

Integrated planting plan for 224 cate st

Owners: Mark Esposito PhD

Rezma Shrestha PhD

2026.08.02 proposal

Proposal Summary:

This proposed plan seeks to improve the vegetation conditions at 224 Cate st and continue to improve on the prior planting plan implemented under the previous owner. The plan consists of regrading ~250 square feet of lawn that is >80 feet from the wetland on the northwestern side of the house that requires a WCUP.

As a supplemental piece of information for information purposes only, we are showing our plans for aerating and improving the soil quality throughout the property to promote deep root formation, and a planting plan that improves the aesthetic and environmental conditions of the property.

Background:

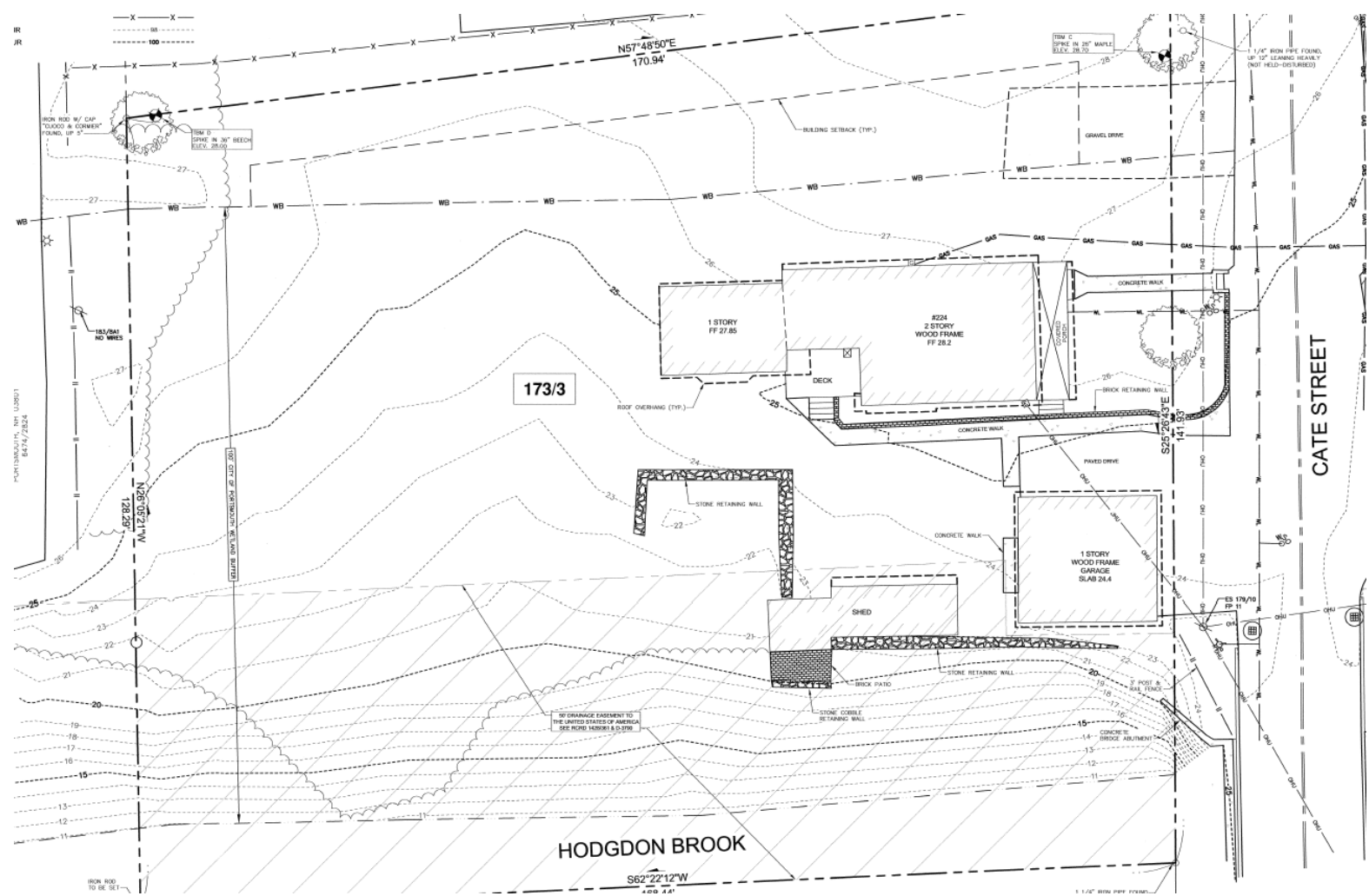
The prior owners used heavy construction to rough in a development area for a proposed new build that would be situated in the rear of the property. In doing so, they:

1. Heavily compacted the soil and left deep tires ruts
2. Deposited several areas of hard construction fill in the vegetated buffer strip
3. Left a grade that slopes upward on the northeastern side of the property causing water to run into the foundation.
4. Planted a row of arborvitaes that were not properly watered and died before we bought the property.
5. The row of trees on the western edge of the property was not properly maintained and the subsequent maple saplings have grown in too densely for what the soil can support, hence are in poor health and require thinning/pruning.

Proposed plan:

The following pages propose a plan to correct each of these issues and improve the environmental and wetland boundary conditions at 224 Cate St. This plan draws on the owner's long experience in landscaping and wetland biology.

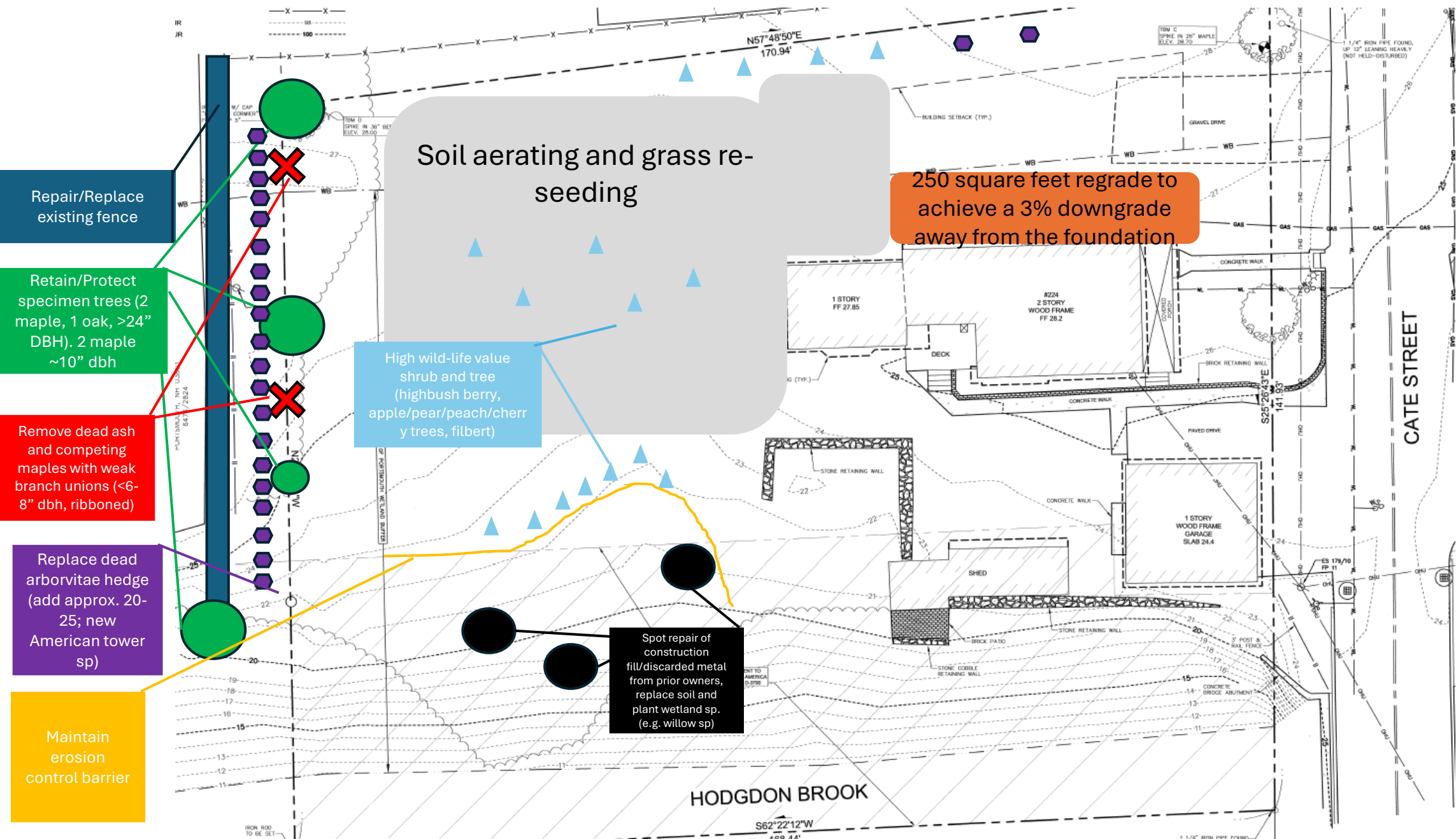
Survey, 224 Cate St



Previously approved wetland conditional use permit – 2025.05.14



Integrated planting plan proposal



Initial photos on closing



Area to be regraded into a 3% down-grade away from foundation

Supplemental restoration work (ongoing)

Highbush blueberry plantings with erosion barrier



Highbush blueberry plantings and fruit trees



Mid-summer, southwest boundary



Proposed southwest boundary vision





City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: _____ Date Submitted: _____

Application # (in City's online permitting): _____

Site Address: _____ Map: _____ Lot: _____

☒	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☐	Complete application form submitted via the City's web-based permitting program	
☐	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Basic property and wetland resource information. (10.1017.21)	
☐	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	
☐	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23)	
☐	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Wetland buffer enhancement plan. (10.1017.25)	
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	
☐	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10)	
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	
☐	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	
☐	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	
☐	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40)	
☒	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☐	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
☐	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: Mark Eysenck Date: _____