

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

June 28, 2022
Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

11 Fletcher Street
CONDITIONAL USE PERMIT

RE: Lancen & Sophie LaChance
11 Fletcher St
Portsmouth, NH 03801
Tax Map 233, Lot 76-1

This project involves the construction of a house on an existing vacant lot. The house, attached garage, porch, and deck will all be outside the 100' wetland buffer. A conditional use permit is required because the proposed stormwater underdrain outlet will be in the wetland buffer. The department of public works recommends that the drain outlet be located in the lower lot corner as shown. The drain outlet will provide a direct route to the wetland area and avoid a flowpath towards Lot 73 which is in a low-lying area.

The Conservation Commission reviewed this project on June 8, 2022 and recommended approval, with minor revisions to the plans.

Proposed site improvements include:

1. Pervious paver driveway to collect runoff from the driveway and the northern garage roof.
2. Rain garden installed on the northwest portion of the site, collecting runoff from the north roof and the pervious paver driveway.
3. A stone area beneath the deck to collect runoff from the south roof. Water is stored in this area, before being slowly released to the outlet protection in the southwest through a 4" pipe. Wetland buffer plantings as specified in the landscape plan will be installed surrounding the outlet.
4. Sewer and water trenches are proposed to connect to existing lines on Sims Ave.

A drainage study has been prepared and after the improvements are installed the stormwater runoff rate will be lower than currently exists.

Sincerely,

Alex Ross, PE, LLS

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List of Abutters

Dated 5-25-2022

To: City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

Applicant & Land Owner's Name:
Lancen & Sophie Lachance
281 Dennett St
Portsmouth, NH 03801

Location of Land:
11 Fletcher St
Portsmouth, NH 03801
Tax Map 233, Lot 76-1

Abutters:
Judith B. Pope Revocable Trust of 2011
66 Benson St
Portsmouth, NH 03801
Tax Map 233, Lot 73

Stephanie J. Long Revocable Trust of 2008
80 Sims Ave
Portsmouth, NH 03801
Tax Map 233, Lot 74

Eric R. Hutchins Revocable Trust of 2015
74 Sims Ave
Portsmouth, NH 03801
Tax Map 233, Lot 75

Mark G. Broderick & Emily Spencer
70 Sims Ave
Portsmouth, NH 03801
Tax Map 233, Lot 76

Riverbrook at Portsmouth Condominium
Multiple Owners
Portsmouth, NH 03801
Tax Map 232-121

Civil Engineer & Surveyor
Alex Ross
Ross Engineering
Certified Professional Engineer
Licensed Land Surveyor
909 Islington Street
Portsmouth, NH 03801

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1. Aerial of neighborhood



2. Aerial of Site

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3. Looking south west towards woodland wetland buffer.



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

CONSERVATION COMMISSION

June 17, 2022

Mark Broderick & Emily Spencer
70 Sims Avenue
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit for property located at 11 Fletcher Street (LU-20-42)

Dear Mr. Broderick & Ms. Spencer:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, June 08, 2022**, considered your application for a wetland conditional use permit under section 10.1017. This application is for drainage associated with the construction of a new single family home. The applicant proposes to construct a stone infiltration trench with stone outlet approximately 140 square feet completely within the wetland buffer. Said property is shown on Assessor Map 233 Lot 76-1 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Commission voted to recommend **approval** of the Wetland Conditional Use Permit to the Planning Board with the following stipulations.

1. The applicant shall follow NOFA standards for land care management
https://nofa.organiclandcare.net/wp-content/uploads/nofa_organic_land_care_standards_6thedition_2017_opt.pdf
2. The applicant will develop a landscape plan including trees shrubs and wetland buffer seed mix as described at the meeting on June 8, 2022 to be reviewed and approved by staff.
3. The applicant shall develop a maintenance plan for the landscape installations described in the landscape plan.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 21, 2022**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than Wednesday, June 29, 2022.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Barbara McMillan, Chair
Conservation Commission

cc:

