

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

4:00 P.M.

February 11, 2026

ACTION SHEET

I. APPROVAL OF MINUTES

1. January 14, 2026

The Commission voted unanimously (5-0) to postpone the approval of the January meeting minutes until March.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 50 Clough Drive
Assessor's Map 206 Lot 20
City of Portsmouth, Owner

The Commission voted unanimously (5-0) to recommend approval of this application to the Planning Board with the following stipulations:

- 1. An educational sign shall be installed at the rain garden which aims to educate elementary school children about the purpose of the rain garden.*
- 2. 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. Final marker locations to be reviewed and approved by the Planning & Sustainability Department.*
- 3. Maintenance for the new playgrounds shall be consistent with Greenfield Certification standards.*
- 4. Regular maintenance for the proposed rain garden shall be included in the existing playground safety checks which occur at a more frequent interval than annual or seasonal maintenance.*
- 5. Applicant shall consider reducing the installation of the rubber bonded surface area within the wetland buffer, especially within areas that it may not be needed such as underneath the proposed climbing structure on the main playground.*

2. 500 Jones Avenue

Assessor's Map 227 Lot 1
Portsmouth Elks Lodge #97, Owner

The Commission voted unanimously (5-0) to recommend approval of this application to the Planning Board with the following stipulations:

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 for this location that wetland boundary markers be considered along the shoreline or in an area visible to property maintenance crews.*
2. *Applicant shall submit a planting plan showing areas to be planted and areas proposed to be left unmowed to increase the vegetative buffer strip near the wetland resource. This plan shall be reviewed and approved by staff prior to submission to the Planning Board.*
3. *Prior to the commencement of site work, erosion controls shall be installed on site. The location of proposed erosion controls shall be shown on the plans and a detail sheet shall be provided in the final application submission to the Planning Board.*
4. *Any rutting or soil disturbance due to construction activity and equipment shall be seeded and stabilized upon completion of work.*
5. *Information on any proposed crushed stone and deck permeability shall be included as a note on the plan as well as noted in the application narrative. This information should include size, depth and square footage of crushed stone. In addition, applicant shall provide information on the spacing of the deck boards to ensure permeability of stormwater.*

3. 0 Borthwick Avenue
Assessor's Map 240 Lot 3
Liberty Mutual Insurance Company, Owner

The Commission voted unanimously (5-0) to postpone this application until March.

III. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
50 Clough Drive
Assessor's Map 206 Lot 20
City of Portsmouth, Owner

The Commission voted unanimously (5-0) to recommend approval of this application to NHDES. following stipulations were assigned to their local wetland permit and are included here for NHDES review:

1. *An educational sign shall be installed at the rain garden which aims to educate elementary school children about the purpose of the rain garden.*
2. *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. Final marker locations to be reviewed and approved by the Planning & Sustainability Department.*
3. *Maintenance for the new playgrounds shall be consistent with Greenfield Certification standards.*
4. *Regular maintenance for the proposed rain garden shall be included in the existing playground safety checks which occur at a more frequent interval than annual or seasonal maintenance.*
5. *Applicant shall consider reducing the installation of the rubber bonded surface area within the wetland buffer, especially within areas that it may not be needed such as underneath the proposed climbing structure on the main playground.*

2. Dredge and Fill - Minimum Impact (Request to Expedite)
Garfield Road/McKinley Road Right of Way
City of Portsmouth, Owner

The Commission voted unanimously (5-0) to not expedite this application and to provide comments to NHDES. The comments are as follows:

- *No alternative locations or infrastructure for this traffic calming project were proposed but it was noted during the meeting that alternatives were available that did not impact the wetland resource. These alternatives should be further explored and any option that does not involve wetland impact should be prioritized.*
- *This application calls for the removal of established trees within a wetland that are providing numerous environmental services. No mitigation measures are proposed that would help offset the loss of these trees.*

IV. OTHER BUSINESS

1. Master Plan Feedback

It was noted that Commissioner Blasko was not present to discuss this topic, but a few feedback items were brought up that would be sent to Commissioner Blasko to use as input for her next meeting with the master plan community working group.

2. Article 10 Discussion/Work Session

The Commissioners noted that not every member was present for the work session and it would

be better to postpone this item until more members were available to give feedback.

V. ADJOURNMENT

The meeting adjourned at 6:14 p.m.