

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

4:00 P.M.

May 14, 2025

MEMBERS PRESENT: Vice Chair Barbara McMillan, Members: Jessica Blasko, Brian Gibb, Lynn Vaccaro, Alternates: Talia Spurduto

MEMBERS ABSENT: Chair Samantha Collins; Members: Alice Carey, Stewart Sheppard

ALSO PRESENT: Kate Homet; Environmental Planner

ACTION SHEET

I. APPROVAL OF MINUTES

1. April 9, 2025

No action was taken.

2. April 23, 2025

No action was taken.

II. WORK SESSIONS

1. 126 Lang Road

The Commission discussed the project with the applicant and provided feedback. No action was taken.

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 224 Cate Street
Jesse Anderson, Owner
Assessor Map 173 Lot 3

*The Commission voted (5-0) to **recommend approval** of the application to the Planning Board with the following conditions:*

- 1. 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 40' vegetative buffer (due to the steep slope) at 50-foot intervals and must be installed prior to the start of any site work.*
- 2. A monitoring report for the first two years after planting will be submitted annually to the Planning and Sustainability Department. The first report shall be submitted after the restoration work has been completed. This report will include an update on all plant health, growth, and establishment. Additionally, it should include methods for irrigation and information on routine maintenance practices. The second report must demonstrate at least an 80% survival rate of new plantings after the first two years of monitoring, if not, then replanting will be required.*
- 3. **Prior to the submission to the Planning Board**, applicant shall provide a maintenance plan for current and future property owners to the Planning & Sustainability Department for review. This plan should provide instructions on maintaining the conservation mix seeded areas and provide education on the correct way to care for non-traditional grass lawns. Once approved by City staff, the applicant shall submit this plan as part of their Wetland Conditional Use Permit application to the Planning Board.*
- 4. Red Maple trees must be 4-6' in height at time of install.*
- 5. A note shall be added to the plan set stating that no mowing or cutting of vegetation shall occur between the newly planted area and the top of the stream bank.*

2. **REQUEST TO POSTPONE**
80 FW Hartford Drive
Julian Frey, Owner
Assessor Map 269 Lot 46

*The Commission voted (5-0) to **postpone** this application until the June meeting.*

IV. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 400 Spaulding Turnpike
SLF Realty Group LLC, Owner
Assessor Map 238 Lot 2

*The Commission voted (5-0) to **recommend approval** of the application to the Planning Board with the following conditions:*

1. *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. The Commission recommends placing two markers on either side of the proposed gate at the bottom of the access road. These markers must be installed prior to the start of any site work.*
2. *Applicant shall include a note on this plan set to indicate that parking and/or vehicle storage is prohibited in this accessway unless required for utility maintenance by Eversource.*

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

REQUEST TO POSTPONE

Dredge and Fill – Major Impact

Peverly Hill Road and Greenleaf Avenue, City ROW

City of Portsmouth

*The Commission voted (5-0) to **postpone** this application until the June meeting.*

VI. OTHER BUSINESS

1. Follow-up on 2025 Wetland Mapping Update

Ms. Homet followed up on the recent wetland map update presentation by Mark West and asked if anyone had any follow-up questions.

2. Planning an upcoming work session

The possibility of an upcoming work session to discuss the Commission's role, process, jurisdiction, goals, etc. was discussed. A Doodle Poll will be sent out to find everyone's availability.

VII. ADJOURNMENT

The meeting adjourned at 5:30 p.m.