

**RE: NMP Trail (City owned piece)**  
**Meeting: Conservation Commission 12/08/21**

Dear Members of the Conservation Commission

12/04/21

Comparing C-101 from the November 11, 2021 meeting to C-102 for the December 8th meeting it is apparent the size of the boardwalk has changed *but also the location*. The new location seems to move it further out of the wetlands and will provide a better view of the North Mill Pond and the proposed restoration. It is still proposed as a metal substrate. Docks are covered with condensation all year 'round because they sit above the water, which makes them slippery. Is this metal slip resistant, since there appear to be no handrails on the deck? How will people be deterred from stepping off the viewing deck? How close to the water will it be at high tide and low tide?

At the first meeting it was recommended to discuss the plantings with Dave Burdick who knows what grows and doesn't in the North Mill Pond since he's been planting and studying it for years. There are no references that Mr Burdick has been consulted at all. This could potentially save the city a lot of money by planting what actually grows right out of the gate.

**Please review the #10 area on L-101 CAREFULLY.** There appears to be over 8,000 sf of red fescue (grass areas). That seems rather excessive since *the ENTIRE trail is listed as 5420 sf and the boardwalk is listed as 332 sf*. This area is quite a distance from any main road and there is no public parking nearby either. This area will be a place to walk or bike to and sit for a few minutes and continue. One or two pic-nic tables (8X10') in the red fescue and 3 or 4 single adirondack chairs or two or three benches *under the trees beyond the greenway* for relaxing would be nice. The rest of the # 10 areas could be restored or at least covered in wildflowers to reduce access to the restored plantings and water's edge. *This would also deter geese from taking over the place as they have with many along the waters of Portsmouth.* Portsmouth has many parks with grass along the many waterways which are seldomly stopped at (IE South Mill Pond-many benches, few people sitting in them). **Sometimes less is more! More wildflowers, means more interesting things to stop and look at from butterflies, bugs, small birds and nests tucked away under plants.**

It should be remembered, two large public areas at 1&31 Raynes Ave (*restaurant, boat launch, dock*) as well as 53 Green St (*art displays*) are proposed, right next to this area. This will be a place to pause and should have a few small areas of red fescue, seating under the trees to enjoy the view from the shade and one or two pic-nic tables with easily accessible trash cans.

Thank you for considering these suggestions.

Respectfully,

Elizabeth Bratter  
159 McDonough St  
Portsmouth property owner

# HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

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December 7, 2021

Hand Delivered

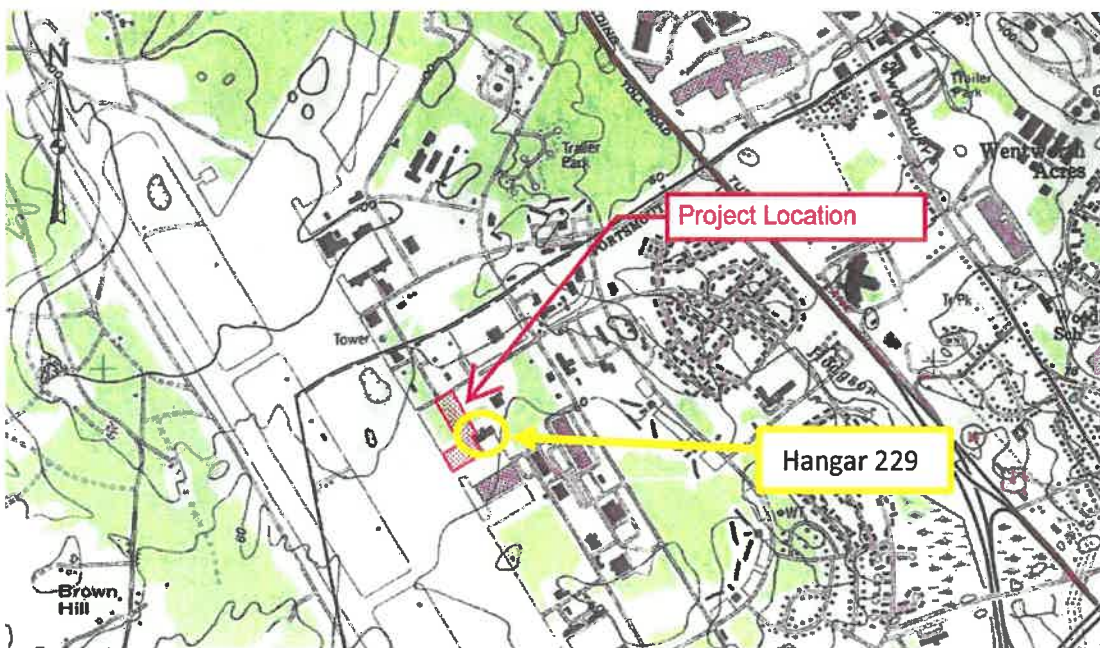
City of Portsmouth Conservation Commission  
1 Junkins Ave., 3<sup>rd</sup> Floor  
Portsmouth, NH 03801



RE: Wetlands Permit Application by Pease Aviation Partners, LLC  
Request to Continue December 8, 2021 Hearing Due to Lack of Abutter Notice

Dear Members of the Conservation Commission:

This office represents Port City Air Leasing, Inc., which is a company operating at the Portsmouth International Airport at Pease. On Sunday, December 5, 2021, by happenstance, Port City Air became aware that Pease Aviation Partners, LLC (“PAP”) submitted a Wetlands Permit Application, and that the Commission will consider the application at its December 8, 2021 meeting. Port City Air is a direct abutter to that project location but was not provided an abutter’s notice of the Wetlands Permit Application. PAP gave abutters’ notices to other abutting tenants within the Pease Development Authority. Port City Air requests a continuance of this hearing so that its engineers and, possibly, concerned members of the public may provide the Commission with meaningful comment about the proposed project’s environmental impacts. Port City Air leases “Hangar 229,” which abuts Pease Aviation Partners’ project location. I have identified Hangar 229, overlaying the marking on Pease Aviation Partners’ submission:



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DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	DUNCAN A. EDGAR
R. TIMOTHY PHOENIX	JOHN AHLGREN	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	SAMUEL R. REID
STEPHEN H. ROBERTS	KEVIN M. BAUM	JACOB J.B. MARVELLEY	

As Page 65 of PAP's application demonstrates, PAP did not provide Port City Air with notice of the Wetlands Permit Application. While Port City Air leases its space from the Pease Development Authority, so do other abutters who received notice, such as Spyglass Development LLC and Cinthesys Real Estate Management Company. Port City Air should have received equal treatment as a directly abutting tenant.

Construction and water safety in the project location is an area of public concern. Enclosed, please find a letter to the editor signed by members of the Portsmouth City Council, water-safety advocate Andrea Amico, and others. The letter highlights the sensitive nature of this project.

As PAP's application acknowledges, the proposed project would impact wetlands. Port City Air requests a continuance so that it may have adequate notice to present its concerns to the Commission, and so the Commission can have the benefit of input from concerned stakeholders.

Thank you for your consideration of this request.

Sincerely,

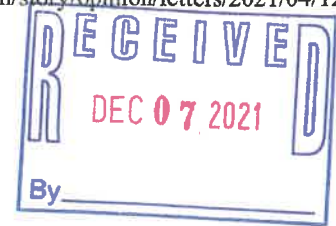


Jacob Marvelley

Enclosure

CC: Peter Britz, Interim Planning Director  
Port City Air Leasing, Inc.  
Kimberly R. Peace, Hoyle, Tanner & Associates, Inc.

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**LETTERS | Opinion** *This piece expresses the views of its author(s), separate from those of this publication.*

## Letter: 2nd fixed based operator proposal raises environmental concerns

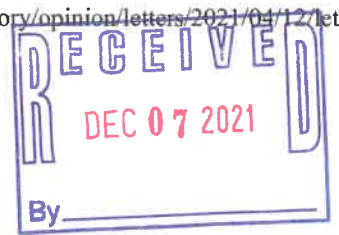
Portsmouth Herald

Published 2:46 p.m. ET April 12, 2021

April 12 – To the Editor:

We are writing to commend the Pease Development Authority Board of Directors for your thoughtful discussion at the March 18, 2021 board meeting regarding environmental concerns associated with the proposed FBO application and site plan approval of the 53 Exeter Street site at the Portsmouth International Airport at Pease. Based on the long history of environmental and wetlands issues at the airport, we urge you not to approve this request until proper environmental review and permitting takes place.

As you know, the communities of Portsmouth, Greenland and Newington have been actively involved in concerns about PFAS and other contaminants at the airport. Exposure to these



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potential Clean Water Act violations should serve as significant cause to proceed cautiously.

We are pleased to know you are considering these issues as you review the proposal before you. In light of the ongoing environmental problems at the Portsmouth International Airport at Pease, we urge you to ensure the proper environmental approvals are attainable before granting approval. The health and welfare of the citizens, and protection of the surrounding environment, should be a top priority.

**Deaglan McEachern - Portsmouth City Council; Cliff Lazenby - Portsmouth City Council; Andrea Amico - Testing for Pease, co-founder; Peter Whelan - Portsmouth City Council; Paige Trace - Portsmouth City Council; John Tabor - Portsmouth City Council; David Meuse, State Representative; Hope Van Epps, Portsmouth School Board; Richard DiPentima, Former State Representative**