

14 April 2024

Ms. Samantha Collins, Chair

Portsmouth Conservation Commission

RE: After-the-fact Wetland Conditional Use Permit Application

Dear Ms. Collins:

We purchased our new home at 89 Cliff Road in the summer of 2022. With the blessing of having our three children and spouses settle in the area over the past several years, we set out to create space for family gatherings: a covered three-season porch with an adjoining outdoor deck.

It has recently come to our attention that part of our property is subject to a wetland buffer, and that a portion of said structures intrude on this wetland buffer. Specifically, a 32 square foot corner of the three-season porch; 154 square feet of the outdoor deck; and an additional 39 square feet consisting of a concrete pad where stairs will land. This totals 225 square feet of impact on the wetland buffer, which itself encompasses 4,875 square feet of our property.

It is our understanding this wetland buffer is intended to preserve the health of a pond which is kitty-corner to our lot, across Walker Bungalow Road. The edge of the wetland bordering this pond is approximately 87 feet on the diagonal from the corner of the previously noted concrete pad.

To mitigate any disturbance our deck and porch may have on the wetland buffer, we propose to undertake the following actions with the aid of outside professionals:

1. Installing a French drain along the east side of our three season porch.
2. Planting shrubs and bushes just to the east of this French drain encompassing an area of approximately 69 square feet. The shrubs and bushes will be selected from the pdf provided by the Portsmouth Planning & Sustainability Department: "Native Plants for NH ME VT".
3. Installing a "rain garden" of approximately 134 square feet. The plants will be selected from the pdf provided by the Portsmouth Planning & Sustainability Department: "Native Plants for New England Rain Gardens".

4. Replacing existing grass that covers most of the wetland buffer with micro-clover.

Finally, please note that no trees or shrubs were removed as a result of this project, other than a few hostas and hydrangeas; the outdoor deck boards are gapped at 3/8" to facilitate water flow; the ground beneath and at the perimeter of both the three-season porch and adjoining outdoor deck was covered with stone to infiltrate rain more slowly, i.e., prevent ground erosion; we recently abandoned our septic system and connected to the new sewer system installed on Walker Bungalow, enhancing ground water quality.

Thank you for your consideration of this Application. We look forward to working with the Conservation Commission to address any concerns you might have and welcome your guidance.

Richard M. Kinney

Francoise Kinney

