

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

4:00 P.M.

March 12, 2025

MEMBERS PRESENT: Chair Samantha Collins, Vice Chair Barbara McMillan, Members: Jessica Blasko, Brian Gibb, Lynn Vaccaro, Alice Carey; Alternate: Talia Sperduto

MEMBERS ABSENT: Stewart Sheppard

ALSO PRESENT: Kate Homet; Environmental Planner

I. APPROVAL OF MINUTES

1. January 8, 2025 and February 12, 2025

*The Commission voted (6-0) to **approve** the January meeting minutes as presented with one member not voting.*

*The Commission voted (5-0) to **approve** the February meeting minutes as presented with two members not voting.*

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 185 - 187 Wentworth House Road
Sea Level LLC
Assessor Map 201 Lot 14

*The Commission voted (6-0) to **recommend approval** of this application to the Planning Board with the following stipulations:*

1. *Applicant shall receive all necessary permissions from NHDOT and the contributing abutting landowners as applicable prior to plugging or abandoning any of the existing 15" drainage pipe. Further, please provide a drainage plan and calculation analysis for the rerouting of flow entering this pipe. This shall occur prior to Planning Board approval and*

may need review from TAC. Any proposed ground disturbance within a jurisdictional wetland or wetland buffer due to future rerouting or removal of the existing pipe shall require a separate wetland conditional use permit from the City.

2. *All areas to be loamed and seeded shall receive a wetland buffer conservation seed mix or equivalent.*
3. *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 the gravel parking area near the restoration area at 50-foot intervals and must be installed prior to the start of any construction.*
4. *Applicant shall clearly delineate on the site plan and provide a detailed description of the proposed grassed swale. This should include dimensions, materials, depth, etc.*

2. 56 Ridges Court
Rainboth Revocable Trust
Assessor Map 207 Lots 63, 68 and 69

*The Commission voted (5-1) to **recommend approval** of this application to the Planning Board with the following stipulations to be addressed on a new plan and approved by Planning and Sustainability Department staff prior to submission to the Planning Board:*

1. *The wetland resource shall no longer be mowed.*
2. *The property owner shall agree to mowing the 25' vegetated no-cut buffer no more than twice per year. Mowing cannot occur during the nesting bird season (April to July). Owners must abide by best management practices for mowing a sensitive wetland buffer.*
3. *In accordance with Section 10.1018.40 of the Zoning Ordinance, owner 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' vegetated buffer at 50-foot intervals and must be installed prior to the start of any construction.*
4. *Owners shall permanently install markers such as boulders in between the proposed trees to be planted along the wetland edge. This physical barrier shall serve as a deterrent to mowing. Plans must be updated to show proposed location and marker type.*
5. *A maintenance plan for the property shall be included as part of this project for the purpose of educating current and future property owners. This plan*

shall address proper long-term maintenance of the permeable pavers and the swale, City cutting regulations within the wetland and wetland buffer, and mowing restrictions for this property (including best management practices for mowing of a wetland meadow buffer).

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 200 FW Hartford Drive
Tracey & David Foster, Owners
Assessor Map 270 Lot 33

*The Commission voted (6-0) to **recommend approval** of this application to the Planning Board with the following stipulations:*

1. *It is recommended that the applicant consider a greater number of trees to be planted compared to shrubs. If the applicant increases the proportion of trees to be planted, they should plant within the 100' wetland buffer, where appropriate.*
2. *Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed landscaping area has been planted, demonstrating at least an 80% survival rate of new plantings within the wetland buffer.*
3. *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.*

2. 224 Cate Street
Jesse Anderson, Owner
Assessor Map 173 Lot 3

*The Commission voted (6-0) to **postpone** this application until the April meeting.*

IV. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Dredge and Fill – Major Impact
185- 187 Wentworth House Road
Sea Level LLC
Assessor Map 201 Lot 14

*The Commission voted (6-0) to **recommend approval** of this application to the NHDES with the*

following stipulations:

1. *Applicant shall receive all necessary permissions from NHDOT and the contributing abutting landowners as applicable prior to plugging or abandoning any of the existing 15" drainage pipe. Further, please provide a drainage plan and calculation analysis for the rerouting of flow entering this pipe. This shall occur prior to Planning Board approval and may need review from TAC. Any proposed ground disturbance within a jurisdictional wetland or wetland buffer due to future rerouting or removal of the existing pipe shall require a separate wetland conditional use permit from the City.*
2. *All areas to be loamed and seeded shall receive a wetland buffer conservation seed mix or equivalent.*
3. *Applicant shall clearly delineate on the site plan and provide a detailed description of the proposed grassed swale. This should include dimensions, materials, depth, etc.*

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

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

The Commission voted (6-0) to recommend the statutory 40-day delay of this application to NHDES.

2. Dredge and Fill – Minor Impact (Expedited)
50 Andrew Jarvis Drive (581 Lafayette Road)
City of Portsmouth (Atlas Commons LLC)
Assessor Map 229 Lot 3

The Commission voted (2-2) on a motion to sign and expedite this NHDES permit. The motion failed and this permit application will no longer be expedited to NHDES.

OTHER BUSINESS

1. Discussion on development in the wetland buffer
2. Prime Wetlands – upcoming amendment

No discussion or action took place on Other Business items.

VI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.