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27 August 2021

Juliet Walker, Planning Director  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

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RETIRED  
MICHAEL J. DONAHUE  
CHARLES F. TUCKER  
ROBERT D. CIANDELLA  
NICHOLAS R. AESCHLIMAN

Re: Conditional Use Permit Application Supplement, 230 Commerce Ave

Dear Juliet:

This letter supplements the Conditional Use Permit Application and corresponding materials previously filed by Gove Environmental, Inc. ("Gove Environmental") and our cover letter dated 5 May 2021, all regarding the inadvertent mowing, in August of 2020, of wetlands and the wetland buffer at property located at 230 Commerce Avenue which is further identified as City Assessor Map 217, Lot 2-1975 (the "Property") which Property is owned by 230 Commerce Way, LLC (Brora, LLC) (the "Applicant"). This letter also follows the Applicant's initial appearance before the Conservation Commission in June at which time a discussion ensued regarding plans for the long-term maintenance of the Property.

In response to that discussion and the sentiment expressed by the Commission, the Applicant worked with Halvorson, Tighe & Bond Studio ("Halvorson") to produce the enclosed Landscaping and Maintenance Plan to supplement its Conditional Use Permit Application (the "Plan"). The Plan details proposed restoration planting, a two-year oversight period, wetland placard signage, and a commitment for ongoing invasive species removal at the Property.

DONAHUE, TUCKER & CIANDELLA, PLLC  
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This Plan, in conjunction with the remedial action already taken by the Applicant at the direction of Peter Britz to include fixing ruts caused by the inadvertent mowing, installing erosion control measures, and delineating the wetlands on the Property, confirms the Applicant's commitment to avoiding inadvertent mowing in the future, and should constitute the basis for a recommendation for approval from the Conservation Commission and an approved Conditional Use Permit from the Planning Board.

We look forward to discussing the Plan with the Conservation Commission at its 8 September meeting at which time the Applicant and representatives from Gove Environmental and Halvorson will be available to answer any questions.

Thank you for your time and attention.

Very truly yours,  
DONAHUE, TUCKER & CIANDELLA, PLLC



Justin L. Pasay  
JLP/sac  
Enclosures (1)

cc: 230 Commerce Ave, LLC  
Gove Environmental, Inc.  
Halvorson, Tighe & Bond Studio

