

**REGULAR MEETING
CONSERVATION COMMISSION**
**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
SCHOOL DEPARTMENT CONFERENCE ROOM**

4:00 P.M.

January 14, 2026

ACTION SHEET

MEMBERS PRESENT: Vice Chair Barbara McMillan; Members: Jessica Blasko, Lynn Vaccaro, Brian Gibb. Alternates: Talia Sperduto, Oliver Chag

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

STAFF PRESENT: Kate Homet; Environmental Planner

I. ELECTION OF OFFICERS

1. Chair
2. Vice Chair

The Commission voted unanimously (6-0) to re-elect Samantha Collins as Chair and Barbara McMillan as Vice Chair.

II. APPROVAL OF MINUTES

1. December 10, 2025

The Commission voted unanimously (5-0) with one member abstaining to approve the December meeting minutes as presented.

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

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

The Commission voted unanimously (6-0) to postpone the hearing of this application and its NHDES Standard Dredge and Fill application to the meeting in February.

2. 333 Borthwick Avenue
Assessor's Map 240 Lot 2-1
HCA Health Services of New Hampshire, Owner

The Commission voted unanimously (6-0) to recommend approval of this application to the Planning Board with the following stipulations:

1. *Applicant shall provide a planting plan prior to submission to the Planning Board for the work site which should include new plantings for the river rock area noted on the plan, the area between the new sidewalk extension and existing building, and a portion of the top of the swale bank that stretches the length of the ambulance garage to the lawn south of the helipad.*
2. *Applicant shall submit a plan to the Planning & Sustainability Department staff for review prior to submission to the Planning Board that shows the existing locations of onsite snow storage areas and plans for mitigating snow storage near wetland resources onsite. If existing snow storage occurs within close proximity to wetland resources, alternative locations shall be sought.*
3. *Applicant shall show on plans and install permanently prior to the start of construction, wetland boundary markers every fifty feet along the edge of the swale from the box culvert south down to the intersection of Borthwick Avenue.*
4. *Applicant shall note on plans that, during regular maintenance, no mowing shall occur in the area of new plantings along the top of the swale bank.*
5. *All necessary dredging and maintenance work for the swale onsite shall be completed by the applicant and approved by the City of Portsmouth Department of Public Works as a condition prior to the issuance of a Certificate of Completion for this project.*
6. *It is recommended that staff from the Department of Public Works make themselves available at the Planning Board meeting to speak to Stipulation #5.*

IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

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

The Commission voted unanimously (6-0) to postpone the hearing of this application and its NHDES Standard Dredge and Fill application to the meeting in February.

2. Dredge and Fill – Minimum Impact
South of Goose Bay Drive
Assessor's Map 305, Lot 3 and Assessor's Map 303, Lot 8
Pease Development Authority, Owner

The Commission voted unanimously (6-0) to recommend approval of this application to NHDES

with the following stipulations:

1. Applicant shall ensure that erosion control measures on the offsite soil storage area for this project are in place and functioning during the duration of this work.

2. Applicant shall copy the City of Portsmouth Planning & Sustainability Department on all maintenance reports for and correspondence regarding this project.

V. OTHER BUSINESS

1. Article 10 Discussion/Work Session

The Commission briefly discussed the upcoming Master Plan update and opportunities to provide feedback to a draft version. Additionally, new outreach materials specific to salt marsh buffer stewardship were released and the Commission discussed ways to use these new materials.

Staff then led a work session dedicated to reviewing Article 10 of the Zoning Ordinance and finding areas that needed updating. A full review was not completed, and the work session will continue to the next month's meeting.

VI. ADJOURNMENT

The meeting adjourned at 6:43 p.m.