October 28, 2020

Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

SITE PLAN REVIEW & CONDITIONAL USE PERMIT

RE: Bacman Enterprises, INC
140 Edmond Ave
Portsmouth, NH 03801
Tax Map 220, Lot 81

This business has been in operation for 40 years and previously received City Site Review approval. Recently the parking lot was renovated requiring Site Review, and a Conditional Use Permit for working within the wetland buffer. The improvements proposed will result in a benefit to the wetland buffer area & parking configuration. Work that was unpermitted is an improvement to the wetlands, while additional work is also proposed which will benefit wetlands. The impact area within the 100 foot buffer will be 3,442 s.f. which includes the wetland planting area on Lot 80. The pervious pavers cover an area of 1,995 s.f.

The area in question is land located in the NE corner of the lot. Runoff from this part of the lot flows east to a wetland 5,959 SF in area (labeled wetlands – “B” on Sheet 4 of the attached plan set). Prior to the work done the area was an asphalt parking lot. The unpermitted work included replacing the asphalt lot completely with Pervious Pavers which decreased the impact on the wetlands to the east. In addition to the work already done, a 2’ infiltration trench is being proposed along the south side of the pervious pavers to collect any runoff as well as snow storage and treat it before discharging to the wetlands. Landscaping in the same area is proposed as well to be done under the supervision of a certified wetland scientist.

Overall, the previous work done has improved the impact to the wetlands. The additional work proposed will further improve the impact to those wetlands and provide proper parking meeting City regulations.

Sincerely,

Alex Ross, PE, LLS
Site Plan & Wetland Conditional Use Permit
Plan Set
140 Edmond Ave.
Bacman Enterprises INC.
Portsmouth, New Hampshire

LIST OF PROJECT PLANS:

SITE PLAN SET
1 - Existing Conditions
2 - Site Plan
3 - Landscape Plan
4 - Wetlands and Details

PREPARED BY:

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