

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

4:00 P.M.

March 11, 2026

ACTION SHEET

MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Lynn Vaccaro (via Zoom), Brian Gibb, Alice Carey. Alternates: Talia Sperduto, Oliver Chag (via Zoom)

MEMBERS ABSENT: Jessica Blasko, Stewart Sheppard

STAFF PRESENT: Kate Homet; Environmental Planner

I. APPROVAL OF MINUTES

1. February 11, 2026

The Commission voted (6-0) to postpone the adoption of the February meeting minutes until the April meeting.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 323 Jones Avenue
Assessor's Map 222 Lot 72
Peter Evans & Julie Myers Revocable Trust, Owner
LU-26-28

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

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.*
2. *Applicant shall place crushed stone below the proposed staircase to help with infiltration of stormwater.*
3. *Applicant shall construct the staircase with at least ¼ - ½" spacing between any boards*

to allow for permeability.

2. 400 Little Harbor Road
Assessor's Map 203 Lot 8
Society for the Protection of New Hampshire Forests, Owner
LU-26-26

The Conservation Commission voted (7-0) to postpone this application to the April meeting if their NHDES permit application is ready for review by that time. If not, this application is postponed until the NHDES permit application is ready for review by the Commission.

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

REQUEST TO POSTPONE

1. 0 Borthwick Avenue
Assessor's Map 240 Lot 3
Liberty Mutual Insurance Company, Owner
LU-26-9

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

IV. OTHER BUSINESS

1. Master Plan Feedback

Staff discussed upcoming opportunities to provide input and feedback to draft goals of the Master Plan and opportunities to discuss with Commissioner Blasko, a member of the Master Plan Citizen Advisory Committee.

2. Criteria for Approval

Staff discussed and reiterated the importance of the six criteria for approval needed for a wetland conditional use permit to be approved and how it related to the ongoing Article 10 edits.

3. Article 10 Discussion/Work Session

Staff and Commissioners worked together to review each page of Article 10 in the Zoning Ordinance for updates and compliance. Redlined edits were discussed and added to a working document and the work ended at 6pm. This business item was not fully addressed and would be picked up where the Commission left off at the next meeting in April.

V. ADJOURNMENT

The meeting adjourned at 6:15 p.m.