

Samantha Collins, Chair

Portsmouth Conservation Commission
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Dear Chair Collins,

On behalf of the property owner at 65 Onyx Lane and Groundworks New England, LLC, I am submitting this letter in support of a Conditional Wetland Use/Land Use Permit for foundation stabilization work located within a designated Wetland Buffer Zone and in proximity to an Inland Wetland area.

The proposed work involves the installation of twelve (12) SettleStop Push Piers to stabilize the home's existing foundation. The installation requires minor excavation along the perimeter of the structure to expose the foundation footings, allowing for the placement of steel pier brackets and driving of galvanized steel piers to load-bearing strata beneath the foundation. Each pier location will involve localized soil disturbance approximately 2–4 feet deep and 2–3 feet wide, with the excavated soil to be replaced and compacted upon completion.

The foundation of the residence has exhibited signs of settlement and structural movement. The installation of push piers is necessary to prevent further settlement and to stabilize the structure safely and permanently. This is a structural repair project, not a new construction activity, and is essential to maintaining the structural integrity of the existing home.

While no direct disturbance to wetlands will occur, the parcel lies within the Wetland Buffer Zone, requiring a Conditional Use Permit for the limited excavation associated with pier installation. The project's estimated areas of impact are as follows:

Total Area of Inland Wetland (on and off parcel): 59,241.6 sq. ft.

Inland Wetland Area to be Disturbed: 0 sq. ft.

Wetland Buffer Total Area on Lot: 10534.6 sq. ft.

Wetland Buffer Area to be Disturbed: 162 sq. ft.

Distance to Nearest Wetland Edge: 27 feet

Groundworks will perform the work in accordance with all applicable local and state regulations and best management practices to minimize temporary impacts to the surrounding environment.

We appreciate your time and consideration of this application. Please do not hesitate to contact me should you require additional information or supporting documentation.

Sincerely,

Alexandra Friedberg

Production Administrative Assistant

Groundworks New England, LLC

3 Eastpoint Dr

Hooksett, NH 03106



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: Alexandra Friedberg Date Submitted: 11/6/25

Application # (in City's online permitting): LU-25-158

Site Address: 65 Onyx Ln, Portsmouth, NH 03801 Map: 220 Lot: 35

☒	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☒	Complete application form submitted via the City's web-based permitting program	LU-25-158
☒	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.	LU-25-158

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☒	Basic property and wetland resource information. (10.1017.21)	step 8, 9,11
☒	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	step 11
☒	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)	pg 11-22 pdf
☒	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	n/a

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☒	Wetland buffer enhancement plan. (10.1017.25)	n/a
☒	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	n/a
☒	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)	
☒	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	n/a
☒	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	n/a
☒	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	n/a
☒	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	n/a
☒	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)	pg 11-17 pdf
☒	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☒	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.	attached LU-25-158
☒	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.	n/a

Applicant's Signature:  Date: 11/6/25