

Memo



TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
CC: Peter Britz, Planning & Sustainability Director
DATE: December 8, 2023
SUBJ: December 13, 2023 Conservation Commission Meeting

**90 FW Hartford Drive
Amrishi & Andrea Chicooree
LU-23-142**

December 2023 Update:

The applicant came before the Conservation Commission in September 2023 to receive an after the fact permit for the unauthorized removal of at least 10 trees within the wetland and wetland buffer. After receiving a postponement of their application, the applicant was tasked with completing the following conditions:

- 1. A certified wetland scientist shall delineate the wetland on this property. If the property owner chooses not to hire a certified wetland scientist, they must utilize the City's map for calculating their total buffer impact and the resulting necessary mitigation square footage.*
- 2. A restoration plan will be submitted that is done with the aid of a wetland scientist to ensure proper native species are chosen and the correct size of mitigation is proposed.*

The applicant has hired a certified wetland scientist to delineate the property and a report on the findings has been submitted. The applicant has also submitted a planting plan as part of this update.

**224 Broad Street Unit 3
Perkins Kwoka Joint Revocable Trust
LU-23-179**

This application is requesting a Wetland Conditional Use Permit for the addition of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction proposed for an addition of 384 s.f. to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site for the installation of a retaining wall and underdrain for stormwater control. Additionally, the applicant is proposing to remove 491 s.f. of existing pavers and asphalt to be replaced with 401 s.f. of new pavers. This proposal includes the removal of the existing lawn to be replaced with a micro-clover seed mix, the installation of over 2,000 s.f. of planting beds, and a stone drip edge surrounding the new sunroom and deck.

1. *The land is reasonably suited to the use activity or alteration.*

The applicant is proposing all work within the wetland buffer and beyond. The existing site has a steep slope which has been directing stormwater into and around the existing home, instead of towards the adjacent wetland. At the site walk the applicant stated the project will redirect stormwater away from the home and through an underdrain to outlet into the buffer upslope of the wetland resource. This should be shown on the plan.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

The majority of this property is within the 100 ft. buffer. The existing home is within the buffer and experiencing impacts of stormwater and ponding on the property. The applicant is proposing to address these issues with new stormwater controls and the addition of plantings, while working to reduce the impervious surface where possible.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

The applicant is proposing to redirect stormwater directly towards the wetland intended to improve the flooding conditions for the home. Additionally, the applicant should ensure that the stormwater outlet is as upslope of the wetland as possible to allow for further natural filtration through the buffer. This detail is not shown on the plan.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

The applicant is proposing to maintain all existing trees and vegetation. In addition, the applicant will be improving the vegetation on site by planting a native micro-clover lawn in addition to planting beds. The applicant should, however, provide a more robust planting plan with proposed locations and species of plants.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

While the applicant is proposing an expansion of the home within the buffer, the expansion is occurring in the direction opposite of the wetland and will be compensated with a reduction in existing impervious. There are plans for overall improvements to the buffer however details regarding the replacement pavers and planting are needed.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

The applicant is proposing to stay completely outside of the 25' vegetated buffer.

Recommendation: Staff recommends the approval of this application with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
2. Applicant shall provide the location and details of the stormwater underdrain outlet.
3. Applicant shall provide more details on the proposed plantings; this should be submitted as a planting plan.
4. Applicant shall provide details of the proposed new pavers.