



# CITY OF PORTSMOUTH

Community Development Department  
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## Memo

TO: Conservation Commission Members  
FROM: Peter Britz, Environmental Planner   
DATE: October 6, 2017  
SUBJ: October 11, 2017 Conservation Commission Meeting

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### 50 Clough Drive

This application is to create an outdoor classroom using native shrubs trees pea stone bedding and stone blocks for seating. Create a buffer to screen school dumpsters.

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.* This is a grass area which is proposed to be converted to a pervious area for class activities.
- 2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The proposed location is behind the school and in view of Little Harbor. They have located the site as far from the edge of wetland as possible while keeping clear of school access.
- 3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.* Given that this area is currently lawn the proposed use is in keeping with the current site. Additionally, the application proposes to include wetland buffer plantings to screen the dumpsters which will also provide additional wetland buffer functions.
- 4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* This area is currently lawn and will be replaced with pervious area and wetland buffer plantings.
- 5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Given that this area is currently lawn and the new proposal will have pervious areas and new buffer plantings this proposal should not create an adverse impact.
- 6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant is proposing to plant approximately 600 square feet of new buffer plants which should more than offset the proposed outdoor classroom impacts.

**Recommendation:** Staff recommends approval of this project as proposed.

### 250 McKinley Drive

This is a request for an amendment to an application that was before the Commission in June of 2017. The applicant is looking to expand a single driveway to a double driveway and is proposing a rain garden to reduce the impacts of the runoff.

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 is proposing to expand the amount of impervious surface in the buffer while providing a small treatment area for stormwater coming off the proposed driveway expansion. Given the fact that the project is proposed in a lawn area and the drainage is away from the wetland this project is suited to the alteration.

*2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The proposal is to expand the size of the driveway and this location is the only area suitable for such an expansion.

*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project will provide treatment to stormwater runoff before it enters the City stormdrain which could be a slight improvement over the existing situation if constructed and maintained properly.

*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is some lawn area being removed as part of this application a portion of which is proposed to be replaced by the new driveway and a portion of which will include new plantings and a rain garden.

*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project is a fairly small impact within the wetland buffer and it is in an areas where the water flows away from the wetland. The applicant is proposing some treatment for the stormwater running off of the new area which should reduce any any impacts from the proposed driveway expansion.

*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* This project proposes to remove some lawn area and install a driveway and plantings. While the plantings are not in the wetland buffer the are in the flowpath for the runoff from the proposed driveway and should help reduce impacts to the stormwater leaving the site.

**Recommendation:** Staff recommends approval of this project as proposed.

### 240 McKinley Drive

This is an application very similar to the application for 250 McKinley where the applicant is looking to replace a single driveway with a double driveway and is proposing a rain garden to reduce the impacts of the runoff. This application has a smaller footprint in the wetland buffer (77 square feet) and also includes new raingarden and plantings to reduce impacts of the new runoff from the proposed driveway expansion.

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 is proposing to expand the amount of impervious surface in the buffer while providing a small treatment area for stormwater coming off the proposed driveway expansion. Given the fact that the project is proposed in a lawn area and the drainage is away from the wetland this project is suited to the alteration.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The proposal is to expand the size of the driveway and this location is the only area suitable for such an expansion.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project will provide treatment to stormwater runoff before it enters the City stormdrain which could be a slight improvement over the existing situation if constructed and maintained properly.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is some lawn area being removed as part of this application a portion of which is proposed to be replaced by the new driveway and a portion of which will include new plantings and a rain garden.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project is a fairly small impact within the wetland buffer and it is in an areas where the water flow away from the wetland. The applicant is proposing some treatment for the stormwater running off of the new area which should reduce any impacts from the proposed driveway expansion.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* This project proposes to remove some lawn area and install a driveway and plantings. While the plantings are not in the wetland buffer they are in the flow-path for the runoff from the proposed driveway and should help reduce impacts to the stormwater leaving the site.

**Recommendation:** Staff recommends approval of this project as proposed.

### 105 Middle Road

This is an application is to construct a free standing deck at the rear of the property within the wetland buffer. In addition the applicant is proposing to install plantings and gravel below the deck to improve on-site infiltration.

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 is proposing to construct a deck over bare ground at the rear of the house. The deck will have gravel under to drain water into the ground. Additional new drainage areas and infiltration opportunities are being provided as part of this application.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given the small size of the applicant's lot this is the area furthest from the edge of wetland (approximately 60') where a deck can be constructed.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project will provide infiltration opportunities and new plantings in the buffer. There should be no adverse impacts from this project upon completion.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The area where the deck is being proposed is on the North side of the house shaded by the house and is bare ground with very little vegetation. This project will improve infiltration in this area and drainage around the house.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project should reduce impacts from stormwater flowing into the wetland buffer and wetland area off-site. Given the fact that the deck will allow water to flow through and provisions are being made for drainage this project will not have an adverse impact on the wetland or buffer.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*  
The applicant is proposing a new raised bed and new plantings in the wetland buffer.

**Recommendation:** It is important to note that where the applicant has specified gravel on his plans this should be a well-draining gravel or crushed stone to provide optimal infiltration. Staff recommends approval of this project as proposed.