

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

4:00 P.M.

August 13, 2025

MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Jessica Blasko, Brian Gibb, Lynn Vaccaro, Stewart Sheppard, Alice Carey, Alternates: Talia Sperduto, Oliver Chag

MEMBERS ABSENT:

STAFF PRESENT: Kate Homet; Environmental Planner; Peter Britz, Planning & Sustainability Director; Trevor McCourt, Deputy City Attorney

ACTION SHEET

I. APPROVAL OF MINUTES

1. June 11, 2025

The Commission voted unanimously (7-0) to approve the June minutes as presented.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 0 Banfield Road
Walter D. Hett Trust
Assessor Map 255 Lot 2

*The Commission voted to **recommend approval** of this application to the Planning Board with the following stipulations:*

- 1. Applicant shall provide an updated maintenance plan for care of the permeable driveway and the proposed rain gardens. This maintenance plan shall be provided to the new property owners upon the sale of the newly subdivided lots.*
- 2. Prior to submission to the Planning Board, permanent wetland boundary markers shall be shown on the updated plan set. The permanent wetland boundary markers shall be placed on the 100 ft wetland buffers on each new lot (for wetlands on the property and across the street) every 50 feet prior to the start of construction.*
- 3. Prior to submission to the Planning Board, applicant shall provide calculations proving that 95% of on-site impervious surface for Lots 3, 4 and 5, respectively, will be treated by the proposed rain garden for each lot.*

4. Applicant shall provide information in the deed and to the new property owners upon sale of the newly subdivided lots. This educational information shall include the City of Portsmouth's pamphlet on caring for wetlands and wetland buffers and information explaining the regulations and permitted activities within a wetland and wetland buffer.

5. Prior to submission to the Planning Board, the wetland delineation shall be certified and stamped by a NH Certified Wetland Scientist (CWS). CWS Sam Hayden needs to provide a stamp for delineation of both the prime wetland to the north and the wetland to the south, a note on the plan set does not suffice.

6. Prior to submission to the Planning Board, the applicant shall include a separate planting plan in the plan set. This should also show exact vegetation to remain and to be removed, not just clearing lines as well as plantings behind the homes as appropriate to delineate vegetated barriers along the 100' prime wetland buffer.

The vote was unanimous (7-0).

2. 15 Marjorie Street
Reichl Family Revocable Trust
Assessor Map 232 Lot 41

The Commission voted to **recommend approval** of this application to the Planning Board with the following stipulations:

1. Prior to submission to the Planning Board, applicant shall provide information on the plan set of drywell location and outlet. This drywell shall be concrete and the maintenance needs for it shall be provided within the existing maintenance notes for the property owner.

2. Prior to submission to the Planning Board, permanent wetland boundary markers shall be shown on the updated plan set. At least two permanent wetland boundary markers shall be placed on the 25 ft wetland buffer, evenly spaced.

3. Prior to submission to the Planning Board, the landscape plan needs to be updated to include:

- a. Exact area of proposed seed mix
- b. The proposed seed mix to be used (must be native wetland buffer mix)
- c. A note to be added to the plan stating that no mowing is to occur at or beyond the 25' vegetated buffer (including wetland and 0-25' buffer).

The vote was unanimous (7-0).

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

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

*The Commission voted (5-1) to **postpone** this application for an after-the-fact permit until an independent third-party review had been completed.*

IV. WORK SESSIONS

1. 150 Portsmouth Boulevard

The Commission discussed the project with the applicant and provided feedback. No action was taken.

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. REQUEST TO POSTPONE

Dredge and Fill – Major Impact
Peverly Hill Road and Greenleaf Avenue, City ROW
City of Portsmouth

The Commission voted unanimously (6-0) to postpone review of this application to NHDES until the September meeting.

VI. OTHER BUSINESS

1. Board Empowerment Series – survey opportunity

Commissioner Vaccaro discussed a project she has been working on to bring greater education and connectivity to seacoast conservation commissions and requested feedback from commissioners through a survey opportunity and thanked those who had already responded.

VII. ADJOURNMENT

The meeting adjourned at 6:59 p.m.