

Memo



TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner/Sustainability
Coordinator
DATE: September 3, 2026
SUBJ: September 9, 2026 Conservation Commission Meeting

**400A Little Harbor Road
Assessor's Map 203 Lot 8
Society for the Protection of New Hampshire Forests, Owner
LU-26-68**

This application is for replacing an existing set of stairs with a new landing and stairs to conform with current egress requirements. The new landing and stairs will create approximately 55 s.f. of permanent impacts to the wetland buffer. The applicant will be adding four highbush blueberry bushes on site to help mitigate the impacts to the jurisdictional wetland buffer.

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

This project seeks to replace a non-compliant set of stairs leading from an entryway with a compliant landing and new set of stairs. This will increase the impervious cover in this area by a small amount and is necessary for complying with the building code. It will replace an existing set of stairs that is within the same area.

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 already an existing entry/exit for the building that is within the 100' wetland buffer. There is no reasonable alternative for redesigning and constructing an egress elsewhere in the building.

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

The proposed work is minimal and should not create any adverse impacts to the wetland functional values of the site. Erosion controls should be installed prior to construction to minimize runoff into the resource. The addition of new wetland buffer plantings could help to mitigate nutrient and sediment runoff in the long-term.

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

This project will only be performing construction in a previously developed area where existing stairs are currently sitting. No vegetation removal is being proposed.

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

This proposal is to improve an existing entry/exit for safety compliance and is greatly minimizing any impact to the jurisdictional areas. There is no alternative location outside of the wetland buffer that can be easily transformed for this purpose.

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

This application does not propose impacts to the vegetated buffer strip.

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

Prior to submission to the Planning Board:

1. Applicant shall submit a planting plan showing the proposed landscaped areas.
2. Applicant shall have wetland delineation stamped, signed and dated by a NH Certified Wetland Scientist.
3. Applicant shall delineate on plan where temporary erosion control measures shall be installed prior to construction to limit runoff into the wetland resource.
4. 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 along the 25' vegetative buffer at 50-foot intervals. Applicant shall show the proposed locations for these markers on the plan set.

**50 Whidden Street
Assessor's Map 102 Lot 66
Christopher Daniell, Owner
LU-26-15**

This application is for the construction of a new rear multi-story addition to the existing home on the property. This construction includes a 48 s.f. cantilevered deck extending further into the wetland buffer than the existing home footprint.

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

This project is occurring almost entirely within the existing home's footprint. The addition of the cantilevered deck will have minimal impact on the wetland resource and buffer due to the small size and lack of ground disturbance.

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

The entire property is within the 100' tidal wetland buffer, there are no alternative locations outside of the jurisdictional areas.

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

The proposed work will not create any permanent ground disturbance, and stormwater filtration is already treated in the existing patio area below the proposed deck.

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

This project does not propose any removal of existing vegetation.

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

This proposal is eliminating ground disturbance as a part of this new extension off the home and will have minimal permanent impacts to the jurisdictional area.

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

This application does not propose impacts to the vegetated buffer strip.

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

Prior to submission to the Planning Board:

1. Applicant shall denote on plans where silt soxx will be placed prior to the start of construction.
2. Include a note on the plan set stating that property owner is responsible for scheduling a post-construction inspection with the Department of Public Works for the adjacent

stormwater pipe within City property. If found damaged, applicant will be responsible for repair.