



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner
DATE: May 4, 2018
SUBJ: May 9, 2018 Conservation Commission Meeting

175 Gosport Road

The applicant has requested that this application be postponed to the June 13th Conservation Commission meeting.

Martine Cottage Road

The applicant has submitted a new application for this site. A meeting was held with the applicant's engineer prior to submission of this application at the request of the applicant's engineer. At this meeting staff let the applicant know that it was staff's opinion that concerns with prior application had to do with the scale of the house, the location of the house and the inclusion of a two car garage in the application. Staff stated that an application with no garage, a small footprint where a three story home with parking under and a location as close to the road as possible would be a desirable approach to developing this challenging lot. Given the design presented some but not all of the input provided by staff was included in the new design presented.

- 1. The land is reasonably suited to the use activity or alteration.* The site is a very challenging site in the buffer of two vernal pools on one side and an scrub/shrub & emergent freshwater wetland on the other. While the site is vacant it is a challenging site to develop because there is very little land outside of the wetland buffer. The applicant has provided several designs this being the third attempt to design the project. Staff's recommendation was to reduce the footprint further and suggested removing the garage in favor of parking under the structure and a taller structure or a two story home with a smaller living space. While there was substantial reduction in site and structure impacts this is not the design presented.
- 2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given the configuration of this lot there is no opportunity to develop this site without some impact to the wetland buffer.
- 3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.* This project is proposed in an undeveloped natural area within the buffer of two wetland areas. The proposed design of the home and the gravel driveway could create an impact on the wildlife use of the vernal pools and the lower emergent vegetation. If every effort is made to reduce the footprint of the project and the project is moved closer to the road adverse impacts could be avoided with careful site management in construction and future site management.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The applicant has been sensitive to the wooded nature of the site and has worked to reduce the amount of tree removal necessary to achieve the project goals.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* While this application has reduced impacts from previous applications staff has recommended an approach that has less impact than that proposed application. This is not that approach presented but with some design adjustment this project could be developed with a smaller overall footprint.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant has taken steps to reduce the impacts and no site developed is proposed in the vegetated buffer strip.

Recommendation: Given that the Conservation Commission is familiar with the site and staff has provided input to the applicant no recommendation for approval or denial is provided with this application.

150 Bracket Road

The applicant has submitted an application to remove an existing deck and replace it with a slightly larger deck in the same location. The project also proposes to replace an existing paved driveway with a porous pavement driveway. Overall the removal of the impervious surface results in a net reduction in impervious surface on the site.

1. *The land is reasonably suited to the use activity or alteration.* Given there is a deck in the buffer zone currently the land is reasonably suited to the activity.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The existing deck is being replaced in its current location which is the most feasible site given the configuration of the property.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The deck is located in a sensitive tidal buffer zone. It is important that erosion control measures are in place to protect the tidal resource. Given the replacement of the existing pavement with porous pavement the project should result in a net improvement to the resource area if care is taken during construction to avoid temporary construction impacts.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is no impact proposed to the vegetation on the site.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The overall result of the project will be a net reduction in impervious surface in the tidal buffer zone.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant is proposing a project with a net reduction in impervious surface.

Recommendation: Staff recommends approval of the project as presented.

6 Vine Street

The applicant has submitted an application construct a deck where a patio had previously been approved. The size of the new deck is slightly larger and slightly further from the wetland area. Given this is a deck rather than a patio this should result in no increase of impact to the buffer or an overall reduction in buffer impacts.

1. *The land is reasonably suited to the use activity or alteration.* This modification is suited to the proposed area.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The proposed deck is located at the rear of the home which is the most appropriate location for a deck on this site.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed deck will result in better infiltration of water so should not adversely affect the wetland buffer in this location.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The only vegetation impact is to a lawn area where the deck is proposed.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The overall result of the project will be an increased opportunity for stormwater infiltration under the deck.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The prior conditional use permit application for this site included plantings in the wetland buffer.

Recommendation: Staff recommends approval of the project as presented.