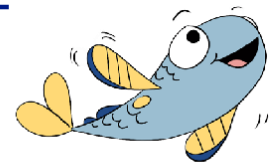




PUBLIC WORKS DEPARTMENT

CITY OF PORTSMOUTH
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(603) 427-1530
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Think Blue!
Water | Wastewater | Stormwater

Town of Madbury
Planning Board
13 Town Hall Road
Madbury NH 03823

May 31, 2022

RE: Proposal to Subdivide Property, Tax Map 1, Lot 16

Dear Ms. Goodnow, Planning Board Chair:

The City of Portsmouth is an abutter to the subject property and is at risk of being substantially impacted by the subdivision proposed for this property. The Bellamy Reservoir, which is the source of approximately 60% of the drinking water supplied to Portsmouth and surrounding towns, is situated adjacent to the subject property and receives direct runoff from the currently forested area on the property. The proposed subdivision would cause an increase in impervious surfaces on this property and result in activities on the property that have the potential to contaminate the Bellamy Reservoir with higher phosphorus loading, septic system leachate, household chemicals and petroleum products. When the reservoir was constructed in the late 1950's, the U.S. Government established an area surrounding the reservoir as a "sanitary easement". The City of Portsmouth was granted the right to prohibit activities within this area that would potentially impact the water quality of the reservoir. A portion of the subject property that extends from the reservoir to approximately 190 feet into the property is within this "sanitary easement".

In 2021, Ms. Schwartz and the City of Portsmouth shared costs to prepare conceptual site development options and conduct an appraisal for a value of a conservation easement on 17.3 acres of the subject property. The appraised value was presented as an offer to proceed with the purchase of the easement on the property; however, Ms. Schwartz chose not to accept the offer.

The City of Portsmouth has made considerable efforts over the past five years to purchase conservation easements on properties that abut the Bellamy Reservoir. These properties have particular potential to impact the water quality of the reservoir due to their proximity and as such have become the highest priority for the City to protect the long-term integrity of this invaluable resource.

In order to minimize potential impacts from the proposed subdivision, the City of Portsmouth requests that the Madbury Planning Board follow the Madbury Site Plan Review Regulations, Section 6, Stormwater Runoff.

The City would particularly like to note the following requirements in Section 6:

1. A Stormwater Management Plan (SMP), prepared by a NH licensed professional engineer shall be submitted with the site plan review application. The SMP shall implement best management practices consistent with, and as recommended in, the NHDES Stormwater Manuals, Volumes 1 & 2 (2009 as amended). (*Section 6.A. 1 and 3*)
2. Stormwater controls must be in place to prevent post-development peak runoff rates from exceeding pre-development rates for the 2-year, 10-year, and 25-year, 24-hour storm events. (*Section 6.B.1*)

The City of Portsmouth requests that the Planning Board also require the applicant to determine the post-development peak rate of runoff for the 50-year, 24-hour storm event. Given changing weather conditions and anticipated higher intensity storm events in the future, the determination of the 50-year peak stormwater runoff rates is appropriate for assessing the impact of the stormwater controls on what may become more typical storm events.

3. “Low Impact Development (LID) site planning and design strategies must be used to the maximum extent practicable in order to reduce the generation of the stormwater runoff volume...” (*Section 6.B.3*)
4. “An Operations and Maintenance (O&M) Plan shall be incorporated as part of the conditions for subdivision and site plan review approval to ensure long-term effectiveness of the stormwater system.” (*Section 6.C*)
5. The locations of proposed driveway access traverse drainage ways and as such “...easements of adequate width is required for such purpose.” (*Section 6.E.1*)
6. Maintenance of stormwater control structures is critical for their proper functioning. The City requests the Town of Madbury to routinely inspect stormwater management systems on subdivisions approved under its Site Plan Review Regulations, as provided for in Section 6.E.2.: “The applicant shall file with the Registry of Deeds such legal instruments as are necessary to allow the Town of Madbury to inspect or maintain the stormwater management systems for compliance with the Operation & Maintenance Plan.”

Sincerely;



Albert Pratt, P.E.
Water Resource Manager
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cc: Karen Conard, City Manager
Robert Sullivan, City Attorney
Trevor McCourt, City Staff Attorney
Brian Goetz, Deputy Director of Public Works