

Memo



TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner; Peter Britz, Director of Planning & Sustainability
DATE: November 6, 2025
SUBJ: November 13, 2025 Conservation Commission Meeting

**250 McKinley Road
Rachel & Christopher Delisle, Owners
Assessor Map 250 Lot 117**

This application is for the demolition of an existing sunroom and deck, and the addition of two new sets of landings and stairs, as well as a concrete pad for an A/C unit all within the 100' wetland buffer. This application is reducing 224 s.f. of impervious area through demolition while introducing approximately 48 s.f. of new impervious. In total, this project will result in a net loss of 176 s.f. of impervious within the wetland buffer on site.

1. The land is reasonably suited to the use activity or alteration.

This lot is already a residential use within the wetland buffer and it is proposing to reduce impacts while also pulling the structural impacts further away from the wetland resource.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

This lot is entirely within the wetland buffer and there is no alternative location for this work.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The proposed work aims to reduce permanent impacts to the wetland buffer through the reduction of impervious surfaces. It is recommended that the applicant consider the use of erosion controls during the demolition phase.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project does not propose any impacts to existing vegetation through the demolition and construction.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This project proposes reducing the permanent impacts to the wetland buffer and pulling proposed impacts further from the wetland resource than the existing sunroom and deck to be demolished.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

The vegetated buffer strip is not being impacted as part of this project.

Recommendation: Staff recommends **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.

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

This application is for the addition of structural supports to a home's existing foundation. This project proposes the excavation of a limited amount of soils from within the 100' wetland buffer to install push piers along the foundation underground.

1. *The land is reasonably suited to the use activity or alteration.*

This lot is already a residential use within the wetland buffer and it is proposing only temporary impacts to the wetland buffer through soil excavation.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

This lot is entirely within the wetland buffer and there is no alternative location for this work.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

The proposed work involves only temporary impacts which includes soil disturbance. To limit impacts to the wetland, the applicant should consider the use of erosion controls to prevent sediment from entering the wetland on site during construction.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

This project does not propose any impacts to existing vegetation, only existing lawn immediately surrounding the home's foundation.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

This project proposes temporary impacts to achieve construction goals and further protect the existing home.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

The vegetated buffer strip is not being impacted as part of this project.

Recommendation: Staff recommends **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 along the 25' vegetative buffer at 50-foot intervals.