



Property Management
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July 23, 2026

SENT VIA EMAIL AND US MAIL

Kim and Ania Rogers
Tidewatch Condominium Association
579 Sagamore Ave, Unit 8
Portsmouth, NH 03801
kr Rogers@gl Rogers.com

Re: Tidewatch Condominium Association – Wetlands Conditional Use Permit and Wetlands Restoration

Dear Kim and Ania,

On behalf of the Tidewatch Condominium Association Board of Directors, this letter confirms that the Board has accepted your proposal, as outlined in your correspondence dated July 21, 2026, regarding the wetlands disturbance adjacent to Tidewatch Unit 8.

The Association hereby authorizes you to act on its behalf for the limited purpose of addressing this matter with the City of Portsmouth, including:

- Preparing and filing the Wetlands Conditional Use Permit application;
- Paying the applicable permit application fee;
- Coordinating and submitting the proposed remediation and planting plan for Association review prior to submission to the City;
- Representing the Association before the applicable City boards and commissions throughout the permitting process; and
- Coordinating and bearing the costs associated with the remediation work, including the installation of the trees, shrubs, and any other restoration measures ultimately required by the City of Portsmouth as part of the permit approval process.

The Board understands that time is of the essence and appreciates your willingness to promptly file the Wetlands Conditional Use Permit application in order to avoid potential municipal penalties. We also acknowledge your representation following the July 21, 2026, site meeting with City officials that the City has indicated penalties may be waived provided the permit application is filed promptly.

The Association requests that you keep CPManagement and the Board informed throughout the permitting process and provide copies of all permit filings, correspondence, proposed planting plans, hearing notices, City comments, and final approvals as they become available.

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Kim and Ania Rogers
Wetlands Conditional Use Permit
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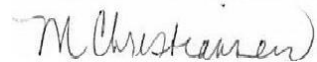
It is further understood that, consistent with the commitments outlined in your July 21, 2026 correspondence, you will coordinate and bear the costs associated with all remediation required by the City of Portsmouth in connection with this matter. Should the City require any additional remediation, restoration, plantings, inspections, engineering, permitting, or related work arising from the wetlands disturbance, it is understood that such work will likewise be coordinated and funded by you as part of your commitment to resolve this matter on behalf of the Association.

This authorization is expressly conditioned upon your fulfillment of the commitments outlined in your July 21, 2026 correspondence, including the timely filing of the Wetlands Conditional Use Permit application, representation of the Association throughout the permitting process, payment of the application fee, and completion of all City-required remediation and restoration at no cost to the Association.

Nothing contained in this letter shall be construed as a waiver of any rights or remedies the Association may possess should the above-described work not be completed as represented, should additional damages be identified, or should any additional issues arise. Rather, this letter serves to memorialize the Board's acceptance of your proposal so that the permitting and restoration process may proceed without delay.

The Board appreciates your cooperation and your willingness to work toward an expeditious resolution of this matter. We look forward to a successful completion of the permitting process and restoration of the affected area.

Very truly yours,



Marisa Christiansen, Property Manager
Authorized Agent for Tidewatch Condominium Association

Cc: Tidewatch Board of Directors

Lee Tree Company

16 Dock Rd
York, Maine 03909
leetreecompany@gmail.com
Tel: 207-363-2306

July 24, 2026

City of Portsmouth Planning Department
Attn: Wetlands Coordinator
1 Junkins Avenue
Portsmouth, N.H. 03801

Re: After-the-Fact Land Use Application – Proposed Replanting Plan
Tide Watch Condominium Association (behind Unit 8)
MBL 0223-0030-0000

Dear Portsmouth Planning Department / Wetlands Coordinator,

I am writing on behalf of Lee Tree Company regarding the recent tree removal and my proposed replanting plan for the area in question at Tidewatch Condominium Association (behind Unit 8), MBL 0223-0030-0000. This letter, and the accompanying replanting plan, are submitted in connection with an after-the-fact land use application. The area affected is approximately 150 square feet, located within the 25-foot vegetated buffer strip in this wooded area, where American Beech trees were present but diseased and severely declining from Beech Leaf Disease.

I am more than happy to restore the area with a practical replanting plan consisting of native trees and shrubs to fill the area around the removed tree. This will help stabilize the soil and restore the buffer's natural functions.

In the attached photo of the site, I have marked the best possible planting locations for the three trees with stakes. The understory shrubs would be planted inside the area defined by those three stakes.

Ania and Ki Rogers, the Property Owner Representatives for this unit, have received approval from the Tidewatch Condominium Association to proceed with replanting the area in the manner described in this proposal.

Thank you for your time and consideration.

Sincerely,

Mitchell Lee
Lee Tree Company
207-363-2306

7-24-2026

TIDEWATCH

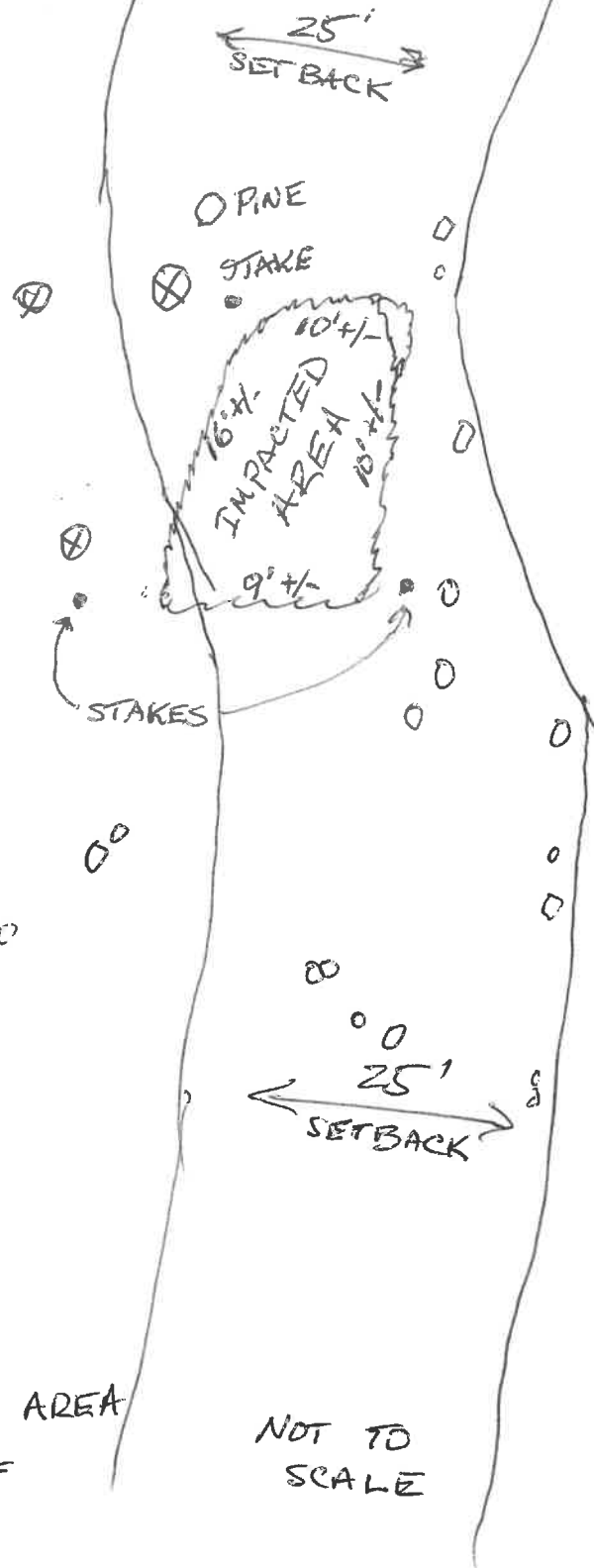
579 SAGAMORE

APPROX. MEASUREMENTS

UNIT ∞

N
↓

DRAINAGE WETLAND



⊗ = CUT TREE

○ = REMAINING TREE

• = STAKE

line = BORDER OF IMPACTED AREA
ABOUT 132 SF TO 140 SF

NOT TO
SCALE

Attachment B: Aerial Site Location Map

The aerial image below shows the location of the affected area (blue rectangle) relative to Tide Watch Condominium and the adjacent unit.



Attachment A: Site Photo – Staked Planting Locations

The photo below shows the site with the three proposed tree planting locations marked with stakes. The understory shrubs would be planted inside the area defined by those three stakes.





Planting Recommendation

Red Maple

Red Maple is highly reliable for this inland wetland buffer. It tolerates the moist soils present in this location. It develops an extensive fibrous root system that stabilizes soil and reduces erosion. Environmentally, it improves water infiltration and filters nutrients and sediments before they reach the drainage ditch.

Yellow Birch

Yellow Birch thrives in moist woodland soils with variable drainage. It forms a strong, spreading root system that anchors soil around disturbed areas and stumps. It supports buffer function by enhancing infiltration and contributing to nutrient cycling and runoff filtration.

Northern Bayberry

Northern Bayberry is well-adapted to wet and variable soils in New Hampshire buffers. It produces dense, fibrous, and often rhizomatous roots that effectively hold soil and control erosion in the gaps between stumps. As a nitrogen-fixer, it improves soil fertility for the surrounding trees while aiding infiltration and pollutant filtration within the buffer.

An alternate option is juniper for ground cover.

Installation and Follow-Up Plan

The trees and shrubs will be planted within the approximately 150 square-foot area between the location of the removed tree and the wetland edge. One-inch caliper trees will be planted 8–12 feet apart from one another, and the one-gallon shrubs will be planted 4–5 feet apart. Once the plan is approved, the plants will be ordered and installed within the timeframe provided. Trees should be planted in late September to early October. They will be installed using natural fill mixed with organic fertilizer to support establishment and survival. The plantings will be inspected in April 2027 and again in July 2027 to evaluate health. A supplemental watering plan is not recommended because the replanting zone is a low area, so excessive watering would risk saturating the root systems in this already moist buffer environment. Instead, trees should only be watered when the soil is dry.