



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: May 2, 2019
SUBJ: Lois Street Land Acquisition

The City has entered into a purchase and sale agreement to acquire a 2.8 acre parcel located at the end of Lois Street (MAP 232, LOT 8) subject to certain conditions including approval of the City Council. See attached overview of the parcel to be acquired.

This Lois Street property has value to the City in several regards. First there are storm water management opportunities, both through the preservation of existing wetlands and the potential to construct storm water infrastructure at the end of Lois Street. Stormwater flows from this watershed area travel to Sagamore Creek, which is an impaired waterbody under New Hampshire law. The property also has value to the City due to the potential to create a turnaround at the end of Lois Street for municipal vehicles (currently, municipal snow plows and trash hauling vehicles having to back up the road and onto Middle Street). In addition, the City's public sewer line runs in and along the boundary of the property in the "paper street" portion of Lois Street.

The seller, Alden-Watson Properties, LLC originally offered the property to the City for \$220,000. The City rejected this initial offer but ultimately the parties were able to agree that the seller would accept \$60,000 cash and the City would recognize the difference in the offer price and cash sale price as donative gift.

The City Manager has identified \$30,000 in open space funds for this acquisition and thus the request before this Commission is to authorize the expenditure of \$30,000 from Conservation Fund to reach the total purchase price.

In addition, there is the possibility that this land may be used to satisfy wetland impact mitigation requirements arising as a result of the construction of recreational fields on the property behind the Department of Public Works. If so, this acquisition would avoid the City having to pay an in-lieu of mitigation fee, or a portion of it. This property contains wetlands which have been delineated and serve important natural resource functions.

Proposed Motion: Move to support the City's acquisition of this property with \$30,000 from the Conservation Fund.



Lois Street Overview Map
With Parcels and 2010 Aerial Photo