



Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner
DATE: January 8, 2021
SUBJ: January 13, 2021 Conservation Commission Meeting

105 Bartlett Street

The applicant has requested postponement to the February meeting of the Conservation Commission.

239 Northwest Street

The proposed plan includes removing a small ell on the back of the house and constructing a two story addition on the back with a new deck where the ell is being removed. The plan also calls for removing the deck in the front of the house and building steps to the front door.

1. The land is reasonably suited to the use activity or alteration. The entire property is located in the tidal buffer of the North Mill Pond. The applicant seeks to build an addition on the side of the house away from the North Mill Pond.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration. Given that the entire property is within the wetland buffer there is no other location for the proposed improvements outside of the buffer.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties. Given that the proposed work is away from the pond and no stormwater from the site directly enters the pond there should be no adverse impacts to the North Mill Pond.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals. The project proposes to remove a small lawn area to construct the addition at the rear of 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 not cause adverse impacts to the wetland given the location of the work.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible. The plan does not show any landscape plans but staff recommends the applicant consider an area of new shoreland buffer planting be considered by the applicant in an area across the street near the dock.

Recommendation: Staff recommends approval of this project as proposed.

163 Sparhawk Street

This application is to remove and replace an existing garage landing and stairs behind the garage and install stormwater infiltration practices and landscaping. The overall project will reduce impervious surface by 128 square feet in the tidal wetland buffer with the removal of a stone walkway at the top of a steep bank.

1. *The land is reasonably suited to the use activity or alteration.* The entire property is located in the tidal buffer zone of the North Mill Pond. The applicant seeks to replace an existing garage with an in-kind replacement.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given that the entire property is within the wetland buffer there is no other location for the proposed improvements outside of the buffer.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed improvements are for an in-kind replacement of an existing garage. The proposed changes should result in a net reduction of impacts as the new design is incorporating infiltration practices to reduce stormwater runoff from directly entering the North Mill Pond.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The project is an in-kind replacement and no natural vegetation will be removed as it is located within the existing footprint of a garage that is there today.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed in-kind replacement should not cause adverse impacts to the wetland.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant is not proposing any impacts to natural vegetation in the vegetated buffer strip. Given the steep slopes of the site it is not clear that there are any opportunities for new wetland buffer plantings.

Recommendation: Staff recommends approval of this project as proposed.

292 Lang Road

The proposed plan includes the addition of an entryway to the front of the house and a deck behind the house. The entry way is a 16 Square feet with a 12 square foot stairway. The deck dimensions will be 180 Square feet with a stairway dimension of 6 square feet. In addition a replacement tank is proposed in the location of the current septic system and piping both of which are replacements within the wetland buffer zone. The tank will be 56 Square feet and the in ground pipes will be 40 Square feet within the wetland buffer zone.

1. *The land is reasonably suited to the use activity or alteration.* The large portion of the property is located in the 100 foot wetland buffer zone and the proposed improvements are necessary given the configuration of the existing home.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given that the current configuration of the house this is the most reasonable location for the proposed improvements.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed work is fairly minor to make the home functional for living. There should be no impact from the proposed improvement to the wetland functional values.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* All of the work is proposed in disturbed upland areas around the existing home. There is no natural vegetation proposed to be impacted from this project.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed should not cause adverse impacts to the wetland given the location of the work.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The plan does not show any landscape plans or areas of vegetation to be installed. This is the first phase of a longer term re-development on an existing site.

Recommendation: Staff recommends approval of this project as proposed.

232 South Street

This project proposed a disturbance of 636 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for the construction of an addition, new deck, and staircase onto the existing residential structure, and 262 sq. ft of disturbance for the relocation of an existing storage shed and subsequent proposed buffer enhancements consisting of installation of native plantings

1. *The land is reasonably suited to the use activity or alteration.* The rear of the property comes up against the wetland buffer and the front of the property is very close to the road. To create an outdoor space this project is reasonable where proposed.

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 the house this is the most reasonable location for the proposed improvements.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed work is a good distance from the wetland and any runoff will travel across vegetated lawn before entering the wetland. A good deal of buffer is still provided and is proposed to be enhanced by this project.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* All of the work is proposed in a previously developed lawn area behind the house. The natural vegetation will be enhanced by moving the shed further from the wetland and planting native vegetation.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed should not cause adverse impacts to the wetland given the location of the work and the proposed plantings represent an enhancement to the buffer.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The plan provides for new native plantings in the wetland buffer at the rear of the property.

Recommendation: Staff recommends approval of this project as proposed.

375 Banfield Road

This project is to construct an industrial building outside of the 100' wetland buffer. As part of the project the applicant is removing an area of pavement for the proposed front parking area on the site. The area of pavement removed will be converted into a vegetated area which will received some of the runoff from the parking lot.

1. *The land is reasonably suited to the use activity or alteration.* This project proposed to remove pavement from the wetland buffer and revegetate the same area. This area is suited to the proposed work.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given that pavement is being removed from the buffer this is the appropriate location for this work.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* This project will result in a net reduction of impervious surface 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 removal of pavement from the buffer will result in an expansion of the natural vegetative state of the buffer.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project will reduce the amount of impervious surface in the wetland buffer.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The plan provides for removal of pavement in the buffer to provide a planted area.

Recommendation: Staff recommends approval of this project as proposed.