



Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner
Kate Homet, Associate Environmental Planner
DATE: February 23, 2023
SUBJ: March 8, 2023 Conservation Commission Meeting

Site Address
96 Buckminster Way
Crystal and Aaron Nersesian, Owners
Assessor Map 282, Lot 6-7
(LU-23-19)

Description:

Applicant is requesting a wetland conditional use permit to install a new shed on their property. The proposed shed would be located completely within the 100' wetland buffer and adjacent to the existing driveway.

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

Applicant is proposing to construct a new 12' x 16' shed that will be placed on a crushed stone base off the ground sitting on concrete blocks. This will allow for infiltration of stormwater from the shed below the footprint area of the shed. Most of this parcel is located within a 100' wetland buffer.

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 the parcel that is located at or behind the principal structure is within the 100' wetland buffer, leaving no real alternative location outside of the buffer. The large size of the shed does not allow for a safer alternative location on the property.

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

The shed placement on concrete blocks above a crushed stone base will help to reduce impervious impacts from the shed roof by allowing for greater infiltration of stormwater.

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

Proposal does not indicate any removal of trees or vegetation, only placement of crushed stone as fill.

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

Given the nature of the project, significant impacts are not expected. Applicant should consider including native buffer plantings on the property to help offset the impacts from the 192 s.f. impact of the shed.

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

Applicant is not proposing any disturbance or changes to the 25' vegetated buffer strip.

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

1. Please confirm the area and size of the crushed stone base.
2. Consider planting native buffer plantings on the property to offset the impervious addition of the shed.
3. 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.

Site Address
86 New Castle Avenue
Margaret Goodlander and Jacob Sullivan, Owners
Assessor Map 207, Lot 70
(LU-23-20)

Description:

Applicant is proposing a 405 square foot addition and a 630 square foot pervious paver patio and walkways located where existing lawn and landscaped areas currently exist.

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

The overall project is an addition to the existing principal structure and new pervious pavers all within the wetland buffer. The small size of the addition and the inclusion of the porous pavers appears to be reasonable for the site.

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

The existing project is to expand the footprint of the interior living space where a deck currently exists. Given they are utilizing an existing footprint the location is the best alternative.

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

The proposed project represents a small new impact of impervious surface, but the applicant is adding landscaping and porous pavers to the site which will reduce any overall impact. The landscaping will include mulch and plantings – more details are necessary on the types of plantings.

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

There is no impact to the woodland and the only natural vegetation will be removal of some lawn and landscaped areas which are fairly small and will be replaced by porous pavers and new landscaping.

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

Overall, the applicant has provided an alternative with a small impact to the wetland buffer.

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

The proposal includes a plan with native landscaping and porous paver buffer.

Recommendation: Staff recommends approval of this application with two 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. The applicant shall provide plantings to be shown on a wetland buffer enhancement plan as per section 10.1017.25.