

**ACTION SHEET  
CONSERVATION COMMISSION  
1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
SCHOOL DEPARTMENT CONFERENCE ROOM**

**4:00 P.M.**

**June 12, 2024**

**MEMBERS PRESENT:** Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Alice Carey, Jessica Blasko, Adam Fitzpatrick, Stewart Sheppard, Alternate: Brian Gibb, Talia Spurduto

**MEMBERS ABSENT:** Lynn Vaccaro

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

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**I. APPROVAL OF MINUTES**

1. May 8, 2024

*Chair Collins announced that the May meeting minutes were not yet available and would be voted on at the July 2024 meeting.*

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

1. 50 Andrew Jarvis Drive  
City of Portsmouth, City of Portsmouth School Department, Owners  
Assessors Map 229 Lot 3 and Map 221 Lot 2A

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

1. *The updated Planning Board submission shall include the new batting cage location, the location of the new no-mow area, and the locations for wetland boundary placards.*
2. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.*

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

1. 0 Maplewood Avenue  
City of Portsmouth, Owner  
Assessor Map 124 Lot 3

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

1. *Applicant shall monitor the success of reseeded areas to ensure stabilization. If stabilization is not successful within 30 days of seeding, the area will need to be reseeded.*
2. *Native wetland buffer shrub plantings shall be installed within the temporary accessway area in the Fall of 2024. This should be included in updated plan set for the Planning Board submission.*

2. 911 Sagamore Avenue  
Debra DuPont, Owner  
Assessor Map 223 Lot 33

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

1. *The updated Planning Board submission shall include the installation of crushed stone underneath the entirety of the decking area, a cross-section of the deck, including the details and depth of crushed stone below the deck (at least 2”), shall be included, the location of the two hydrangeas to be installed shall be located on the site plan, and the location of the wetland boundary placards shall be shown on the plan.*
2. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the edge of vegetation closest to the wetland resource (south/southwest of garage) at 50-foot intervals and must be installed prior to the start of any construction.*

3. **REQUEST TO POSTPONE**  
100 Durgin Lane  
Oak Street Real Estate Capital, Owner  
Assessor Map 239 Lot 18

*After due deliberation, the Commission voted 7-0 to **postpone** this application until the July meeting.*

4. 1 Sagamore Grove  
Flippin Bergers LLC, Owner  
Assessor Map 201 Lot 8

*After due deliberation, the Commission voted 7-0 to **postpone** this application until the July meeting.*

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

1. Dredge and Fill – Major Impact  
1 and 31 Raynes Avenue and 203 Maplewood Avenue  
North Mill Pond Holdings, LLC, Applicant  
Assessor Map 123 Lots 10, 12, 13, 14 and 15-1

*After due deliberation, the Commission voted 4-2 to **recommend approval** of the application to NHDES with one member recused.*

2. Dredge and Fill – Minimum Impact Permit  
49 Mechanic Street  
Wentworth-Gardner and Tobias Lear Houses Association  
Assessor Map 103 Lot 41

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

1. *The applicant includes the separate plan set (Sheets 1, 2 and 3) within their final NHDES submission.*

#### **VI. OTHER BUSINESS**

*Commissioners discussed the possibility of making a recommendation to the Planning Board about the additional reserved parking for the 1/31 Raynes and 203 Maplewood Avenue site. No formal action was taken.*

#### **VII. ADJOURNMENT**

*The meeting adjourned at 6:15 p.m.*