

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

4:00 P.M.

November 13, 2025

ACTION SHEET

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

MEMBERS ABSENT: Stewart Sheppard

STAFF PRESENT: Kate Homet; Environmental Planner

I. APPROVAL OF MINUTES

1. October 8, 2025

The minutes were approved as presented; the vote was 7-0.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 250 McKinley Road
Assessor's Map 250 Lot 117
Rachel & Christopher Delisle, Owners

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

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. It is recommended that markers be placed near the existing stone wall at the rear of the property at 50-foot intervals.

2. 65 Onyx Lane
Assessor's Map 220 Lot 35
Mariya Kontsepolskaya & Ralph Minderhoud, Owners

The Commission voted (7-0) to take this application out of order on the agenda and hear it once the applicant arrived.

The Commission later voted (7-0) to postpone this application until the December meeting.

III. WORK SESSIONS

1. 1185 and 1187 Sagamore Avenue

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

2. 105 Bartlett Street

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

IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Minimum Impact
Four Tree Island
Assessor's Map 208 Lot 2
City of Portsmouth, Owner

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

1. *Applicant shall consider trimming the edges of the new culvert pipe to limit UV exposure of the plastic.*
2. *The City of Portsmouth Department of Public Works shall consider inspecting this new culvert every 10 years to minimize degradation and culvert failure.*

2. Dredge and Fill – Minimum Impact
53 Pray Street
Assessor's Map 102 Lot 40
Rebecca & Kenneth Nicholson, Owners

The Commission voted (6-0) to recommend approval of this permit application to NHDES with the following condition:

1. *Applicant shall develop maintenance plan for property owners which should include NHDES shoreland regulations.*

3. Permit-By-Notification
34 Ceres Street
Assessor's Map 106 Lot 45
Portsmouth Navigation Group, Owner

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

V. OTHER BUSINESS

Staff discussed a request from the Planning Board to have a joint work session for reviewing amendments to Article 10 of the Zoning Ordinance. It was decided that dates will be sent around in January for a Conservation Commission work session to come together and discuss any amendments needed.

VI. ADJOURNMENT

The meeting adjourned at 5:52 p.m.