



# 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: November 7, 2019  
SUBJ: November 13, 2019 Conservation Commission Meeting

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### 225 Borthwick Avenue

This is an application to install four small patio areas to accommodate four picnic tables.

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 location for the picnic tables is near a manmade pond at the Liberty Mutual campus on Borthwick Avenue.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The picnic tables are in a lawn area and are setback a reasonable distance from the pond. The new pavers will be in the lawn separated from the pond by the existing walkway.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed small stone paved areas will not create an impact on the wetlands on this property or adjacent properties given their small size and distance from wetland areas.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is no alteration of natural vegetation on the site other than removal of lawn to install the pavers.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Given the small size of the proposed pavers to be installed and the separation from the wetland area this is the least impacting alternative for this proposal.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant will not be disturbing any undisturbed areas of the wetland buffer.

**Recommendation:** Staff recommends approval of the application as presented.

### 333 Borthwick Avenue

The applicant is requesting conditional use approval to construct a two story addition and to reconfigure the sidewalk and pavement areas outside the building.

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 project is to expand the existing building footprint by 1,220 square feet where there is currently a mobile MRI unit. This project will also relocate a sidewalk around this portion of the building and reduce some of the paved area on the site.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The addition to the building is to expand the hospital's functionality specifically to expand the ICU and Med/Surg stepdown. This expansion is located completely in the buffer but in an area of existing impervious surface. This location is appropriate given the need to expand the hospital and the fact that the project is overall reducing the amount of impervious surface.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The applicant is proposing to disturb 2,455square feet for this project and with the building expansion, new sidewalk and removed pavement will result in an impervious area of 2,282 square feet or a reduction of 173 square feet of impervious surface all in the wetland buffer.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The proposed project is not impacting any natural vegetation for this project
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Givent that this project is proposed in a completely developed area this is the least impacting alternative.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant is proposing to restore all bare soil areas left after pavement is removed by planting seed. The applicant should provide additional details on the planting of the expanded pervious area with specifications for seed and future maintenance requirements of this area.

**Recommendation:** Staff recommends approval as presented with one stipulation.

That the new seed to be planted in disturbed area be specified by the applicant.

### 0 Banfield Road

The applicant's wetland scientist is in the process of meeting with third party wetland and wildlife scientists. Staff recommends this applicant be postponed until the results of those reviews have been completed and provided to the Conservation Commission.