

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

**4:00 P.M.**

**December 11, 2024**

**MINUTES**

**MEMBERS PRESENT:** Chair Samantha Collins, Vice Chair Barbara McMillan; Members: Alice Carey, Stewart Sheppard, Brian Gibb, Lynn Vaccaro, Alternate: Talia Spurduto

**MEMBERS ABSENT:** Jessica Blasko

**ALSO PRESENT:** Kate Homet; Environmental Planner

**I. APPROVAL OF MINUTES**

1. (November minutes will be available at the January meeting)

[5:51] Chair Collins announced that draft meeting minutes were not yet available and would be available in January for review.

**II. WORK SESSION**

1. 224 Cate Street

[6:01] Chair Collins announced that the applicants had requested to postpone this work session. Vice Chair McMillan made a motion to postpone the work session, S. Sheppard seconded the motion, the motion passed unanimously. Chair Collins discussed this property and informed Commissioners who were not on the site visit that there had already been some work done within the wetland buffer that was unpermitted and they would be waiting for a restoration plan before any other proposals could move forward.

[7:09] Trevor McCourt, the Deputy City Attorney, spoke to this violation and noted that on a staff level, staff have confirmed that the property owner needs to provide a remediation plan at a minimum, before any other proposals can move forward.

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

1. 39 Dearborn Street

Shawn & Michiyo Bardong, Owners  
Assessor Map 140 Lot 3

[9:01] Luke Taylor from TF Moran came to present this application on behalf of the property owners. He handed out hard copies of recent updates to the plan set. Mr. Taylor reflected on the previous application that had been before the Commission and the updates that had been made since that last meeting.

[14:40] Chair Collins asked about the material makeup of the proposed turf stone and if any plastics were proposed. Mr. Taylor responded that no plastics would be a part of the turf stones. Vice Chair McMillan asked about the existing plastic being used for roof runoff and requested that it be removed as part of this project which Mr. Taylor confirmed they could do if it had not been done so already.

[15:53] L. Vaccaro asked for more information on the proposed rain garden and any relevant percolation testing. A discussion continued about the rain garden specifications, its proposed location, proposed flow directions, plantings, and overall design.

[20:39] Chair Collins asked about the discrepancy in the paintings shown on the application submission and the recent handout by the applicant. Mr. Taylor explained that there had been an update to the wetland delineation and that he could talk with the property owners to consider expanding the plantings throughout the entire 25' buffer. A discussion continued about the proposed planting area and the number of plantings.

[22:59] A. Carey asked about the French drain and the proposed route of the drain intersecting with the proposed turf stone driveway. A discussion continued about how viable this would be with a permeable driveway and Mr. Taylor noted that they would ensure the drain would work efficiently and would not impede the driveway or the output into the rain garden.

[25:06] Chair Collins asked about the proposed silt soxx placement and requested that it hug the 25' wetland buffer line. Mr. Taylor agreed to this change.

[26:00] Chair Collins asked what the elevation of the proposed basement would be for the new structure. Mr. Taylor responded that there would be a new basement but the plans before the Commission did not include elevations. The concern is that if the new basement does not meet the FEMA floodplain requirements along with the City's extended floodplain requirements, the designs may have to change for this new structure. Mr. Taylor will reach out to the contractor to get this information. A discussion continued about the FEMA and City requirements for elevations. Lastly, Chair Collins asked if there were any locations on the plans for the required permanent wetland boundary markers. Mr. Taylor responded that a note had been added to the plans that they would be added along the wetland delineation line. It was then requested that the markers be placed along the 25' buffer line to create an indication of the no-mow area and installed prior to the start of construction. In addition, it could be helpful to add visual markers such as boulders to deter mowing. A discussion continued about the proposed planting area and how the existing viewshed easement may or may not impact the planting height.

[33:42] Vice Chair McMillan made a motion to recommend approval of the application to the Planning Board with the following stipulations:

1. The plastic sheeting stormwater runoff setup currently being used on the west side of the existing home will be removed as part of this project.
2. FEMA Floodplain Elevation Certificate shall be provided prior to Planning Board approval.
3. Wetland boundary markers and boulders shall be placed along the 25' buffer to create a visual demarcation of the mowing line.
4. Wetland buffer plantings shall be continued throughout the entire length of the 25' vegetated buffer with the same density as shown on the planting plan provided at the meeting.
5. The proposed silt soxx shall be placed to protect the 25' wetland buffer.
6. Wetland boundary markers shall be installed prior to the start of construction.
7. Prior to Planning Board approval, a cross-section shall be submitted showing how the applicant plans to route the French Drain system beneath the permeable driveway.

S. Sheppard seconded the motion. A discussion continued about the project, the recommended conditions and potential floodplain regulations. The motion passed unanimously.

#### **IV. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (PEASE DEVELOPMENT AUTHORITY)**

1. Pease Wetland Conditional Use Permit  
282 Corporate Drive  
Shaines & McEachern Company  
Assessor Map 315 Lot 2

[49:27] Chair Collins announced this application and that there was also an NHDES application for this project that was before them as well. S. Sheppard made a motion to hear both applications together and take the NHDES application out of order. A. Carey seconded the motion. The motion passed unanimously.

[50:11] John Chagnon from Haley Ward came to represent Port City Air and Great Circle Catering out at Pease. Mr. Chagnon explained the proposed project and its impacts, the site walk of the property that had occurred and the permitting needed for wetland impacts to restore stormwater drainage at the site. This project requires a recommendation from the City to the Pease Development Authority for a Pease WCUP and a recommendation to NHDES for a state application.

[1:01:42] Chair Collins asked about proposed plantings where the pavement is proposed to be

removed. Mr. Chagnon noted that the rain garden berm would need to be maintained but he could add a note to plans to install a conservation mix in those areas outside of the rain garden. Chair Collins asked if there were any concerns with potential sand and sediment buildup impacts to the proposed rain garden once it is installed. Mr. Chagnon responded that the long-term ongoing maintenance may have to require the removal of any buildup from the rain garden. This is called out in the supplied maintenance plan.

[1:04:57] S. Sheppard asked about snow removal and salting plans for the parking lot. Mr. Chagnon responded that they had not identified on the plans where snow storage or removal would occur but most likely snow would be plowed to the left side of the parking lot and away from the parking lot aisles. Drainage from the northern half of the parking lot will be entering directly into the rain garden. The applicant will try to encourage the PDA to participate in a low-salt program for this property. A discussion continued about the drainage of the watershed and how nearby Hodgson Brook is chloride-impaired, a schedule for sweeping the parking lot was discussed.

[1:08:49] Vice Chair McMillan asked about the bittersweet shown on plans and wanted to see species-specific guidance on invasive species management within the maintenance plan. A discussion continued about what should be included in the maintenance plan and best practices.

[1:11:59] Vice Chair McMillan asked for clarification on the trees to be removed as part of this project. Mr. Chagnon clarified where trees would not be removed and Vice Chair McMillan requested that the applicant clearly delineate where trees would and would not be removed and the exact area of where any invasives are to be removed.

[1:14:55] L. Vaccaro made a motion to recommend approval of this application to the Planning Board and then on to the Pease Development Authority with the following stipulations:

1. Owner should ensure that all snow salt and snowmelt applications on site are performed by someone who is certified by the NHDES Green SnowPro program.
2. A schedule for the parking lot sweeping of debris should be included within the maintenance manual. This should occur at least twice annually, particularly in the spring.
3. A schedule for invasive species management should be included within the maintenance manual with species-specific removal guidance for bittersweet, as well as references via a note on the plans.
4. The proposed tree areas to remain and be removed should be clearly demarcated on plan set.
5. The areas of proposed invasive species removal shall be denoted on plan set.
6. Wetland boundary markers should be placed along the 25' wetland buffer line.
7. A note should be added to the plan set stating that the area between the wetland boundary

and 25' buffer line will be a 'no-mow' zone.

8. Applicant should add note to plan set stating that the area where pavement is to be removed (but not where the rain garden is proposed), conservation seed mix will be used for planting and mowing shall not occur.
9. Applicant should include a note on the plan set stating that snow storage shall only occur on the south side of the parking lot to ensure that melt is not being directed into the new rain garden.

S. Sheppard seconded the motion. The motion passed unanimously.

#### **V. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)**

1. Dredge and Fill - Minor Impact  
913 Sagamore Avenue  
Hogswave LLC, Owner  
Assessor Map 223 Lot 27

[1:24:47] John Chagnon of Haley Ward came to present this application on behalf of the property owners. He reminded the Commission that they had previously seen this application as a City WCUP before them in October and it was now going to NHDES. He noted the conditions that had previously been attached to the City approval and that conditions #1 and #2 were applied to the updated plans in front of them. This project has also received a variance since going through the WCUP process and updates to the plan were explained.

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

1. Dredge and Fill – Minor Impact  
282 Corporate Drive  
Shaines & McEachern Company

[1:21:02] Chair Collins introduced this permit and noted that the applicant was requesting a signature to make this a minimum expedited impact permit.

[1:23:21] L. Vaccaro made a motion to expedite the minimum impact standard dredge and fill application and submit a letter to NHDES with a list of the conditions associated with their Pease WCUP application. S. Sheppard seconded the motion. The motion passed unanimously.

[1:27:38] Vice Chair McMillan mentioned that no site plans were included as part of this submission. Mr. Chagnon responded that the updated plan set had very minor adjustments that he explained and it should have been included within their packet. The Commission then reviewed an older set of plans from a previous meeting with the applicant.

[1:32:35] T. Sperduto asked for clarification on the outcome of the wetland boundary marker stipulation. Mr. Chagnon responded that the Planning Board kept that condition with their approval.

[1:33:52] S. Sheppard made a motion to recommend approval of this application to NHDES as presented. Vice Chair McMillan seconded the motion. The motion passed unanimously.

**VII. OTHER BUSINESS**

[1:34:14] Chair Collins announced that SELT had received their LCIP funding for the Cavaretta property project.

**VIII. ADJOURNMENT**

The meeting adjourned at 5:38 p.m.

DRAFT