

**MINUTES  
CONSERVATION COMMISSION**

**1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**3:30 P.M.**

**AUGUST 13, 2014**

**MEMBERS PRESENT:** Chairman Steve Miller; Vice Chairman Mary Ann Blanchard;  
Members Allison Tanner, Barbara McMillan; Peter Vandermark,  
Shelley Saunders; Matthew Cardin

**MEMBERS ABSENT:** Elissa Hill Stone; Alternate Kimberly Meuse

**ALSO PRESENT:** Peter Britz, Environmental Planner

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**I. APPROVAL OF MINUTES**

1. January 8, 2014
2. February 12, 2014
3. March 12, 2014
4. April 9, 2014
5. May 14, 2014
6. June 11, 2014

It was moved, seconded, and passed unanimously (7-0) to approve all six sets of minutes as amended.

**II. CONDITIONAL USE PERMIT APPLICATIONS**

- A. 130 Aldrich Road  
John P. and Amy L. Sheehan, owners  
Assessor Map 153, Lot 4

Ms. Amy Sheehan and Mr. John Sheehan, owners of the property were present to speak to the application. Ms. Sheehan explained that they would like to demolish their existing garage which was sinking into the ground because of no foundation and would like to reconstruct a new garage located further back from the street. Mr. Sheehan added that currently there is a perforated pipe to provide drainage into the ground so they would like to add gutters to the new garage and tie them into that underground drainage system. He also pointed out that the perforated pipe runs to a culvert and then to a storm water system.

Ms. Tanner asked if some of the existing pavement could be removed and pavers added to help with drainage. The homeowners were amendable to that change.

Chairman Miller stated that the plantings around the garage were great because they would capture the run off from the roof. He asked how the drainage was going to be managed from the slope into the front of the drive. Mr. Sheehan said that the contractor said the foundation would be pitched so that the water would run off on either side of the drive. He also pointed out a swale on the left side of the property where water could drain to.

Ms. Saunders asked if the perforated pipe was sitting back far enough on the property so as to not interfere with the new garage. Mr. Sheehan said yes, it would not be a problem.

Chairman Miller asked if the pavement next to the driveway would be dug up during construction. Mr. Sheehan said he hoped that he didn't have to. Chairman Miller said that if the driveway was dug up, it would be an opportunity to put in more pavers.

Ms. McMillan asked if any trees or shrubs would be cut down. Mr. Sheehan replied no.

Ms. McMillan asked if they would have to dig out for the foundation and if so, where would the stock pile of earth go. Mr. Sheehan said it would be taken off site.

Mr. Cardin asked if the foundation work would take about a day. If it would be longer, he had concern about stabilizing the area since it sloped down toward the wetland. He suggested putting down erosion controls.

Ms. McMillan asked if the downspouts would go directly into the pipe. Mr. Sheehan said he would like to tie the downspouts directly into the perforated pipe. Ms. McMillan asked if the gutters were necessary or would a drip edge be a better option. Ms. Tanner added that she thought that using rain barrels was an option if they were installing gutters. Mr. Sheehan said he would look into the drip edge idea and would use that or the gutter system. Mr. Britz reminded Mr. Sheehan that he would have to decide before the Planning Board meeting so that he could show it on his plan.

Hearing no other questions, Chairman Miller asked for a motion. Ms. Tanner made a motion to recommend approval of the application to the Planning Board as presented with the following stipulations:

1. The applicant will use porous material for the expansion of the parking area beside the garage.
2. The applicant shall install and maintain a silt fence or other appropriate erosion control measure to protect the wetland adjacent to the site.

The motion was seconded by Ms. McMillan. Hearing no discussion, Chairman Miller called for the vote.

The motion passed by a unanimous (7-0) vote.

B. 5 Pleasant Point Drive  
Martha Stolzer, owner  
Assessor Map 207, Lot 32

Attorney Bernie Pelech and Ms. Martha Stolzer, owner, were present to speak to the application. Attorney Pelech stated that he was filling in for John Chagnon. He said that the property was being totally renovated. He pointed out that the front one third of the house lies within the 100 foot buffer and the homeowner was proposing to construct a small front porch within that buffer. A porous patio was also being proposed as well as a landscape wall. He added that the impervious surface areas would increase slightly.

Ms. Tanner stated that she appreciated the use of the permeable materials.

Attorney Pelech added that all of the neighbors were very supportive of the project.

Ms. McMillan commented that there were not any plantings on the front of the house and she felt that presented some buffer opportunities. Ms. Stolzer assured the Commission that there was a whole landscaping project being planned.

Mr. Cardin asked where the Jacuzzi water would be drained to when necessary. Ms. Stolzer said that it would be drained through a drain in a basement/workshop sink.

Hearing no other questions, Chairman Miller asked for a motion. Vice Chairman Blanchard made a motion to recommend approval of the application to the Planning Board as presented. The motion was seconded by Ms. Tanner. There was no discussion.

The motion to recommend approval of the application to the Planning Board as presented passed by a unanimous (7-0) vote.

C. 400 F.W. Hartford Drive  
Scott W. and Alexis R. Lang, owners  
Assessor Map 249, Lot 24

Mr. Scott Lang and Ms. Alexis Lang, along with their landscape architect, Mr. Andy Lang, were present to speak to the application. Mr. Lang stated they were proposing changes to both the front and the back of the property. In the front, they would like to relocate the front walk further away from the drip edge so that water could not pool on the walkway. They would also like to modify the landscaping on the front of the house as well. On the rear of the house, they would like to replace the rear deck with a two tiered patio with landscaping. He pointed out that the backyard graded downward toward the wetland.

Chairman Miller asked if the proposed retaining wall was located outside the buffer. Mr. Lang replied yes.

Ms. Tanner asked if both the upper and lower sections of the patio would have porous pavement. Mr. Lang replied yes.

Ms. Tanner asked about gutters in the back. Mr. Lang said they would like to redo the roof and put in gutters but not at this time. Ms. Saunders asked how they would protect the patio. Mr. Lang said it was a good thought and said it would probably be a good idea to put something there to protect that corner.

Ms. McMillan asked if any trees would be cut down. Ms. Lang said that all of the trees would stay. Ms. McMillan asked if they would bring in turf or would they plant grass at the front of the house. Ms. Lang said that there was already lawn there and they would reseed it.

Ms. McMillan talked about erosion control for the project in the back of the house. She noted that the lawn sloped to the wetland. She felt there was a need for a silt fence while construction was happening. Mr. Lang said that they were amendable to that. Ms. Saunders also suggested increasing the amount of plantings at the lower area to catch the run off.

Ms. Tanner asked if they have seen any evidence of amphibians. Mr. Lang replied no.

Ms. Tanner explained the fertilizer restrictions in wetland buffers.

Chairman Miller asked if there were any more questions for the applicant. Hearing none, he asked for a motion.

Ms. Tanner made a motion to recommend approval of the application to the Planning Board as presented with the following stipulation:

1) The applicant shall install and maintain erosion control measures in accordance with the *New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction* (NH DES December 2003).

The motion was seconded by Ms. Saunders. The motion passed by a unanimous (7-0) vote.

### **III. STATE WETLANDS BUREAU PERMIT APPLICATIONS**

1. Standard Dredge and Fill Application  
393 New Castle Avenue  
393 New Castle, LLC, owner  
Assessor Map 207, Lot 5

Ms. Anne Whitney, also filling in for John Chagnon was present to speak to the application. She stated that they were proposing to make alterations to the rear of the structure, facing the water. She also said that they would be adding some porous walkways for access to rear entries.

Chairman Miller asked about how the water would drain from the rear roof of the new addition. Ms. Whitney said it would run off of the north side of the building. Chairman Miller said he was

looking for a way to get the run off into the ground. Ms. Whitney suggested a stone drip edge with plantings in front of it.

Ms. Whitney gave the Commission some interesting history of the property. She said that the property was the original coal house and was also the caretaker/toll taker for the bridge into New Castle. Over the years, as the property lost its ability to charge the toll, the property became an amusement park of sorts.

Mr. Cardin asked what they were proposing to restore the temporary impact area with. Ms. Whitney said they were not excavating the space but it would get a little beat up during construction so their proposal was to reseed it.

Ms. McMillan pointed out that there were no buffers at all on the property. She added that they were disturbing some existing plantings around the house. Ms. Whitney said they would not be disturbing too many of the plantings. Ms. McMillan felt it was an opportunity to do something. She suggested recommending buffer plantings along the seawall. Ms. Whitney said she would be willing to take that recommendation to her client. Mr. Britz added that they would not need a permit to do that, they could do it on their own.

Hearing no other questions, Chairman Miller asked for a motion. Ms. McMillan made a motion to recommend approval of the application to the State Wetlands Bureau as presented with the following conditions:

- 1) That the border planting is replaced.
- 2) That the porches on the north and east elevations have a drip edge.

Furthermore, the Commission recommended that additional plantings be installed along the seawall.

The motion was seconded by Ms. Tanner. The motion passed by a unanimous (7-0) vote.

#### **IV. OTHER BUSINESS**

There was no other business requiring action to come before the Commission.

#### **V. ADJOURNMENT**

At 5:10 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Conservation Commission Recording Secretary

These minutes were approved at the Conservation Commission meeting on Nov. 12, 2014.