

Meeting: Conservation Commission

Date: June 12, 2024

RE: 100 Durgin Lane

Mostly graphics-quick read

Dear Members of the Conservation Commission,

June 8, 2024

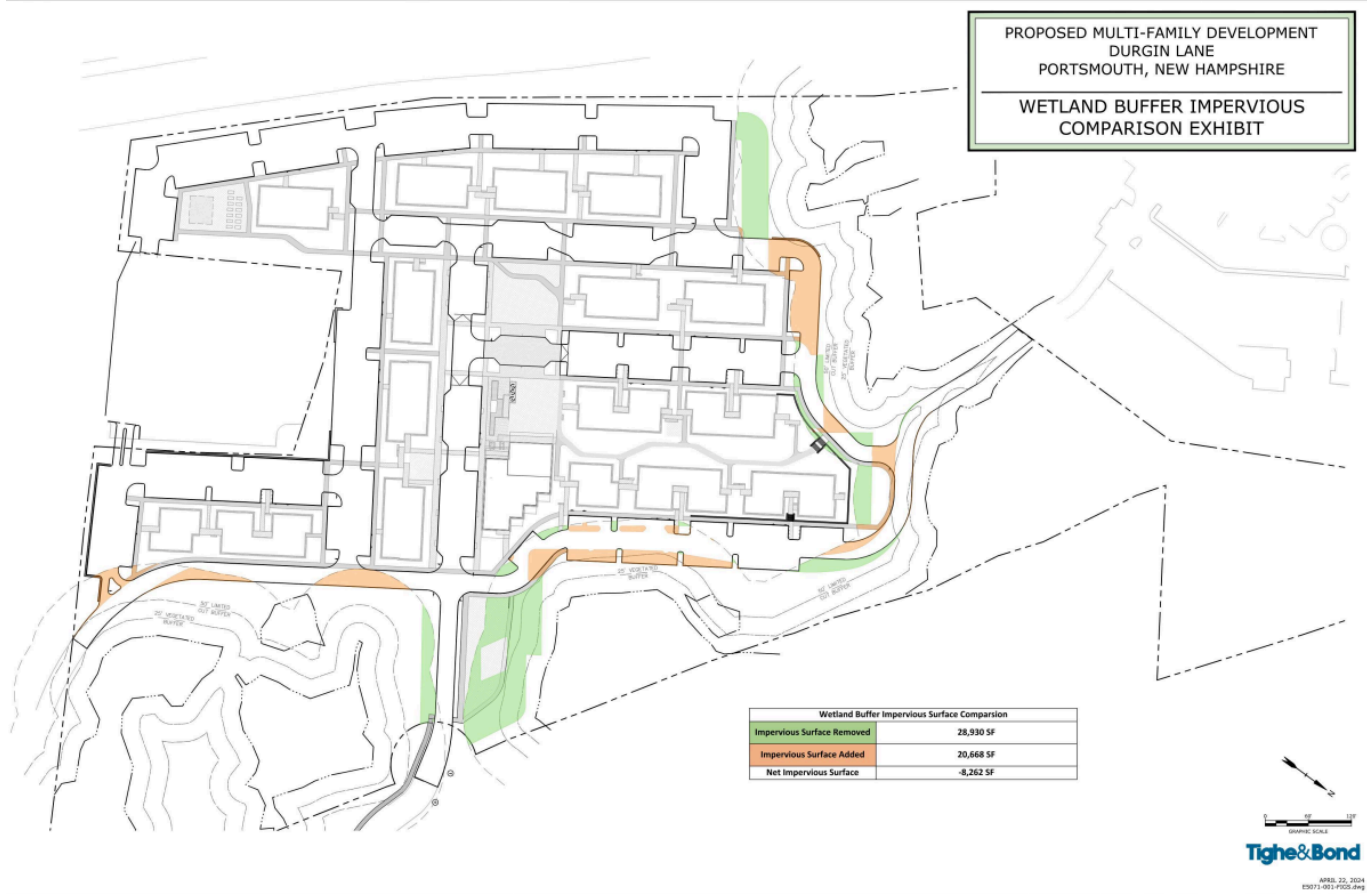
Please do not grant 100 Durgin Lane at Wetland CUP, they do not meet 2,3,4,5,6 of the criteria. The land is suited for what is proposed. The rest of the criteria are not met. The most important part for this application seems to be at the very end, Wetland Delineation Report on pages 175 to 189. The least impactful design plan has not been presented.

Looking at page 118 of the application, below, it is currently a large building with a very large parking lot. *An overlay graphic of what is being proposed and what currently exists could be helpful in assessing how the wetlands will be impacted.* It is true they are adding more greenspace to the lot but looking at Impervious Surface Comparison (below-page 189), one can see the cost for that greenspace involves adding parking and a road into the wetlands as well as a retaining wall.

(letter continues next page)

Page 118 ConCom Application-what exists





These design plans are not the least impactful. **The alternative would be to lessen the interior park sizes next to buildings #10, #11 and #12,#13 as well as move the parking area between said buildings further south. Moving these down would move 10 parking spaces and the roadway closer to the two buildings, as most complexes have and REMOVE a lot of impervious surface and add open space along the wetland buffer.** This development has a nice proportion of greenspace and this change would not be noticeable to those who eventually live there. **There are no dimensions listed** on the various plan sets making it difficult to envision how much impervious surface was removed and where. It is also difficult to assess how much greenspace will exist. In the plan sets from TAC (pages 234,235,235) the parking dimensions and building numbers are shown (last two plan sets shown)

https://files.cityofportsmouth.com/files/planning/apps/DurginLn_100/DurginLn_100_TAC_05072024.pdf

The area next to buildings #10,#11 in the wetlands are minimally 85' (8.5' X 10 spaces) wide by 19' long parking spaces with 24' wide roadway (43 X 85) about 3655sf. The area by the parking lot is 62' long and 22' wide, about 1364 sf. The actual length of the roadway was difficult to ascertain but it is 22' wide. **Guessing over 7000 sf of impervious surface could be moved out of the wetland buffer with this change.**

Respectfully,
 Elizabeth Bratter
 159 McDonough St
 Property Owner

PLEASE CONTINUE to view the last pages of Plan Sets mentioned in this letter.

Page 186 below-open/green/community spaces



Above TAC page 149 shows building numbers. TAC page 235 below shows parking dimensions.

