

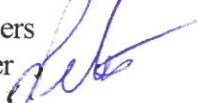


CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner 
DATE: January 7, 2016
SUBJ: Conservation Commission Meeting for January 13, 2016

53 Whidden Street

This project is to amend an application approved in September 2015 for a stone patio in the tidal buffer of South Maill Pond. The amendment is requesting approval to replace an existing gravel walkway with a pervious paver walkway. The project is in the Whidden Street right-of-way so the application is on behalf of the City for improvements in this location.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The proposal is to create 108 square foot walkway at the end of Whidden Street near the entrance to their home. Currently there is a stone area which is difficult to maintain. Replacing the loose stone with a porous paver walkway is a reasonable alternative to allow for better maintenance.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The applicant is seeking to improve an area where they are having a problem. Given the configuration of the area this is the only location where the work is necessary.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* Given the limited area of improvements and the proposed infiltration of stormwater this project will not create an adverse impact on the functional values of surrounding properties.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* This is a walkway replacement project which will not have an impact on areas in the buffer not previously disturbed.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The applicant is replacing the stone with pavers in the same location. There is no expansion of the walkway proposed and this proposal is the least adverse impact due to the fact that a porous walkway is proposed.

Recommendation: Vote to recommend approval of the application as presented.

50 Andrew Jarvis

This project is to replace 15 light poles in the wetland buffer on the Portsmouth High School athletic fields.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The proposal is to create less than 180 square feet of impact in lawn areas on the Portsmouth High School playing fields. Given the previously disturbed nature of the turf where the replacements are planned this is a reasonable activity suited to the area.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The light poles are being sited to maximize the field lighting for nighttime athletic events. Accordingly, the most reasonable locations have been selected.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* Given the limited area of improvements this project will not create an adverse impact on the functional values of on-site wetlands or surrounding properties.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There will be disturbance of, at most, 180 square feet of turf to install the light poles. There is no woodland or buffer vegetation other than grass proposed to be disturbed with the installation of the light poles.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* This proposal is the least adverse impact necessary to complete the project. There could be some temporary disturbance with from the equipment but the applicant is proposing to utilize mats to reduce the impact to the grass where the work will occur so any turf restoration in the buffer will be minimized.

Recommendation: Vote to recommend approval of the application as presented.