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27 August 2021

Juliet Walker, Planning Director  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Conditional Use Permit Application Supplement, 230 Commerce Ave

Dear Juliet:

This letter supplements the Conditional Use Permit Application and corresponding materials previously filed by Gove Environmental, Inc. ("Gove Environmental") and our cover letter dated 5 May 2021, all regarding the inadvertent mowing, in August of 2020, of wetlands and the wetland buffer at property located at 230 Commerce Avenue which is further identified as City Assessor Map 217, Lot 2-1975 (the "Property") which Property is owned by 230 Commerce Way, LLC (Brora, LLC) (the "Applicant"). This letter also follows the Applicant's initial appearance before the Conservation Commission in June at which time a discussion ensued regarding plans for the long-term maintenance of the Property.

In response to that discussion and the sentiment expressed by the Commission, the Applicant worked with Halvorson, Tighe & Bond Studio ("Halvorson") to produce the enclosed Landscaping and Maintenance Plan to supplement its Conditional Use Permit Application (the "Plan"). The Plan details proposed restoration planting, a two-year oversight period, wetland placard signage, and a commitment for ongoing invasive species removal at the Property.

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Juliet Walker, Planning Director  
27 August 2021  
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This Plan, in conjunction with the remedial action already taken by the Applicant at the direction of Peter Britz to include fixing ruts caused by the inadvertent mowing, installing erosion control measures, and delineating the wetlands on the Property, confirms the Applicant's commitment to avoiding inadvertent mowing in the future, and should constitute the basis for a recommendation for approval from the Conservation Commission and an approved Conditional Use Permit from the Planning Board.

We look forward to discussing the Plan with the Conservation Commission at its 8 September meeting at which time the Applicant and representatives from Gove Environmental and Halvorson will be available to answer any questions.

Thank you for your time and attention.

Very truly yours,  
DONAHUE, TUCKER & CIANDELLA, PLLC

A handwritten signature in dark ink, appearing to be 'Justin L. Pasay', written in a cursive style.

Justin L. Pasay  
JLP/sac  
Enclosures (1)

cc: 230 Commerce Ave, LLC  
Gove Environmental, Inc.  
Halvorson, Tighe & Bond Studio



Last Saved: 8/25/2021  
Plotted On: Aug 25, 2021 2:38pm By: O'Sasin  
Tighe & Bond: \\K0076 The Kane Company - General Proposals\\0076-038 Portsmouth Blvd\\Drawings - Figures\\AutoCAD\\Sheet\\K0076-038\_Landscape Plan - V1.dwg



PLANT SCHEDULE							
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
	Co Am	9	Cornus amomum	Silky Dogwood	30-36"		
	Ha Vi	8	Hamamelis virginiana	Common Witch Hazel	3-4'		
	Ix Jd	8	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	30-36"		
	Ix Rs	15	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	30-36"		
	It Vi	5	Itea virginica 'Little Henry'	Virginia Sweetspire	18-24"		
	Li Be	8	Lindera benzoin	Spicebush	18-24"		
	Rh Vi	8	Rhododendron viscosum	Swamp Azalea	18-24"		
	Va An	14	Vaccinium angustifolium	Lowbush Blueberry	10-12"		
	Va Co	16	Vaccinium corymbosum	Highbush Blueberry	18-24"		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	as no	18	Aster novae-angliae	New England Aster	1 gal.	36" o.c.	
	eu fi	43	Eupatorium fistulosum	Joe Pye Weed	1 gal.	36" o.c.	
	ju ef	20	Juncus effusus	Soft Rush	1 gal.	36" o.c.	
	os ci	10	Osmunda cinnamomea	Cinnamon Fern	1 gal.	36" o.c.	
	sc va	24	Scirpus validus	Great Bulrush	1 gal.	36" o.c.	
SEEDED AREAS							
	New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites		73,500 SF	Riverbank Wild Rye (Elymus riparius), Creeping Red Fescue (Festuca rubra), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii), Switch Grass (Panicum virgatum), Upland Bentgrass (Agrostis perennans), Nodding Bur Marigold (Bidens cernua), Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum), New England Aster (Aster novae-angliae), Boneset (Eupatorium perfoliatum), Blue Vervain (Verbena hastata), Soft Rush (Juncus effusus), Wool Grass (Scirpus cyperinus)			
	Application Rate: 35 lbs/acre   1250 sq ft/lb						

## RESTORATION PLANTING NOTES

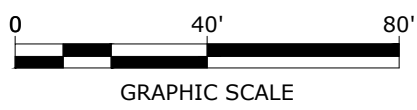
- RESTORATION PLANTINGS TO OCCUR AS DEPICTED. TO PREPARE FOR THE PLANTINGS, MECHANICALLY CUT AND MANUALLY REMOVE EXISTING INVASIVES AS TO NOT DISTURB EXISTING NATIVE VEGETATION TO REMAIN
- DISTURBED SOILS WILL BE AUGMENTED AS NEED WITH A CUSTOM BLENDED SOIL OF ONE PART LOAM, ONE PART ORGANIC COMPOST AND ONE PART CLEAN SAND.
- SEEDED AREAS ARE TO BE COVERED WITH SALT MARSH HAY TO RETAIN SOIL MOISTURE AND PROTECT AGAINST SEED PREDATION BY BIRDS AND SMALL MAMMALS. SEEDING ACTIVITIES WILL BE LIMITED TO WETLAND AND BUFFER AREAS ONLY.
- NATIVE PLANT MATERIAL WILL BE LAID OUT AND INSTALLED BY AN ECOLOGICAL RESTORATION SPECIALIST OR PERSONS TRAINED IN HORTICULTURAL PRACTICES. EXACT PLANT LOCATIONS WILL BE DETERMINED IN THE FIELD BASED ON SITE-SPECIFIC PLANTING CONDITIONS AND MICRO-TOPOGRAPHY. INSTALLATIONS OF PLANTING ARE TO BE COMPLETED BY HAND. PLANTING ACTIVITIES WILL BE LIMITED TO THE BUFFER AREA ONLY.
- LOCATION OF INDIVIDUAL PLANTS IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON SITE SPECIFIC CONDITIONS AT THE TIME OF PLANTING. PLANTING ACTIVITIES WILL BE LIMITED TO BUFFER AREA ONLY.
- INSTALLATIONS OF PLANTING ARE TO BE COMPLETED BY HAND.
- WETLAND PLACARD SIGNAGE TO BE INSTALLED AT 50 FOOT INTERVALS ALONG THE OUTSIDE EDGE OF THE 25 FOOT BUFFER, AS DEPICTED.

## OPERATIONS AND MAINTENANCE NOTES

- TWO-YEAR OVERSIGHT PERIOD TO BE OBSERVED.
  - OVERSIGHT AND AFTERCARE TO BE PROVIDED FOR THE FIRST TWO GROWING SEASONS AFTER INSTALLATION. OVERSIGHT ACTIVITIES WILL BE LIMITED TO WETLAND AND BUFFER AREAS ONLY.
  - MONTHLY INSPECTIONS WILL BE CONDUCTED FOR THE FIRST GROWING SEASON AND REMOVAL OF INVASIVE SPECIES WILL BE IMPLEMENTED AS NEEDED DURING THE ESTABLISHED PERIOD. IN ACCORDANCE WITH NOTE 2, BELOW. REMOVAL AND RESTORATION ACTIVITIES WILL BE LIMITED TO THE WETLAND AND BUFFER AREAS.
  - DURING THE OVERSIGHT PERIOD MECHANICALLY CUT AND MANUALLY REMOVE VOLUNTEER INVASIVE SPECIES SHOULD THEY BE OBSERVED WITHIN THE PLANTED AREAS BY AN ECOLOGICAL RESTORATION SPECIALIST OR PERSONS TRAINED IN HORTICULTURAL PRACTICES.
  - INVASIVE PLANT MATERIAL WILL BE CONTROLLED IN ACCORDANCE WITH SECTION 10.1018.23 OF THE CITY'S ZONING ORDINANCE AND AS DETAILED IN NOTE 2, BELOW.
- CONTINUING REMOVAL OF INVASIVE SPECIES IN WETLAND AND WETLAND BUFFER AREA.
  - REMOVAL OF INVASIVE SPECIES IN WETLAND AND WETLAND BUFFER AREA TO OCCUR IN ACCORDANCE WITH THE CITY'S ZONING ORDINANCE.
  - CARE IS TO BE TAKEN IN REMOVING ANY NEW COLONIZING INVASIVE PLANT MATERIAL TO MINIMIZE DISTURBANCE TO ESTABLISHING NATIVE PLANT SPECIES. REMOVAL AND RESTORATION ACTIVITIES WILL BE LIMITED TO THE WETLAND AND BUFFER AREAS.
  - DISPOSAL OF CHIPPED MATERIAL TO OCCUR IN UPLANDS OUTSIDE OF THE WETLAND BUFFER, COMPOSTED AT AN APPROPRIATE FACILITY OR BURNED ON SITE ACCORDING TO ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
  - THE USE OF CHEMICAL CONTROL OF VEGETATION IS PROHIBITED IN ALL AREAS OF THE WETLAND AND WETLAND BUFFER IN ACCORDANCE WITH SECTION 10.1018.23(1) OF THE CITY'S ZONING ORDINANCE.
  - THE USE OF CHEMICAL FERTILIZER IS PROHIBITED IN THE WETLAND BUFFER AND WETLAND. PRACTICES IN ASSOICATION WITH FERTILIZERS WILL COMPLY WITH SECTION 10.1018.24 OF THE CITY'S ZONING ORDINANCE.
  - THE USE OF PESTICIDE OR HERBICIDE IS PROHIBITED IN THE BUFFER AND WETLAND. PRACTICES IN ASSOICATION WITH PESTICIDES WILL COMPLY WITH SECTION 10.1018.25 OF THE CITY'S ZONING ORDINANCE.
- ZONING ORDINANCE
  - APPROVAL OF THIS PLAN AND THE APPLICANT'S CONDITIONAL USE PERMIT SATISFIES THE APPLICANTS' NOTICE OBLIGATIONS UNDER SECTION 10.1015 FOR ALL FUTURE INVASIVE SPECIES REMOVAL DURING TWO-YEAR OVERSIGHT PERIOD AND BEYOND.

## GENERAL NOTES

- BASE PLAN COMPILED FROM ERIC C. MITCHELL & ASSOC. INC SURVEY DATED DECEMBER 18, 2020 AND "LOT LINE ADJUSTMENT PLAN TAX MAP R-17, LOT 2-1975 SHEARWATER DRIVE / DOVECKIE WAY / MARKET STREET PORTSMOUTH, NH SCALE: 1"=40' DATE: AUG. 1999" PREPARED BY CLD CONSULTING ENGINEERS, MANCHESTER, NH R.C.R.D. PLAN #D-28384.



## HALVORSON

**Tighe & Bond** STUDIO  
25 KINGSTON ST., BOSTON, MA 02111-8200  
PHONE: 617.536.0380  
WWW.HALVORSONDESIGN.COM

## CONCEPTUAL USE ONLY NOT FOR CONSTRUCTION

## Portsmouth Boulevard

## The Kane Company, Inc.

Portsmouth,  
New Hampshire


MARK	DATE	DESCRIPTION
PROJECT NO: K0076-038		
DATE: 8/24/2021		
FILE: K0076-038_Landscape Plan - V1.dwg		
DRAWN BY:		
CHECKED BY:		
APPROVED BY:		

## CONCEPT PLAN

SCALE: 1" = 40'-0"

L1.00