The ability to be dynamic and help sustain restoration of these areas is important for property owners.

[40:24] Ms. Blasko made a motion to recommend approval to NHDES with the stipulations that the commission had previously stated when approving the WCUP. This includes the wetland boundary markers and the invasive species report. Mr. Fitzpatrick seconded the motion. A quick discussion ensued about why the applicant chose to submit the WCUP and the NHDES applications at different time. The motion passed 5-0.

IV. OTHER BUSINESS

1. Re Cap: Dover Open Lands Committee Presentation

[43:00] Ms. Homet gave a brief recap of the presentation that occurred by Anna Boudreau, the chair of the Dover Open Lands Committee. A workgroup or subcommittee may come out of this presentation where members can start working on a baseline for conservation priorities and getting an outreach campaign going. A discussion continued about all the potential committees already having a focus on open space and land conservation.

[46:47] Mr. Britz noted that there was no longer an open space committee at the City, there was one during the Open Space Plan development. There could be a sub-group developed that has members of the Commission along with members of the public. Or it could just be a subcommittee or working group.

[48:27] Ms. Homet also reminded the group that starting in January, the regular meeting time would be changed to 4:00 p.m.

[48:44] Acting Chair McMillan announced that Abigail Gindele had resigned from the Commission as she will be moving out of the City. Also, a regular member is under consideration by the Mayor and City Council, Alice Carey, who could potentially start in January 2024.

[49:45] Ms. Vaccaro asked if there was any news on Earth Day. Ms. Blasko responded that there is a plan in place to celebrate but they have not figured out any exact dates for an event yet. She also has been in talks with the City's arborist about the Sustainability Fair and handing out free trees. The fair will include more businesses as well this year that have a focus on sustainability. Ms. Vaccaro noted that some ideas for sustainability days could include handing out rain barrels

or painting rain barrels.

[52:20] Ms. Homet updated the Commission on a grant application that would be submitted for creating a salt marsh migration and resiliency plan for Portsmouth.

V. ADJOURNMENT

[53:46] Ms. Blasko made a motion to adjourn. Ms. Vaccaro seconded the motion. The motion passed 5-0. The meeting ended at 4:25 p.m.

DRAFT

PERKINS KWOKA JOINT REV TST
KWOKA REBECCA P & KATELYN E
TRUSTEES
224 Broad St.
Portsmouth, NH 03801

Samantha Collins, Chair
Conservation Commission
City of Portsmouth

October 19, 2023

Dear Mrs. Collins:

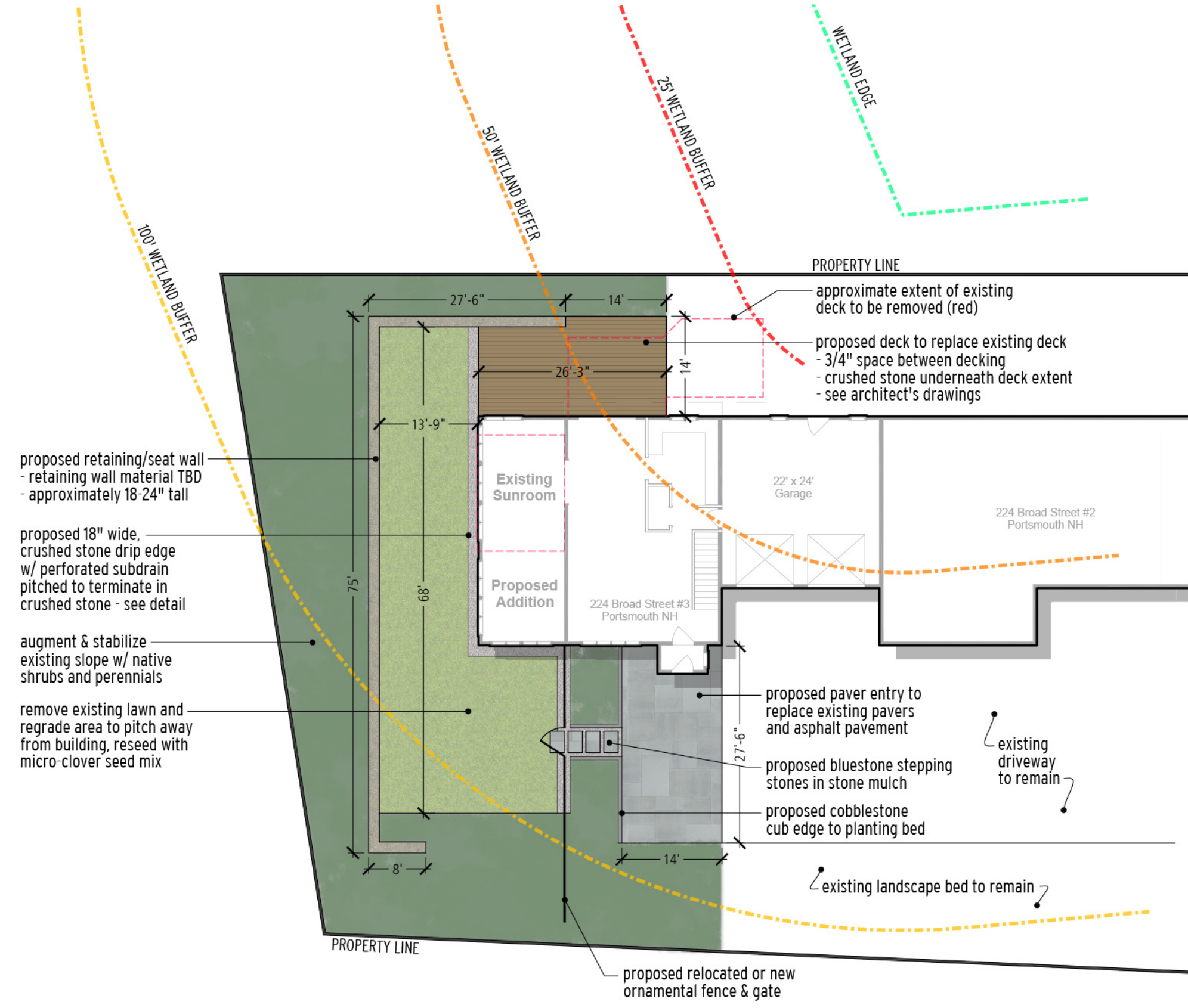
Attached are the plans for some landscaping improvements and an addition to our primary home. The intent is to replace a sunroom which has rotted due to the very wet ground, and to help the surface water from our yard drain properly into the wetland. We have small children and the yard is hard to use, as it has a large grade and the water is trapped in our yard. We hope to install appropriate drainage and plantings to help some surface water to be retained for plantings, and other surface water to be filtered as it drains towards the wetland.

As you will note, we intend to plant microclover as a native plantings and to avoid all use of pesticide and herbicide. We will install extensive plantings and improve the grade of the space, adding a pollinator garden and additional drainage. The open aggregate drainage strip is designed to slow surface water flow and encourage filtration back into the soil. You will also note that our proposed deck is at ¾" spacing with crushed stone underneath to filter runoff surface water.

We look forward to discussing these plans with you.

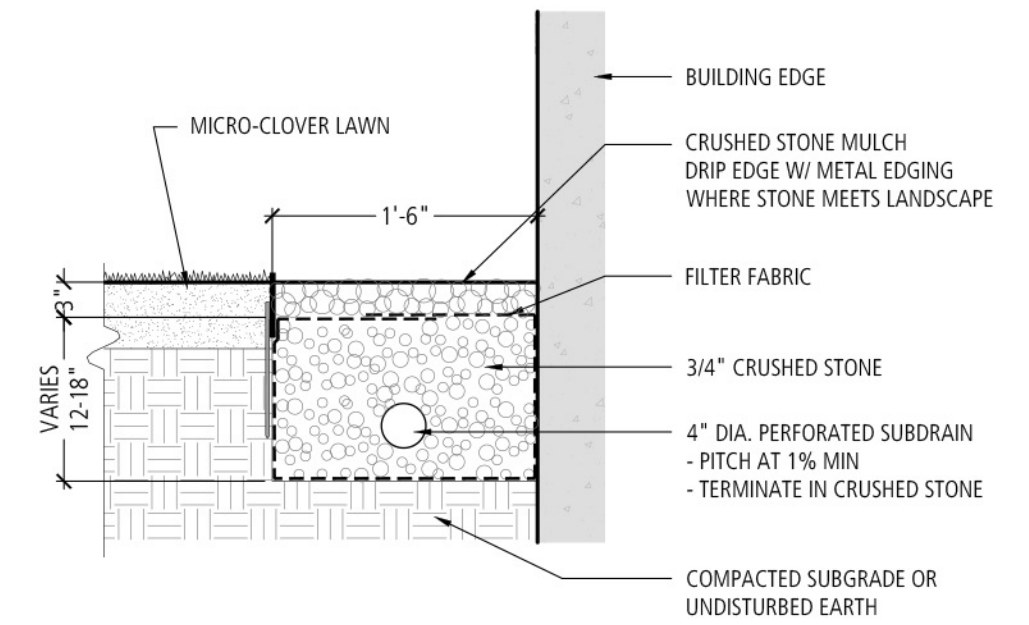
Thank you,

Katelyn Kwoka



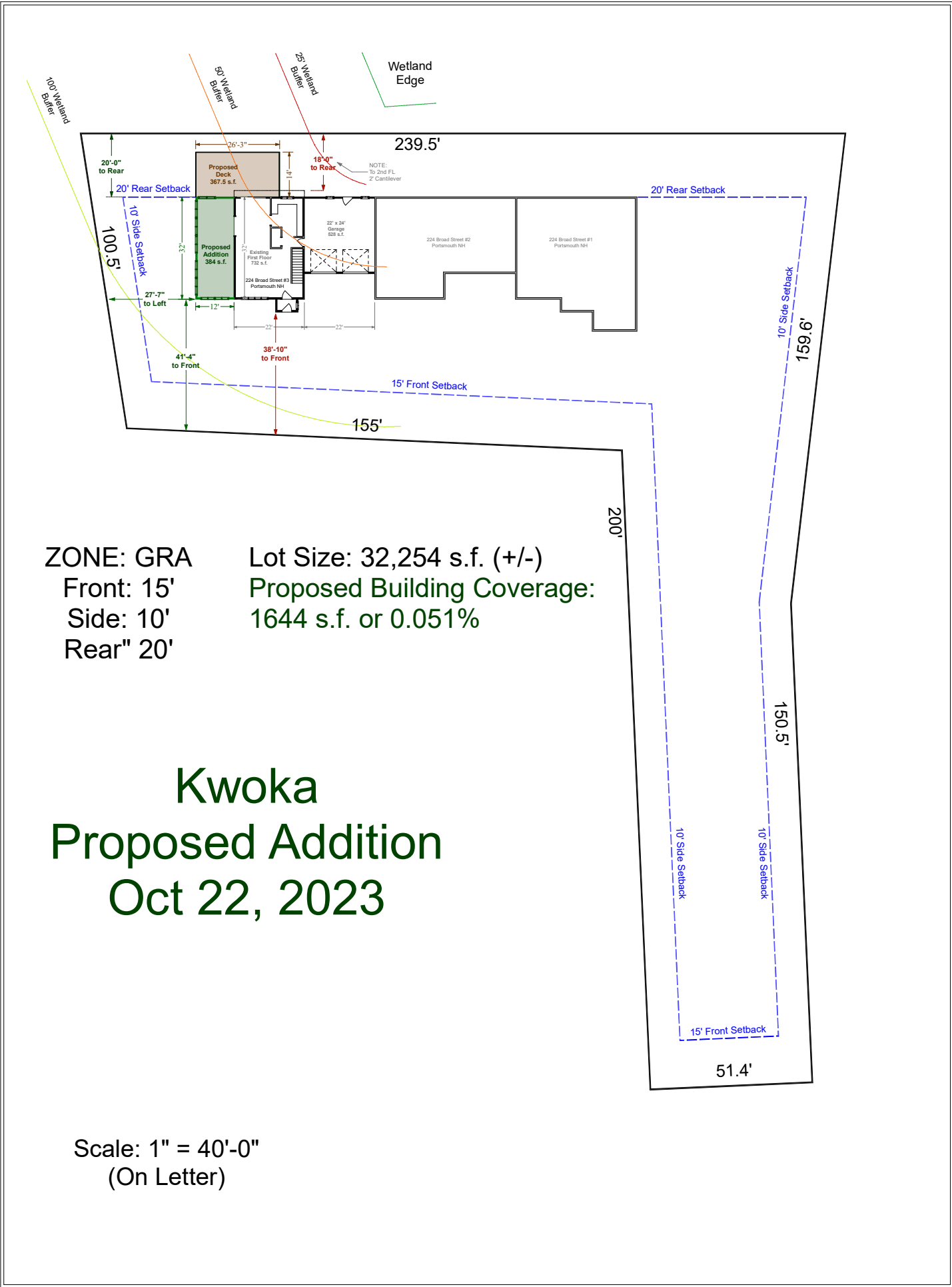
Existing to be Removed	Area	Proposed Improvements	Area
Existing Sunroom	192 SF	Proposed Sunroom Addition	384 SF
Existing Deck	286 SF	Proposed Deck	367.5 SF
Existing Pavement (pavers/asphalt)	491 SF	Proposed Pavement (pavers)	401 SF
		Proposed Planting Bed	2,385 SF
		Proposed Micro-clover Lawn	1,115 SF

Table: Existing to be Removed Area & Proposed Improvements Area



Proposed Landscape Plan





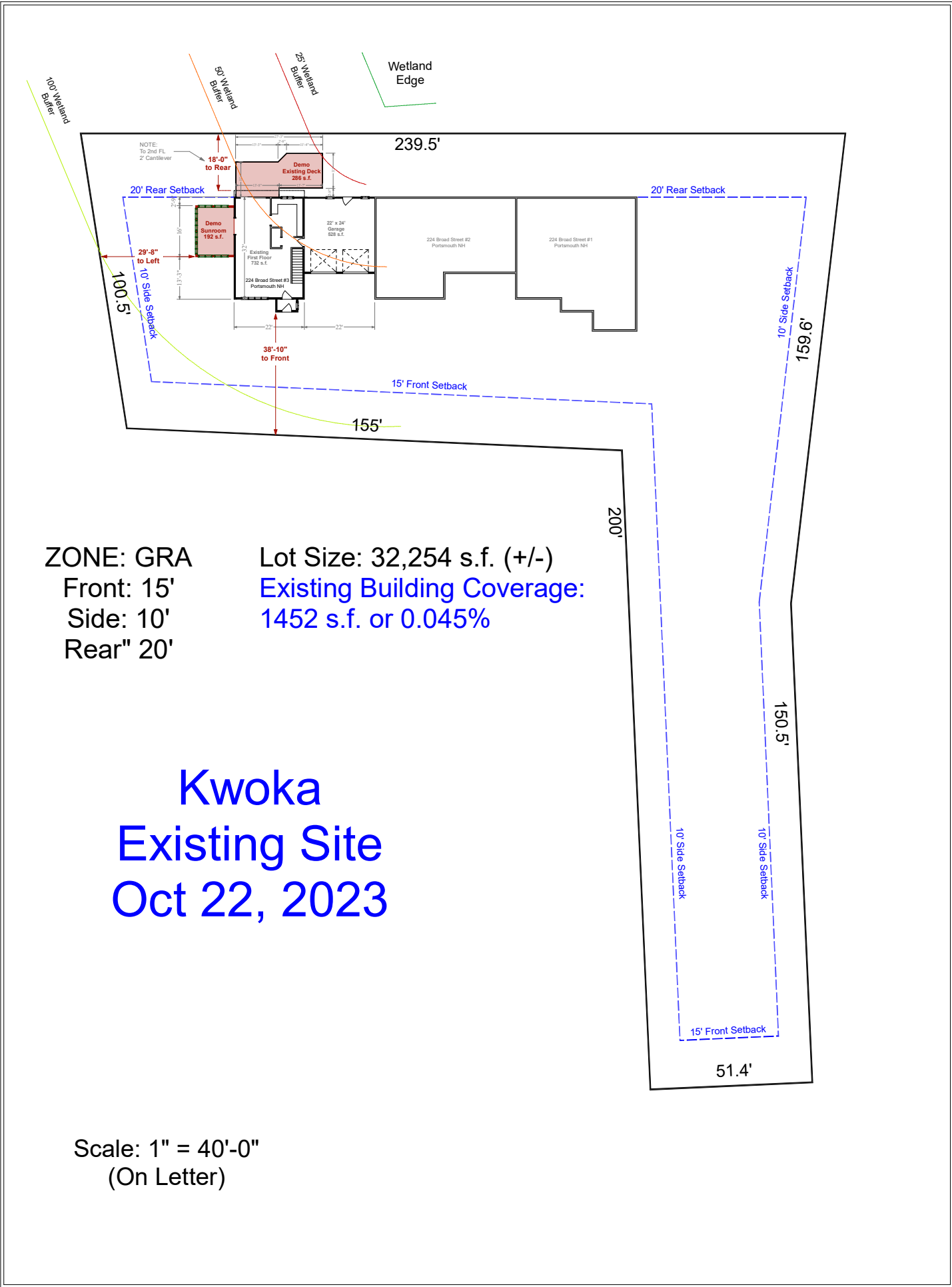
ZONE: GRA Lot Size: 32,254 s.f. (+/-)
 Front: 15' Proposed Building Coverage:
 Side: 10' 1644 s.f. or 0.051%
 Rear: 20'

Kwoka

Proposed Addition

Oct 22, 2023

Scale: 1" = 40'-0"
 (On Letter)



ZONE: GRA
 Front: 15'
 Side: 10'
 Rear: 20'

Lot Size: 32,254 s.f. (+/-)
 Existing Building Coverage:
 1452 s.f. or 0.045%

**Kwoka
 Existing Site
 Oct 22, 2023**

Scale: 1" = 40'-0"
 (On Letter)

Hogswave, LLC
913 Sagamore Avenue
Portsmouth, NH 03801

DATE: December 14, 2023
MEMORANDUM: Benefits of Cons Comm application

Environmental and stormwater quality benefits of the application of Hogswave, LLC

1. **ABANDON SHALLOW WELL:**
 - a. The existing dwelling is serviced by a shallow well on the west side of the lot. If this application is approved, the shallow well will be abandoned, and the proposed dwelling will be tied into the private City of Portsmouth municipal water line.
NOTE: The applicant bore the cost of bringing a private water line down Sagamore West for future development.
2. **ABANDON/REMOVE SEPTIC SYSTEM:**
 - a. We plan to abandon/remove the existing leach field, septic tank/pump chamber and tie into the low-pressure municipal sewer force main.
3. **REMOVE GRAY WELL:**
 - a. If this application is approved, we plan to abandon and remove the existing gray well that currently is used for the gray water for the washing machine.
4. **ADDRESS EROSION:**
 - a. We plan to provide velocity reduction measures to eliminate the erosion that occurs in the larger storm events. Our plan is to re-grade the driveway, provide plantings and rip rap to reduce velocities and provide sheet flow to the shoreland. We plan to provide wetland plantings along the top of the slope of the shoreline to provide additional treatment of stormwater.
5. **REDUCTION IN IMPERVIOUS AREAS:**
 - a. We will provide an overall REDUCTION of 120 s.f. of impervious areas within the buffer zone with this proposed application. We will be removing the existing dwelling, paved accessway and miscellaneous paved/graveled areas. This reduction in impervious areas will also aid in the increase in quality of stormwater and reduce erosion/silt/sediment from entering the Creek.

Hogswave, LLC

**912 Sagamore Avenue
Portsmouth, NH 03801
Ph. (603) 380-0935**

LETTER OF TRANSMITTAL

Date:	12-22-23
Job No:	913 Sagamore Avenue
Attn:	Kate Homet/Peter Britz
Re:	Conservation Commission Schedule work session for 1-10-24 Schedule site walk for week of 1-2-24

To: Kate Homet
Associate Environmental Planner
1 Junkins Ave, Portsmouth, NH
(603) 610-7225

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Correspondence | <input type="checkbox"/> Subcontract | <input type="checkbox"/> Requisition |
| <input type="checkbox"/> Contract | <input type="checkbox"/> Plans | <input type="checkbox"/> Specifications |
| <input checked="" type="checkbox"/> Drawings | <input type="checkbox"/> Purchase Order | <input type="checkbox"/> Submittal(s) |

Copies	Date	No.	Description
1	12-14-23	1	Benefits letter for Conservation Commission
1	12-14-23	1	Site plan of existing and proposed conditions 11" x 17"

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|-----------------------------------|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Subcontract | <input type="checkbox"/> Submit |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return |

REMARKS: Kate, good morning. Thank you for accepting this application for our proposed work at 913 Sagamore Avenue. The attached plan is an 11" x 17" plan at a 20 scale. We will provide handouts for The site walk the week of 1-2-24.

We look forward to the opportunity to work with Staff and the Conservation at the site walk and work session.

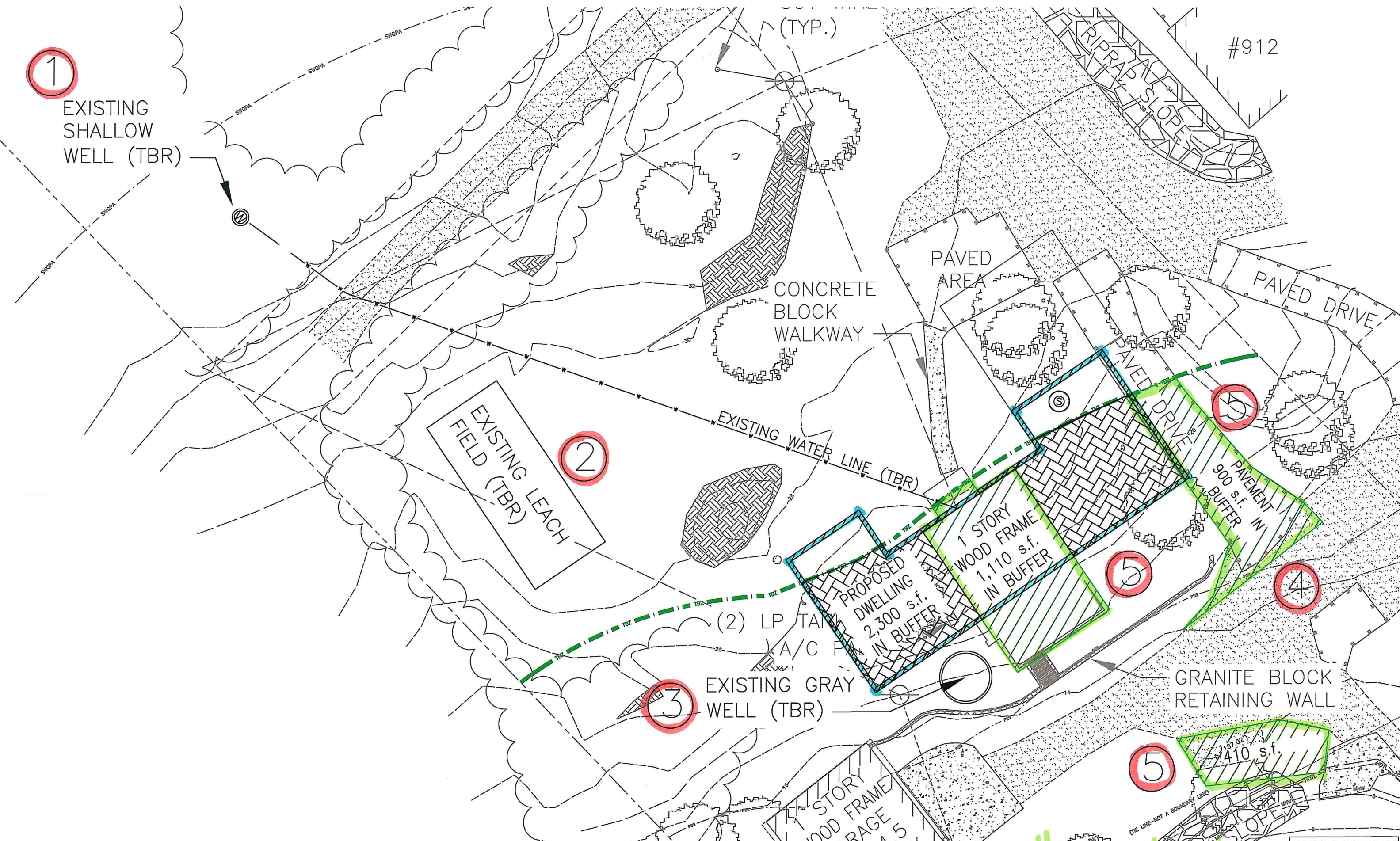
COPY TO:

SIGNED: Heidi S. Ricci
 TITLE: Manager

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

1

EXISTING SHALLOW WELL (TBR)



2

EXISTING LEACH FIELD (TBR)

EXISTING WATER LINE (TBR)

CONCRETE BLOCK WALKWAY

PAVED AREA

PAVED DRIVE

1 STORY WOOD FRAME 1,110 s.f. IN BUFFER

PROPOSED DWELLING 2,300 s.f. IN BUFFER

PAVEMENT 900 s.f. IN BUFFER

3

EXISTING GRAY WELL (TBR)

GRANITE BLOCK RETAINING WALL

5

410 s.f.

12.14.23

1" = 20' 0"

#912

(THE LINE-NOT A BOUNDARY LINE)

EXISTING CONCRETE

Land Management Annual Monitoring Report

325 Little Harbor Rd.
Portsmouth, NH

December 2023



Prepared By:
Ryan Corrigan
Project Manager of Ecological Services

Parterre Garden Services
2 Republic Road
North Billerica, MA 01880
617.492.2230 (office)
rcorrigan@parterregarden.com



PARTERRE
ECOLOGICAL

Work Completed 2022-2023

Spring to Fall 2023

Invasive Species Management:

During the Summer of 2023, followup invasive species management continued as native plants installed the previous fall established roots. Monthly IPM visits included hand-pulling small Glossy Buckthorn (*Frangula alnus*), Japanese and European Barberry (*Berberis*), Multiflora Rose (*Rosa multiflora*), and Bittersweet (*Celastrus orbiculatus*) seedlings as well as re-treating stems from larger shrubs/vines that resprouted. In the summer Black Swallowort (*Cynanchum louiseae*) in the main field was mown in June and September to prevent it from going to seed and spreading further. By the end of the season more than 90% of the invasive species have been eradicated. Japanese Knotweed showed no sign of resprouts in 2023.

Native Plant Restoration:

With a very wet summer installed plants were able to thrive and the majority were able to survive their first growing season. In November, the 1 dead Red Maple (*Acer rubrum*) and 4 dead Staghorn Sumac (*Rhus typhina*) were replaced with 7 Summersweet (*Clethra alnifolia*) and 1 Striped Maple (*Acer pennsylvatica*).

Spring to Fall 2022

Invasive Species Management:

During the Spring and Summer of 2022, the Parterre Ecological team managed extensive invasive species on site including Oriental Bittersweet (*Celastrus orbiculatus*), Japanese and European Barberry (*Berberis*), Multiflora Rose (*Rosa multiflora*), Black Swallowort (*Cynanchum louiseae*), Glossy Buckthorn (*Frangula alnus*), and Japanese Knotweed (*Fallopia japonica*). Woody invasive species were cut and chipped in the spring, then recut and treated with approved stem-based herbicide (Garlon 3a) in the summer. The small patch of Japanese Knotweed on site was treated in the summer with an approved foam-based herbicide applied directly to the leaves (Rodeo). Black Swallowort was mowed at specific times of the year to prevent it from going to seed. After the first season of management, approximately 75% of invasive species were eradicated.

Native Plant Restoration:

During Fall of 2022, Parterre Ecological installed native trees and shrubs per the approved planting plan within the Land Management Plan with modifications based on plant availability and suitability within the wetland buffer. Plantings were installed in pockets where dense invasive species were removed and deer fencing was placed around susceptible plantings. All plantings per the Land Management Plan were installed in 2022 and will be guided to establishment in 2023 and 2024.



Work Completed 2022-2023



Brush mowing of Black Swallowort in the meadow to prevent it from going to seed



Before and after Bittersweet resprouts growing on an apple tree. It was cut and retreated



Invasive Species Management 2023



*Before removal
of Barberry
and Glossy
Buckthorn*



*After removal
of Barberry
and Glossy
Buckthorn*



*Forsythia
reprints were
hand-pulled*



Native Plant Restoration 2023



Top Left: Dead Red Male replaced with Striped Maple

Top Right: Planted Witchhazel establishing well.

Left: Clethra alnifolia planted in place of Staghorn Sumac that didn't make it.



Invasive Species Management 2022



*Established
Multiflora Rose
and Bittersweet
along the
Pasture Fence
before cutting
and chipping*



*Established
Multiflora Rose
and Bittersweet
along the
Pasture Fence
after cutting
and chipping*



*Invasive species
were chipped
in the spring to
avoid fruiting
branches which
could further
spread of
seedlings*



Invasive Species Management 2022



Established European Barberry cut and dabbed allowing light to native Canada Mayflower.



Left: Treated stump of Oriental Bittersweet that was established in a Norway Spruce.

Right: Foam-herbicide treatment of Japanese Knotweed



Native Plant Restoration 2022:



Northern Bush Honey-suckle and Gray Birch installed along the forest edge



Summersweet installed where Barberry was previously established



*Caging of *Aronia melanocarpa**



Proposed Management for 2024:

Building off the momentum for invasive species management and native plant restoration Parterre will continue seasonal management of invasive species

Spring 2024

- Monitor plant response and continue hand pulling and herbicide application methods on re sprouting invasive plant species

Summer 2024

- Monitor plant response and continue hand pulling and herbicide application methods on re sprouting invasive plant species
- Spot water native shrubs and trees through dry months for plant establishment
- Seasonally mow meadow to limit aggressive annuals and provide light to new seedlings

Fall 2024

- Continue utilizing control methods of invasive plant management to exhaust seed bank
- Followup treatment to Phragmites

2024

Ongoing Maintenance and Monitoring:

- After the treatments of 2024, the management plan should be re-evaluated. If management treatments have been successful, only monitoring and minimal hand removal should be required to keep species from being reintroduced



A healthy native woodland after invasive shrubs have been removed.

