




CITY OF PORTSMOUTH

Community Development Department
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Planning Department
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Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner 
DATE: June 2, 2016
SUBJ: June 8, 2016 Conservation Commission Meeting

71 Baycliff

This application is to replace the front stairs, side stairs and repair an existing retaining wall and stairs.

According to *Article 10 Section 10.1016.10 (4)* This project meets the exemption for an addition to a one-family or two family dwelling. The applicant has withdrawn their application and will proceed with a building permit for their project.

250B Northwest Street

This application is to repair a deteriorating seawall at the end of Northwest Street. The applicant has spoken with a contractor and is planning on restoring the seawall in-kind. There are three sections in need of repair. This project will also need a state wetland permit before work can proceed.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

- 1. The land is reasonably suited to the use activity or alteration.* The applicant will perform all work requiring heavy equipment from the landward side and will construct the wall in the same manner as it is today. Given this seawall has been protecting this property in the past it is appropriate to replace it in-kind.
- 2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* This is the only location a seawall replacement can occur.
- 3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed repair work if done properly according to plan should not create an impact to the site or surrounding properties.
- 4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is no change proposed to any natural vegetation or managed woodlands with this project.
- 5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The applicant is only repairing the part of the seawall that is damaged and is the least amount of work necessary to accomplish the project.

Recommendation: Staff recommends approval of this project as presented.