

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

4:00 P.M.

September 10, 2025

MINUTES

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

MEMBERS ABSENT: Alternate: Oliver Chag

STAFF PRESENT: Kate Homet; Environmental Planner

I. APPROVAL OF MINUTES

1. July 9, 2025
2. July 21, 2025

[7:14] Chair Collins announced that there were two sets of minutes to approve as the first item of business. Mr. Gibb made a motion to approve the minutes as presented. Ms. Sperduto seconded the motion and the motion passed unanimously (5-0) with one member abstaining.

II. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
70 Martine Cottage Road
Jonathan & Lisa Morse, Owners
Assessor Map 202 Lot 19

[8:39] Luke Taylor of TF Moran came to speak to this application for a dock gangway replacement and float extension. Mr. Taylor went through the proposed project and how it applied to NHDES standards and described the site conditions.

[12:55] The Commission then asked questions about what materials were being replaced, how the gangway would be changing, the current and proposed dimensions of the dock structure, why it was situated in a shallow area, how eco-moorings would be utilized in this project, why helical piles were not being used, what the installation method would look like and if the float would be stored seasonally.

[19:44] Vice Chair McMillan made a motion to recommend approval of this application to NHDES with the following stipulation:

1. The eco-moorings referenced within the application shall be changed to float piles as the applicant admitted the use of eco-moorings was a typo.

Ms. Carey seconded the motion and the Commission discussed how wetland vegetation cutting restrictions could be applied to this property and they discussed concerns over the size of the proposed structure. The motion went for a vote and passed unanimously (6-0) with one member abstaining from voting due to virtual attendance.

2. Expedited Minimum Impact Permit
39 Dearborn Street
Shawn & Michiyo Bardong, Owners
Assessor Map 140 Lot 3

Jeff Kisiel of Dockham Builders came to present this application to expedite a minimum impact state permit. He explained how this project had just recently come before the Commission but in order to start making progress on the project, his team decided to cut back on some of the previously seen additions under their City permit application and just move forward with the mudroom addition at this time under this new NHDES permit. Mr. Kisiel went over the details of the project and why the mudroom was exempt from a City wetlands permit.

[26:41] Commissioners then asked questions about the existing drainage problems and how that was being addressed, if the driveway would be coming into compliance with a previous wetland permit as part of this project, the existing conditions where the mudroom will be sited and what trees (if any) were to be removed as a part of this project,

Ms. Homet then reminded the Commission that this was a request to expedite a minimum impact permit application and noted that any time an applicant submitted an expedited permit, they would automatically be placed on the next available Commission agenda for review. A discussion ensued about the pending City permit that had yet to go to the Planning Board, what NHDES would review from the Commission, and what their signature would mean for this application and why the mudroom was exempt from City wetland permitting.

[35:56] Ms. Carey made a motion to sign the expedited minimum impact permit application. Vice Chair McMillan seconded the motion. The motion passed unanimously (6-0).

III. OTHER BUSINESS

1. 60 Pleasant Point Drive Update

Mr. Sheppard arrived.

[36:57] Ms. Homet gave a brief update on this Wetland Conditional Use Permit application and noted an upcoming report likely to be available for review at the next meeting.

Staff also made note of an upcoming meeting date change in November as the City Council will be using our regular meeting time and meeting space. The November regular meeting will take

place on Thursday, November 14, 2025 in the City Council Chambers.

The Commission also discussed the Master Plan kickoff event happening this upcoming Monday September 15th and a tentative date for an upcoming trail cleanup at the Jones Avenue trails on Saturday September 27th with more details to follow.

IV. ADJOURNMENT

The meeting adjourned at 4:46 p.m.