

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

4:00 P.M.

April 8, 2026

ACTION SHEET

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

MEMBERS ABSENT: Stewart Sheppard

STAFF PRESENT: Kate Homet; Environmental Planner

I. APPROVAL OF MINUTES

1. January 14, 2026

After due deliberation, the Commission voted (6-0 with one member recusing) to approve the January meeting minutes with the following edit:

- *The attendance record shall be included within the minutes.*

2. February 11, 2026

After due deliberation, the Commission voted (6-0 with one member recusing) to approve the February meeting minutes as presented.

3. March 11, 2026

After due deliberation, the Commission voted (6-0 with one member recusing) to approve the February meeting minutes as presented.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

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

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

- 1. Applicant shall provide a planting plan to the Planning Board which should replace the number of trees to be removed with the same number of trees to be planted on the parcel.*
- 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 for this location that wetland boundary markers be considered along the guardrail or behind the guardrail on top of the bank. These should be placed every 50' within the wetland buffer and should not go outside of the area of site work.*
- 3. The maintenance plan shall be entered into the chain of title for the property in a recorded document, approved by the Planning and Legal Departments, and recorded at the Rockingham County Registry of Deeds.*
- 4. Applicant shall consider a more frequent monitoring schedule to ensure the stormwater system is checked more than once per year.*

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

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

- 1. Applicant shall consider mitigating the use of the existing trail along the shoreline in future planning efforts to reduce buffer impacts.*
- 2. Applicant shall consider any opportunities to install or update signage where appropriate to include education on wetland systems and sensitivities.*

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 134 Pleasant Street
Assessor's Map 116 Lot 30
Double MC LLC, Owner
LU-25-138

After due deliberation, the Commission voted (7-0) to recommend approval of this application to the Planning Board with the following condition:

1. Plans must be stamped, signed and dated by the New Hampshire Certified Wetland Scientist who delineated the wetland resource.

2. 5 Curriers Cove
Assessor's Map 204 Lot 14

Jill & Scott Migliori, Owners
LU-26-42

After due deliberation, the Commission voted (6-0 with one member recusing) to postpone this application until the May meeting.

IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Minimum Impact
134 Pleasant Street
Assessor's Map 116 Lot 30
Double MC LLC, Owner

After due deliberation, the Commission voted (7-0) to send a letter to NHDES to recommend approval of this project as presented and to note that this application would be changing from a Minimum Impact to a Minor Impact permit according to the Applicant.

2. Dredge and Fill – Major Impact
5 Curriers Cove
Assessor's Map 204 Lot 14
Jill & Scott Migliori, Owners

After due deliberation, the Commission voted (5-0 with one member recusing) to recommend postponement of this application to NHDES.

V. WORK SESSIONS

1. 500 Jones Avenue

The Commission did not have time to discuss this project and voted (7-0) to postpone discussion of this work session to the May meeting.

VI. OTHER BUSINESS

1. Master Plan Feedback

The Commission and staff briefly discussed opportunities to provide feedback for the updated master plan and were asked to send al feedback to staff by Monday 4/13. There will be an upcoming outreach event for this plan that will be taking place on April 22nd at the Community Campus.

2. Article 10 Discussion/Work Session

Due to timing, the Commission decided to push the discussion of this item to the next month's meeting.

VII. ADJOURNMENT

The meeting adjourned at 6:35 p.m.