

Memo



TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner/Sustainability
Coordinator; Peter Britz, Director of Planning &
Sustainability
DATE: June 3, 2026
SUBJ: June 10, 2026 Conservation Commission Meeting

**218 Griffin Road
Assessor's Map 263 Lot 1-5
Griffin Road Realty LLC, Owner
LU-26-78**

This application is for the construction of a new mobile trailer loading dock, new security fencing/gates, and added ADA accessible parking spaces at a FedEx facility in Portsmouth. This proposed work includes removing existing asphalt in the loading dock area and replacing with concrete and installation of a new chain link fence all within areas previously disturbed by impervious surfaces. This project proposes a permanent impact of approximately 4,753 s.f. within the 100' wetland buffer.

1. *The land is reasonably suited to the use activity or alteration.*

This project is proposed within a previously disturbed area and involves impervious surface replacement and the construction of a loading dock over existing impervious space.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

This location is previously disturbed and no new impervious impacts are proposed

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

The proposed work is occurring within a previously disturbed buffer area, but no erosion control devices are proposed. Due to the amount of ground disturbance and construction, erosion controls are needed.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

This project appears to be replacing existing impervious and not disturbing any previously vegetated areas. Any opportunities to introduce additional buffer planting areas to the site would be beneficial due to the close proximity of the resource to the proposed work.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

This proposal as designed will have no net increase in impacts to the wetland buffer.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

This application does not delineate the vegetated buffer strip, but it appears as though this area may have pre-existing impervious impacts.

Recommendation: Staff recommends **approval** of this application to the Planning Board with the following stipulations:

Prior to submission to the Planning Board:

1. Please submit plan showing temporary impacts alongside permanent impacts if applicable.
2. Applicant shall have wetland delineation stamped, signed and dated by a NH Certified Wetland Scientist.
3. Applicant shall delineate vegetated buffer strip on plan set.
4. Applicant shall provide a demolition plan that shows the areas of pavement to be saw cut and includes the use of erosion controls to limit impacts such as sediment and debris from entering the wetland resources.
5. 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 just off the pavement outside the proposed fence. at 50-foot intervals. Applicant shall show the proposed locations for these markers on the plan set.