

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

4:00 P.M.

August 12, 2026

AGENDA

I. APPROVAL OF MINUTES

1. July 8, 2026

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

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. E194 Utility Right-of-Way
Assessor's Map 239 Lot 18, Map 239 Lot 16, Map 238 Lot 20, Map 237 Lot 56,
Map 236 Lot 34, Map 240 Lot 2-1, Map 240 Lot 2-2001, Map 240 Lot 3 and Map
240 Lot 3
Public Service of New Hampshire d/b/a Eversource Energy, Owner
LU-26-90

The Commission voted (7-0) to recommend approval of this application to the Planning Board as presented.

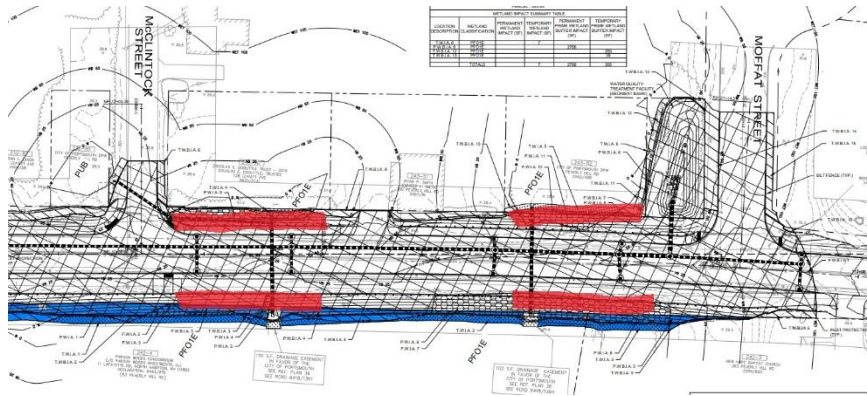
III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. Peverly Hill Road Side Path Project
City R.O.W. and Assessor's Map 243 Lots 52 and 53, Map 242 Lots 3 and 4, Map
244 Lots 10-A and 10-B, Map 235 Lot 7 and Map 255 Lot 2
City of Portsmouth, Applicant
LU-26-104

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

Prior to submission to the Planning Board:

- *Chamfered curbing with a slope of 45 degrees or less shall be shown on plans and shall be installed in the stretch of the roadway along Map 243 Lot 50 and Map 243 Lot 52, and in the same stretch on the opposite side of the street. See red area in attached plan.*



- *The landscaped strip shall be removed along the island at the corner of Banfield and Peverly Hill Road.*
- *Wetland delineation shall be stamped, signed and dated by a NH CWS.*
- *Applicant shall note on plans all areas of disturbance to be reseeded shall be seeded with a native New England wildflower mix, unless private property owners say otherwise for their own individual parcels.*

Prior to project completion:

- *In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign at some point along the new stretch of the sidewalk or multi-use path with a brief description of the environmental sensitivity of the area, the neighboring prime wetland and how this transportation project improved water quality entering into these systems. As part of this signage, a City of Portsmouth Wetland Boundary Placard shall be included on the signpost for education purposes.*

2. 124 Heritage Avenue
Assessor's Map 284 Lot 8
124 Group Inc, Owner
LU-26-61

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

Prior to project completion:

- *In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign in the new garden area or area of the swale describing the sensitivity of the adjacent wetlands and the importance of the filtration of stormwater runoff into the revived grassed-swale.*

3. 224 Cate Street
Assessor's Map 173 Lot 3
Rezma Shrestha & Mark Esposito, Owners
LU-26-106

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

- *No excavation shall occur below the top of the bank of Hodgson Brook as part of this work.*

579 Sagamore Avenue

Assessor's Map 223 Lot 30
Tidewatch Condominium Association, Owner
LU-26-103

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

- *Applicant shall install 1 to 2 permanent wetland boundary markers along the 25' wetland buffer edge in the area of impact.*
- *Applicant shall note on plans that trees to be planted will be 2" caliper or greater at time of planting.*
- *Initial watering in of new plantings is required for establishment and maintenance shall be performed as needed to ensure success of new plantings.*
- *Applicant shall monitor the success of 3 new trees and 8 shrubs and must prepare a memo to be sent to the Portsmouth Planning & Sustainability Department annually for the first two years after planting/seeding. If after two years, the seeded areas show a survival rate of less than 80%, applicant will replant.*

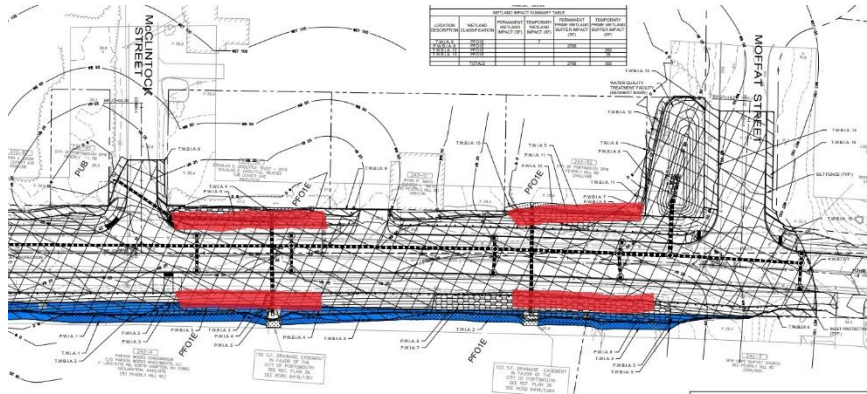
IV. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Dredge and Fill – Major Impact
550 Peverly Hill Road
City R.O.W. and Assessor's Map 243 Lots 52 and 53, Map 242 Lots 3 and 4, Map 244 Lots 10-A and 10-B, Map 235 Lot 7 and Map 255 Lot 2

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

Prior to submission to the Planning Board:

- *Chamfered curbing with a slope of 45 degrees or less shall be shown on plans and shall be installed in the stretch of the roadway along Map 243 Lot 50 and Map 243 Lot 52, and in the same stretch on the opposite side of the street. See red area in attached plan.*



- *The landscaped strip shall be removed along the island at the corner of Banfield and Peverly Hill Road.*
- *Wetland delineation shall be stamped, signed and dated by a NH CWS.*
- *Applicant shall note on plans all areas of disturbance to be reseeded shall be seeded with a native New England wildflower mix, unless private property owners say otherwise for their own individual parcels.*

Prior to project completion:

- *In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign at some point along the new stretch of the sidewalk or multi-use path with a brief description of the environmental sensitivity of the area, the neighboring prime wetland and how this transportation project improved water quality entering into these systems. As part of this signage, a City of Portsmouth Wetland Boundary Placard shall be included on the signpost for education purposes.*

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
124 Heritage Avenue
Assessor's Map 284 Lot 8
124 Group Inc, Owner

The Commission voted (7-0) to recommend approval of this application to NHDES with the following condition:

Prior to project completion:

- *In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign in the new garden area or area of the swale describing the sensitivity of the adjacent wetlands and the importance of the filtration of stormwater runoff into the revived grassed-swale.*

2. Dredge and Fill – Minimum Expedited Impact
400 Little Harbor Road
Assessor's Map 203 Lot 8
Society for the Protection of New Hampshire Forests, Owner

The Commission voted (7-0) to sign and expedite the minimum impact permit for review by NHDES.

VI. OTHER BUSINESS

1. Capital Improvement Plan – Requests

Staff discussed the upcoming CIP request deadline for staff, residents and board members which is September 18, 2026. It was noted that in the past, the Commission had put in a request for funding to be added to the land acquisition fund. Staff recommended considering that budget item again and potentially moving it up in the CIP timeline. Additionally, staff discussed a vernal pool inventory update as well as a prime wetland correction. Staff and commissioners then discussed other project ideas that might need funding in upcoming years such as stewardship programming and workshops, an analysis of the Jones Avenue landfill shoreline stability or a conceptual design for a living shoreline on that site. Staff requested commissioners think about ideas for funding and bring them to the September meeting for a vote to submit to the CIP as an official request backed by the Commission and the Planning & Sustainability Department.

VII. ADJOURNMENT

The meeting adjourned at 6:16 p.m.