

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

**4:00 P.M.**

**January 8, 2025**

**MINUTES**

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

**MEMBERS ABSENT:** Alice Carey, Stewart Sheppard

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

**I. APPROVAL OF MINUTES**

1. November 13, 2024 and December 11, 2024

[1:51] Vice Chair McMillan made a motion to approve the November minutes as presented. B. Gibb seconded the motion. The motion passed unanimously.

B. Gibb made a motion to approve the December minutes as presented. Vice Chair McMillan seconded the motion. The motion passed unanimously (5-0).

**II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)**

1. 333 Borthwick Avenue  
HCA Health Service of NH Inc.  
Assessor Map 201 Lot 14

[5:45] Brenden Walden of Gove Environmental Services came to present this application. He briefly went over the proposal to replace three existing culverts with a box culvert and went over the previous meeting and site visit with the Conservation Commission.

[7:39] Chair Collins asked the applicant about the status of the NHDES conditions of approval that the Commission had previously applied to the State permit. Mr. Walden addressed the previous conditions and asked for clarification on some as well as the staff recommendations.

[13:00] Vice Chair McMillan asked what the project timeline was. Mr. Walden responded that the project has been restricted by NH Fish & Game for work in the winter due to Blandings Turtles and they cannot start until after April 15<sup>th</sup>. Vice Chair McMillan noted that this was in disagreement with note #4 on Sheet C2-00. Mr. Walden noted that the disturbance period should only be one week long. Vice Chair McMillan followed up with another note on erosion control matting in the Wildlife Notes and in the Erosion Control notes but it did not specify the type of erosion controls to be used. Mr. Walden believed that those notes were pulled directly from the application's consultation with FIS. Vice Chair McMillan would like to see the erosion control matting as natural fibers such as coconut fibers and not just reference it as 'non-plastic' or biodegradable materials. Chair Collins also pointed out a condition for requiring wetland boundary markers. A discussion continued about the markers, where they should be placed, snowplow concerns, and how many might be necessary.

[20:38] L. Vaccaro asked about the flow in the proposed new culvert and expressed concern for its design for a 10-year storm. Mr. Walden noted that NHDES standards would require the culvert to handle up to a 50-year design storm. L. Vaccaro noted that a 10-year storm was referenced on the first page of the application and the flow calculations do not show it meeting the 50-year standard. A discussion continued about the excess flow and where overflow would end up.

[23:10] Ms. Homet notified Mr. Walden and the Commissioners that Public Works staff are requesting that the stream be dredged as part of this project as well. Ms. Homet noted that she would follow up with the applicant on the details of this and would inform the Commission if it has to come back before them.

[28:12] J. Blasko made a motion to recommend approval of the wetland conditional use permit to the Planning Board with the following stipulations:

1. Applicant shall include a plan for invasive species management in the proposed disturbance area. Included in this plan should be best management practices for monitoring, removal and disposal.
2. Applicant shall ensure wildlife notes are consistent: Sheet C2-00 Wildlife Note #6 shall be included in Sheet C3-01 Erosion Control Blanket Notes and in Sheet C3-00 Erosion Control Notes and Erosion Control Legend.
3. The use of fertilizer is prohibited within this jurisdictional wetland and wetland buffer per section 10.1018.24 of the City of Portsmouth Zoning Ordinance. Please note this on plans.
4. Applicant shall note on plans the location of wetland boundary markers. These shall be permanently installed prior to the start of construction between the edge of pavement and the top of the stream bank every 50' to deter foot traffic in the sensitive area.
5. Applicant shall install two 'no snow storage' signs along the swale behind the hospital. Please indicate proposed locations on plans.

6. Applicant shall monitor the success of proposed seeded areas and prepare a memo to be sent to the Portsmouth Planning & Sustainability Department annually for the first two years after planting/seeding. If after two years, the seeded areas show a survival rate of less than 80%, applicant will replant/reseed.

7. Applicant shall confirm that the proposed box culvert will meet 50-year design storm requirements.

Vice Chair McMillan seconded the motion. A discussion continued between the Commissioners and the applicant on the stipulations made.

[67:05] The motion passed unanimously (6-0).

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

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

[2:30] Chair Collins announced that the applicants for this NHDES application had requested to be postponed.

J. Blasko made a motion to postpone the application until the February regular meeting. B. Gibb seconded the motion. The motion passed unanimously (5-0).

[3:10] L. Vaccaro joined the meeting which brought the member count up to six present.

### **IV. OTHER BUSINESS**

- a. Election of Officers

[3:13] Chair Collins announced that she would have to leave the meeting at 4:40 and would like to request that the election of officers agenda item be moved up on the agenda. J. Blasko made a motion to move up the agenda item. B. Gibb seconded the motion. The motion passed unanimously (6-0). A discussion continued about the nomination process and the work on the current chair and vice chair positions.

J. Blasko made a motion to nominate Samantha Collins for the position of Chair and Barbara McMillan for the position of Vice Chair. B. Gibb seconded the motion. The motion passed unanimously (6-0).

### **V. ADJOURNMENT**

The meeting adjourned at 4:42 p.m.