

RE: 1&31 Raynes Ave/203 Maplewood Ave

Meeting: June 16, 2021

Dear Conservation Commission,

June 14, 2021

Snow removal:

Please read pg 139 regarding the Long Term Operations and Maintenance Plan #1.7 Snow and Ice Management Standards.... Open pg 15 plan C-102 at the same time. *Where is the snow going to sit while it waits for a dump truck to come pick it up? Almost all of the parking lot sits in the 100' buffer* (dotted light gray swerve line)! The only place to "store" the snow while it waits for removal would be between the building and the dumpster area which is out of the 100' buffer; it appears to be covered by building and looks like the entrance to the hotel. *Plan 1.7 is written so open ended snow could be removed days after a snow event.* Please suggest language such as: upon plowing **2" of snow** or more, **all snow will immediately be removed** from said property.

Peer and Boat Launch:

If the proposed peer and boat launch are part of this Conditional Use Permit they need to show actual design plans, not conceptual ones as provided on pages 35 to 40. The plans should show size, materials, safety features as have been asked for repeatedly by this Commission.

Lighting:

The lighting plan, on pg 32, shows 20' light poles adorning the parking lots along the water's edge and one along the buildings. These could be changed to 10' poles which would provide more than enough lighting. This is an enormous complex of mostly buildings this will be a light sore along the edge of the North Mill Pond.

Plantings:

There are many questions left unanswered. The planting plans on pages 21 and 22: Plans L-100 and L-101 respectively, as well as page 34 are missing important details. Notice there is no identification of what will be planted in the meandering "Planting Beds" along the water's edge. It shows little dots but there is no legend to say what they stand for, only the trees are identified. **The plant list does not include quantity of plants.** *This is required by Site Plan Review rules and regulations yet not one landscape plan put forth has included quantity of anything other than trees. What and how many of each is going to be planted along the shoreline? Are they shoreline plants?*

Looking at the Photographic Log (pg 169) pages 1 and 1, it is quickly apparent that *some of the "Planting Beds" seems to be in the HOTL! Restoration plants will be needed not seeds because seeds will wash away after the first high tide.*

Just something to remember, NHDES looks at limited items. The Alterations of Terrain tends to focus on water run-off from the property. The Wetlands Permit tends to focus on the 50' buffer to the water. This Conservation Commission looks at the whole picture. It is very disconcerting that the many issues brought up in May were not resolved in this 175 page submission. It is crazy that this lot is so full of buildings and so contaminated that it cannot meet the basic Portsmouth environmental standards: parking out of the 100' buffer, impervious surface when in the 100' buffer, snow removal-much less snow storage. The other concern regarding size is the higher a building goes the deeper into the ground the piling have to be, therefore creating more of an opportunity to spread the existing contamination into the ground water or North Mill Pond. *It is nice something is proposed for these lots however the Mass and Height of these structures on a contaminated piece of land, with less than a 13% improvement in impervious surfaces-more open space was provided then improvements in impervious surface....much less the implications for public use are all questionable without water, sediment and regular soil testing. Size reduction is needed to meet the basics!*

Respectfully,

Elizabeth Bratter

159 McDonough St

Portsmouth Property Owner