



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: July 6, 2018
SUBJ: July 11, 2018 Conservation Commission Meeting

639 Middle Road

This application is to build a deck adjacent to a house on Middle Road. The proposed deck is located completely within the 100 foot inland wetland buffer.

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 proposed deck is 369 square feet with a stone drip edge 1 foot wide surrounding the deck for an additional 73 square feet of impact or a total impact of 442 square feet in the buffer. The deck is proposed where lawn is currently located and will be constructed on pilings with stone below so stormwater should infiltrate into the ground below the deck. This design is reasonable given the location in the 100 foot wetland buffer.
- 2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The entire house is in the wetland buffer and there is no opportunity for a deck outside the buffer without building it detached from the house near the street.
- 3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed deck should not create any adverse impacts to adjacent properties.
- 4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There will need to be lawn removed and replaced with crushed stone to build the deck as proposed.
- 5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed deck if constructed on piers with crushed stone below is not likely to create an adverse impact. The owners are committed to planting additional vegetation on the site. They have just planted 40 shrubs near the road and have proposed a planting bed between the deck and the house in the wetland buffer.
- 6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant has shown an area of plantings adjacent to the deck and has been asked to provide details at the meeting.

Recommendation: The applicant has been asked to provide additional information for this permit application to include details about the deck construction, proposed plantings and a narrative about the

project. Having discussed the details of the project with the application staff recommends approval of this project as proposed.

Martine Cottage Road

The applicant has completely revised the application and would like to present it in a work session format to receive any comments the Commission may have.