

Pease Development Authority
55 International Drive, Portsmouth, NH 03801, (603) 433-6088



Conditional Use Permit Application

<i>For PDA Use Only</i>			
Date Submitted: 9/24/18	Municipal Review:	Fee:	
Application Complete:	Date Forwarded: 9/24/18 JLS	Paid:	Check #:

Applicant Information

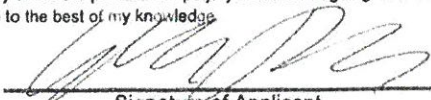
Applicant: 19 Rye Street, LLC c/o Two International Group	Agent: Hoyle, Tanner & Associates, Inc. Attn: Shawn Tobey
Address: 1 New Hampshire Ave, Suite 123 Portsmouth, NH 03801	Address: 100 International Drive, Suite 360 Portsmouth, NH 03801
Business Phone: 603-436-8686	Business Phone: 603-431-2520
Mobile Phone:	Mobile Phone:
Fax:	Fax:
Portsmouth Tax Map: 305 Lot #: 4	Zone: Airport Business/Commercial Zone
Address / Location of Work: 19 Rye Street, Portsmouth, NH	

Activity Information

Proposed Activity (check all that apply)	Impacted Jurisdictional Area(s): Check all that apply
<input type="checkbox"/> New Structure	<input type="checkbox"/> Wetland
<input type="checkbox"/> Expansion of Existing Structure	<input checked="" type="checkbox"/> Wetland Buffer
<input checked="" type="checkbox"/> Other site alteration (specify): Buffer enhancement w/ plantings	*Based on wetland flagging and approximate wetland locations per aerial photos. The wetlands were only flagged in the project vicinity.
Total area of wetland on subject lot:	Approximately 25,000 S.F.*
Total area of wetland buffer on subject lot:	Approximately 29,600 S.F.*
Distance of proposed structure or activity to edge of wetland:	3'
	On subject lot Off subject lot
Area of wetland impacted:	0 0
Area of wetland buffer Impacted:	1,565 S.F. 0
Total area of wetland and wetland buffer impacted:	1,565 S.F. 0
Provide complete description of site and work to be completed: During construction at 19 Rye St, the contractor accidentally cleared 1,565 S.F. of brush in the wetland buffer. The disturbed area was outlined with a silt sock and mulch berm to protect the wetlands and the area was seeded. The area currently has established grass 6" to 12" high. To further restore the buffer, a conditional use permit is sought to work in the buffer and enhance the area by planting 3 red maples and 10 blueberry bushes. When the plantings are complete, the area will be allowed to return to a natural state.	
<i>All above information shall be shown on a site plan submitted with this application.</i>	

Certification

I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.


 Signature of Applicant

9/24/18
 Date

N:\Engineer\Conditional Use Permit Application.xlsx

September 13, 2018

Steve Miller
Conservation Commission, Chairman
1 Junkins Ave
Portsmouth, NH 03801

**Hoyle, Tanner
& Associates, Inc.**

Pease International Tradeport
100 International Drive, Suite 360
Portsmouth, New Hampshire 03801
603-431-2520
603-431-8067 fax
www.hoyletanner.com

Re: Application for PDA Conditional Use Permit
for Accidental Wetland Buffer Disturbance
19 Rye Street
Pease International Tradeport
Portsmouth, NH

Dear Mr. Miller,

On behalf of Two International Group, Hoyle, Tanner and Associates is pleased to submit this application for a PDA Conditional Use Permit to restore a section of wetland buffer that was accidentally disturbed during construction at 19 Rye Street. The project was approved through PDA and the City of Portsmouth Planning Board in 2017. The construction includes a new two story office building with associated parking and is in the final stages of completion.

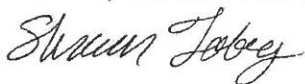
Before design began, the wetlands adjacent to this project were flagged and located. The required 25' wetland buffer was established and all new development was designed outside of this limit. When construction began, the site contractor accidentally set the silt sock and mulch berm inside the buffer and a 1,565 S.F. area of brush was cleared. The area was re-established and currently has grass 6" to 12" high. The grades within the disturbed area were not changed and the wetlands were not disturbed. The building, parking and adjacent retaining wall were all constructed in the correct locations per the approved plans. No structures or site features were installed in the buffer.

To restore the area, a conditional use permit is sought to work in the buffer and enhance the area by planting 3 red maples and 10 blueberry bushes. The disturbed area was analyzed by the same wetland scientist who originally flagged the wetlands and the attached planting plan was created to match the surrounding wetland and buffer species. When the plantings are complete and the area is established, the silt sock and mulch berm will be removed, the area will be seeded with a wetland mix and then allowed to return to a natural state.

We trust this design will effectively restore the disturbed wetland buffer and look forward to presenting the restoration plan to the City. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

HOYLE, TANNER & ASSOCIATES, INC.



Shawn M. Tobey, P.E.
Project Manager

Cc: Maria Stowell, PDA

PHOTO KEY PLAN

APPROXIMATE
PROPERTY LINE

APPROXIMATE
WETLAND LINE
(NOT FLAGGED)

25' WETLAND
BUFFER

ACCIDENTAL BRUSH
REMOVAL IN
BUFFER=1,565 S.F.

19 RYE STREET
(UNDER CONSTRUCTION)

FLAGGED WETLANDS

RYE ST

INTERNATIONAL DR.

- 1
- 2
- 3





PHOTO 1



PHOTO 2



PHOTO 3