

September 30, 2025

Wetland Buffer- 6 Regina Rd

Dear Ms. Homet,

Thank you for your review and feedback on the updated narrative and map. As requested, please find below a description of the **Buffer Conditions/ Existing Vegetation** and **Existing Buffer Development** on the property:

Buffer Conditions/ Existing Vegetation (based on homeowner observations):

- Maintained Area: The immediate backyard consists of a mowed lawn extending from the residence toward the pool area and close to the edge of the delineated wetland.
- Area east of Pool: Along the eastern edge of the pool (long side), the vegetation is moderately dense, unmaintained, and includes naturalized plants such as groundcovers, grasses, low shrubs and perennials.
- Wetland Area: At the delineated wetland edge, the vegetation transitions to dense woody trees and shrubs, with saturated soils that include natural looking ferns and perennials.
- Invasive Species: No known invasive species have been observed at this time.

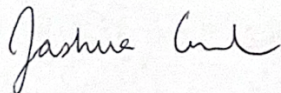
Existing Buffer Development (based on MapGeo aerial):

- 100' wetland buffer that exists on the property: approx. 25,170 s.f.
- Structure and impervious surfaces: approx. 5,000 s.f.
- Percent of developed buffer: 19.9% (5,000/25,170)

A hard copy letter will be delivered for your records.

Please let me know if any further clarification or additional detail is needed.

Sincerely,



Josh Carlson

6 Regina Rd

Portsmouth, NH 03801

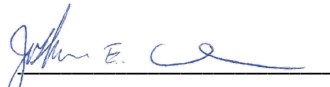
Date: September 11, 2025

To Whom It May Concern,

I, Joshua Carlson, owner of the property located at 6 Regina Road, Portsmouth, NH 03801, hereby grant permission to Creative Edge Pools & Spa and D. Brabant Excavations, located at 12 Bay Street, Suite #208, Wilmington, MA 01887, to apply for and obtain all necessary town permits on my behalf for the removal of the in-ground pool at the above address.

This authorization is effective as of the date written above and remains valid until the completion of the permitted work, or 30 days from date signed, whichever comes first.

Sincerely,


Josh Carlson

September 11, 2025

Date

6 Regina Rd

Portsmouth, NH 03801

joshuaecarlson1@gmail.com

603-860-8773

CREATIVE EDGE POOLS

September 12, 2025

To whom it may concern,

Summary of work to be completed:

Once permit is approved we will schedule demolition of the existing pool. Once we remove the existing swimming pool we will then have inspections completed if needed. After inspections we will fill in the pool with clean fill materials as well as a layer of stone for drainage and grade the area.

This will show the area of the pool clean and grades and ready for any landscaping/grass that the homeowner will do outside of our work.

If you have any questions, please feel free to call the office at 978-203-0406 or email at heather@creativeedgepools.com

Thank you,
Heather Baril



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: Creative Edge Pools Inc. Date Submitted: 9/12/2025

Application # (in City's online permitting): LU - 25-130

Site Address: 6 Regina Rd. Portsmouth NH Map: _____ Lot: _____

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
<input type="checkbox"/>	Complete application form submitted via the City's web-based permitting program	
<input type="checkbox"/>	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Basic property and wetland resource information. (10.1017.21)	
<input type="checkbox"/>	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	
<input type="checkbox"/>	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23)	
<input type="checkbox"/>	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Wetland buffer enhancement plan. (10.1017.25)	
<input type="checkbox"/>	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	
<input type="checkbox"/>	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10)	
<input type="checkbox"/>	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	
<input type="checkbox"/>	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	
<input type="checkbox"/>	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	
<input type="checkbox"/>	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	
<input type="checkbox"/>	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40)	
<input checked="" type="checkbox"/>	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
<input type="checkbox"/>	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
<input type="checkbox"/>	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: _____ Date: _____

