

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

4:00 P.M.

October 8, 2025

ACTION SHEET

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

MEMBERS ABSENT:

STAFF PRESENT: Kate Homet; Environmental Planner, Peter Britz; Planning & Sustainability Director

I. APPROVAL OF MINUTES

1. August 13, 2025
2. September 10, 2025

*Both sets of minutes were approved with the August minutes edited to change “Ms. Blasko proceeded to ask questions about this memo and express disagreement with statements of the applicant and team” on page 4 to read “Ms. Blasko proceeded to ask questions about this memo and **asked for clarification on the statements** of the applicant and team.” And both sets of minutes should include a note referencing the timestamps at the beginning of the document as a way for NHDES to refer to the Commission’s minutes.*

The vote was 6-0.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

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

The Commission voted (7-0) to recommend approval of this application to the Planning Board with the following conditions:

1. *The plan for the restoration of the as-built site shall follow that shown on the plan titled “Hybrid Living Shoreline Plan” on Sheet C-01.*

2. *If permitted, this application shall not replace the full permit granted on December 21, 2023 by the City of Portsmouth Planning Board but rather will only replace the previously permitted living shoreline plan taking place between the HOTL and 25' vegetated buffer strip.*
3. *In addition to this application, the applicant must receive an approved amended permit from NHDES that reflects the 36 s.f. of as-built impacts below the HOTL and the extended shoreline footprint as noted in the third-party report (see executive summary) but not part of the NHDES approvals.*
4. *Prior to Planning Board submission, the applicant must quantify the amount of fill that was brought in for the shoreline structure that exists today, how much is to be removed as part of this new proposal for dirty riprap, and the square footage of impact of the extended shoreline that was not originally permitted by the City nor NHDES.*
5. *Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed hybrid living shore has been planted with pocket plantings, demonstrating at least an 80% survival rate of new plantings within the wetland buffer. If plantings have not achieved an 80% survival rate after one year, applicant shall replant areas of failure.*
6. *Applicant shall copy the Conservation Commission and Planning & Sustainability Department staff on all communications with NHDES regarding this project moving forward.*

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 325 Little Harbor Road
ADL 325 Little Harbor Road Trust
Assessor Map 205 Lot 2

The Commission voted (7-0) to recommend approval of this application to the Planning Board with the following conditions:

1. *Applicant shall consider installing educational signage or wetland boundary markers in the restoration area to notify users of the site about the restoration work in place and the sensitivity of the area to foot traffic.*
2. *Staff recommend this condition which was part of the last Planning Board Letter of Decision from April of 2022: There will be an inspection and report submitted to the Planning Board on the bridge status and safety every 5 years.*
3. *Applicant shall clarify areas of reduced impact and the reasoning behind it prior to Planning Board submission. In addition, a note shall be included in the updated plan set to be submitted to the Planning Board stating that no impact numbers have changed since submitting to the Conservation Commission.*
4. *Applicant shall submit all required NHDES reporting according to Condition #38 & #39 from the NHDES Letter of Decision to the City of Portsmouth Planning & Sustainability Department at the same time.*

5. *Applicant shall include all correspondence on the acrylic polymer spraying to be used for the bridge construction as well as the EPA correspondence on the finish to be used for the pilings in the application to the Planning Board.*

2. 224 Broad Street Unit 3
Perkins Kwoka Joint Revocable Trust
Assessor Map 131 Lot 13

The Commission voted (7-0) to recommend approval of this application to the Planning Board with the following condition:

1. *Applicant shall provide details of the proposed paver entry and their permeability. This should include a cross-section of the pavers, the proposed depth of materials and the materials to be used.*

3. 150 Portsmouth Boulevard
BRORA LLC
Assessor Map 213 Lot 12

The Commission voted (5-1) to recommend approval of this application to the Planning Board with the following conditions to be satisfied prior to submission to the Planning Board:

1. *Applicant must confirm an acceptable location for releasing stormwater offsite. This should include all necessary permissions needed by abutters. This must be reviewed and approved by the Department of Public Works before submission to the Planning Board. If the impacts must change and the change is deemed significant by Planning & Sustainability Department staff, the application must return to the Conservation Commission.*
2. *Construction fencing shall be shown on plan and shall be placed at the limit of tree cutting at the rear of the property. A note shall be added to the landscaping plan pointing out exactly where cutting and vegetation removal is not to occur.*
3. *Applicant should consider a higher density of plantings with shrubs or trees, to be planted in the vegetated area between the new buildings and the City street.*
4. *Applicant should consider the use of NOFA land management standards throughout the property and shall make a note on the plan set to not use fertilizers within the wetland buffer.*
5. *Applicant shall make a note on landscaping plans indicating best management practices for mulching are to be used. This should include practices that discourage the use of mulch around the base of new plantings.*
6. *Applicants shall make a note on plans that all winter maintenance shall be performed by Green SnowPro-certified contractors.*

7. *Applicant should provide a report back to the Planning and Sustainability Department one year after the proposed plantings have been installed on the slope in the rear of the property. This report must demonstrate at least an 80% survival rate of new plantings. If plantings have not achieved an 80% survival rate after one year, applicant shall replant areas of failure.*
8. *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 within the wetland buffer on the northern side of the road in the newly planted area of the City ROW. These shall be evenly spaced and installed prior to the start of construction.*

4. 6 Regina Road
Carlson Family Trust
Assessor Map 225 Lot 26

The Commission voted (7-0) to recommend approval of this application to the Planning Board with the following conditions to be satisfied prior to submission to the Planning Board:

1. *Disturbed area to be filled and loamed should receive either a wetland buffer-friendly seed mix, buffer plantings or a mix of both. In addition, any areas disturbed by equipment during construction shall be reseeded or replanted with a similar wetland buffer-friendly mix. Applicant shall include this as a note 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 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.*
3. *Applicant shall update plans to reflect the silt fence being installed closer to the edge of the wetland to encompass the entire area to be disturbed by equipment and demo work.*
4. *Applicant shall include a note on the plans reaffirming that no fertilizer shall be used within the wetlands and wetland buffer.*

IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. WETLANDS PERMIT-BY-NOTIFICATION (PBN)
Sewer Replacement Project
Oriental Gardens, Greenleaf Avenue and Nathaniel Drive (various locations)
City of Portsmouth

The Commission voted (7-0) to move the hearing of this application to the beginning of the agenda after review of the minutes.

The Commission voted (7-0) to sign the Permit-By-Notification and expedite the review of this application by NHDES.

V. OTHER BUSINESS

1. Raynes Avenue – clearing

Staff notified the Commission about a wetlands violation that occurred on City land by a contractor working on another property. They noted that this violation would be resolved by the City through the already planned living shoreline and park project that is scheduled to be built in the cleared area. Further information on how this project will work will be available at a future meeting. Staff also reminded the Commission about the upcoming date change for the November regular meeting which will take place on Thursday November 13th.

Vice Chair McMillan updated the Commission on a wildlife sighting at the newly conserved 100-acre woods property and noted that a video of the bobcat sighting would be sent around.

VI. ADJOURNMENT

The meeting adjourned at 6:38 p.m.