



City of Nashua
Conservation Commission
229 Main Street
Nashua NH 03061-2019

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NASHUA CONSERVATION COMMISSION

February 3, 2026

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, February 3, 2026 at 7:00 PM, 229 Main Street, City Hall.

B. Roll call

Members present:

Sherry Dutzy, Chair
Carol Sarno
Will Darby
Gloria McCarthy
Brandon Pierotti
Dale Carruth
Amanda Griffith

Dick Widhu, Vice Chair (Absent)
Megan Cook (Absent)

Also, in Attendance:

Tim Sennott, Alderman Ward 7
Deb Chisholm, Sustainability Manager
Levent Akinci, Sustainability Planner

C. Approval of minutes

January 6, 2026

MOTION to approve minutes as amended by Commissioner Darby.
Seconded by Commissioner Carruth.

MOTION CARRIED

January 12, 2026 Site Walk.

MOTION to approve minutes as amended by Commissioner Darby.
Seconded by Commissioner Sarno.

Commissioner Pierotti abstains he was not at the site walk on 1/12/2026.

MOTION CARRIED

D. Old Business:

Roscommon Investment, LLC, 147 Daniel Webster Highway (Tulley Automotive Facility). Proposal to expand parking area, removing 3 trees and increasing paved surface by 38,546 square feet, with temporary and permanent impacts to wetland and wetland buffer for wetlands greater than 9000 square feet. Map A. Lot 987. Zone GB - General Business. Ward 7.

Paul Chisholm from Keach-Nordstrom Associates lead a discussion and clarified that the Tulley's lease an additional car storage lot next to their West Glenwood Street property from Toyota. It was explained to the board that the dealership keeps on average a 60-day supply of inventory on site and not the manufactures forcing more retail inventory on local dealerships.

Commissioner Sarno inquired about adding solar panels to the property.

Ross Common, property owner, explained they have considered it, but it only covered 10% of their electric needs when they had looked into it.

Commissioner Darby asked if the lots on West Glenwood are typically at capacity.

It was confirmed they are usually full.

Commissioner Pierotti asked if a parking structure (garage) might be needed in the future.

Ross Common replied that it is not on their radar right now, but they are always looking for other properties.

Motion for positive recommendation by Commissioner Carruth

Seconded by: Commissioner Darby

MOTION CARRIES

**City of Nashua, Department of Public Works (applicant), 25 Teak Drive and 840 West Hollis Street (Four Hills Landfill).
PRESENTATION OF UPDATED PLANS. Proposal to connect water service to proposed Fire Training Facility within the Four Hills**

Landfill property, with impacts to wetland buffers in the vicinity of Teak Drive. Map C-1320 and D-54. Lot 109. Zone R-30 - Suburban Residence. Ward 5.

Attorney Andy Prolman introduced himself, he is representing the City of Nashua, DPW and Nashua Fire Rescue. He is also accompanied by, Brenden Quigley from Gove Environmental.

The application was first presented in July of 2025. Site walk on July 14th 2025, and returned to the commission on August 5th of 2025 receiving a positive recommendation. The initial application to the Zoning Board included a road and waterline, but was denied due to concerns about neighborhood impact. A second application with just the waterline was continued, and revised plan was developed to bisect the wetlands, reducing visual impact and wetland impacts. The proposed plan involves a trench cut, approximately 10ft wide, for an 8-inch waterline. Pennichuck provided a letter that confirms the 8-inch line will provide necessary pressure. Attorney Prolman went on to explain that the trench will be backfilled and replanted with low-growth shrubbery, with periodic cutting to prevent tree root interference. The plan results in 195 square feet of temporary wetland impact and 4,727 square feet of temporary buffer impact.

Brenden Quigley explained that the revised plan aims to minimize visual impact and includes more buffering. The area of impact is described as marginal habitat, with young white pine and other roadside species. Erosion and sedimentation control measures will be in place, with restoration through seeding. The proximity to the vernal pool is a consideration, but the temporary disturbance is not expected to significantly affect the wetland.

Commissioner Dutzy opened the meeting to any questions the board might have.

Commissioner Sarno asked if the easement request adding to the vernal pools has been approved and through what level of the city government has it been approved?

Attorney Prolman responded by saying he is not aware that it has been drafted. But in discussion internally with his team, there are no issues what so ever granting additional area around the vernal pools.

Commissioner Sarno expressed that her vote on this would be contingent on that being a definite.

Attorney Prolman expressed there has not been any push back with this request and that he could not guarantee that it would be held in a third party's name and not The City of Nashua.

Commissioner Sarno discussed an email from a resident suggesting horizontal directional drilling as an alternative to this trench and had it been considered?

Attorney Prolman: Yes, I asked city engineer Dan Hudson, He said they had Henniker Drilling take a look at that and give the city a quote. I don't have the quote its self but this is what Dan Hudson told him. They got a quote back ranging from \$150-\$600 per foot depending on whether ledge is encountered. The city's engineering team deemed directional drilling unwarranted due to cost concerns and potential issues with pipe maintenance.

DISCUSSION ENSUED ABOUT AN INCREASE TO THE EASEMENT SQUARE FOOTAGE REQUEST AND THE INVASIVE SPECIES ALONG THE ROADWAY.

Commissioner McCarthy questioned why the roadway needs to be 20ft wide for the pipe installation.

Brenden Quigley responded by clarifying that the 20ft represents the entire work area, including space for equipment maneuverability. The actual trench will likely be much narrower, about one bucket wide.

DISCUSSION ENSUED ABOUT THE IMPACT AND THE 20FT WORK AREA, THE CONTINUED MAINTENANCE OF THE AREA AND WHAT TIME OF YEAR CONSTRUCTION MAY BEGIN.

Brian Quigley responded by saying there are stipulations with Fish and Game that would take priority over when construction would begin.

Commissioner Dutzy opened the meeting to public comment:

Rody Arantes, 3 Jolori Lane, expressed concerns about the city's dismissal of HDD (Horizontal Directional Drilling) as a solution. Mr. Arantes stated the city only casually inquired about HDD feasibility. A quote of \$250 per foot was obtained for HDD with a larger pipe, but the city is now downsizing the pipe, which Mr. Arantes believes is insufficient. Mr. Arantes stated that the proposed HDD solution was shorter (800-850ft) and less environmentally impactful than the current plan, which involves removing over 100 trees. Mr. Arantes raised concerns about potential future road widening after the pipe installation. He went on to describe the area as an active wildlife habitat,

including snakes, frogs, deer, and bears, all connected to the vernal pool system.

George Sturgeon, 15 Cimarron Dr, stated that he believes the current plan is worse than the previous one and closer to the vernal pool. Mr. Sturgeon also stated that the zigzag approach was suggested at the last zoning meeting by a board member. Mr. Sturgeon is advocating for HDD drilling as a less disruptive alternative. He stated that HDD is close to cost-neutral due to offsetting costs like tree removal and replanting. Mr. Sturgeon suggested exploring alternative water supply options, such as water tanks, instead of the proposed pipeline. He hopes for an unfavorable recommendation of the current plan with a stipulation to consider HDD drilling.

DISCUSSION ENSUED ABOUT HDD DRILLING, UNDERGROUND ROOTS, VEGETATION, AND MR. ARANTES' PERSONAL RESEARCH ON HDD DRILLING.

Attorney Prolman: As to the 8" line, you have the letter from Pennichuck. At first Pennichuck did say they thought they needed a 10" line. But in your letter tonight, Pennichuck states that the 8" line will provide the pressure that the Fire Department needs. The speculation that this will turn into a road is inaccurate and somewhat mis-leading. The plan before you has been adjusted to accommodate the neighbors. Dan Hudson looked at the direction of the underground drilling and said that it's not warranted in this case. We believe we have done our best to accommodate the neighbors and provide for the Fire Department. We believe we have a good plan that deserves a favorable recommendation and the previous stipulations are fine with us.

DISCUSSION ENSUED ABOUT THE ROAD AND HOW THE TRUCKS WILL NOW ACCESS THE AREA FOR THE FIRE TRAINING FACILITY WITHIN AN EXISTING ROAD. THE PIPE SIZE FOR THE HYDRANTS AND ISSUES WITH THE DESIGN.

Commissioner Dutzy asked if the residence of this area would be interested in hiring an engineering firm to do their own design?

Mr. Arantes responded by saying he was hoping with the money that the city is paying a lawyer, they could have hired another company to do this work. The citizens should not have to pay for this, we pay taxes.

Commissioner Dutzy: Well, were paying for it one way or another. All I'm saying is, it seems to me that the city in all its positives and negatives has really tried to meet the concerns of the citizens and the residents in that area. But it also seems to

me like no matter what the city does the residents are not going to be happy, because the bottom line, and you can correct me if I'm wrong, you do not want this anywhere near you. That's what I'm hearing.

DISCUSSION ENSUED ABOUT THE REQUEST FOR HDD DRILLING WITH THE 8" PIPE AND HOW THAT WOULD BE ACCEPTABLE FOR THE RESIDENTS.

Commissioner Pierotti asked if a hybrid approach was thought of. With the directional drilling near the wetlands and conventional trenching on the other end.

DISCUSSION ENSUED ABOUT THE CONVENTIONAL TRENCHING NEEDING TO GET RID OF ALL THE TREES AND THE DISTURBANCE OF THE WETLAND.

Attorney Prolman: If we did directional boring, they would find another reason to object. I don't believe this at all.

DISCUSSION ENSUED ABOUT THE EFFORTS MADE BY THE CITY LOOKING INTO OTHER METHODS AND IDEAS TO APPEASE ALL PARTIES.

Commissioner Sarno: Do we have a count of the number of trees that would be taken down using this pathway, versus the original pathway?

Brandon Quigley: We haven't done any additional tree counts.

Commissioner Dutzy lead a discussion about the 2 options the board has. They can table the discussion until the next meeting to allow residents to provide a plan and cost comparison between trenching and directional drilling. Or make a favorable recommendation for the plan.

DISCUSSION ENSUED ABOUT WHO THE RESEARCH SHOULD FALL ON AND NOT THE RESIDENTS BUT THE CITY. AS WELL AS THE ROUTE AND ROCK DRILLING.

Commissioner Darby made a motion to approve the plan as recommended by the city with the conditions stated on the 11/12/2025 meeting, including pollinator mix, native erosion control, native shrubs, a 12,000 ft easement in addition to the 10/9/2025 condition, address the issues of residential dumping in the vernal pool, landscaping and limiting the cut impact.

Seconded by Commissioner Pierotti

Commissioner Dutzy called for a roll call vote.

Commissioner Dutzy: Yes
Commissioner Pierotti: Yes
Commissioner Darby: Yes
Commissioner Sarno: Yes
Commissioner Carruth: Yes
Commissioner Griffith: Yes

Vote 6-0 for positive recommendation.

DISCUSSION ENSUED ABOUT RE-VISITING THE HORIZONTAL DRILLING.

E. New Business:

Clint Licqurish, 19 Vista Way. Proposal to remove 21 trees posing a threat to the applicant's home, within the wetland buffer for a wetland greater than 9000 square feet. Map D. Lot 23. Zone R-40 - Rural Residence. Ward 5.

Clint Licqurish introduced himself and presented his request of removing 21 trees from the wetland buffer area near his house due to safety concerns. He engaged Mr. Fredette, a licensed arborist, who identified the trees as posing a danger to the home, with sizes ranging from 6 to 15 inches in diameter within the wetland buffer.

Mr. Fredette, the arborist, stated that many of the trees are leaning towards the house, damaged, rotted, or overgrown, and suggests focusing on trees within 50-60 feet of the home.

Commissioner Sarno lead a discussion about the development being a conservation subdivision and that the development came before the commission in 2019. The common space should contain natural wooded areas or fields/meadows.

Commissioner Dutzy added that a problem with this is the commission has no control over what the contractor will do. And contractors often level cut every tree.

Commissioner Sarno expressed conservation areas are supposed to remain intact. And expressed concerns that taking down this many trees on what should be protected land could create a domino effect for the rest of the development. If a recommendation was made to take some of these trees down it would be to leave 15 ft snag to encourage wildlife habitat.

DISCUSSION ENSUED ABOUT LEAVING SNAGS AT PROPERTIES IN THE PAST AND REPLACING TREES AS WELL AS HOA AND RESIDENT RESPONSIBILITIES.

The site walk is scheduled for Monday, February 23rd at 5pm, with a suggestion that a member of the condo board be present for the site walk.

DISCUSSION ENSUED ABOUT CONSERVATION COMMISSION SITTING DOWN WITH THE ZONING BOARD AND THE PLANNING BOARD ABOUT TAKING THERE RECOMMENDATIONS MORE SERIOUSLY AND LOOKING INTO THE CONSERVATION SUBDIVISION ORDINANCE.

F. NCC Correspondence and Communications

Parcels for purchase by the Conservation Commission consideration:

Deb Chisholm, Sustainability Manager, presented parcels to be considered. The City takes properties with unpaid taxes and sells them at auction. Three properties on a recent list seemed questionable from a conservation standpoint. The city has put a hold on these properties to consult with the conservation commission. The first property, L Narrows Rd (I-10) is in the northwest quadrant, surrounded by city-owned and Audubon-owned property. It is mostly wetland. There is no access, and it is not a buildable lot. The city would retain ownership. The conservation commission could consider putting an easement on it. It is not required to be stewards of that property.

IT WAS AGREED THAT THE PROPERTY SHOULD BE CONSERVED.

The second property present by Deb Chisholm is, L Irene St (124-148) The City could retain it because of its proximity to city-owned property. The other option is residents on Lawndale St might want a bigger backyard. The lot is in a wetland post. It is buildable only by someone who owns an adjacent lot because there is no road frontage.

IT WAS AGREED THAT THE PROPERTY SHOULD BE CONSERVED

The third property is 3-5 Curtis Dr (C-790) off Salmon Brook. The property to the right is the former "Camp Doucet."

DISCUSSION ENSUED ABOUT ANOTHER HOME ON CURTIS DR AND THE BOARD MISREADING MAPS.

Commissioner Dutzy made a motion to retain the following properties: Tax numbers I-10, 124-148, and C-790, and be placed under the auspices of the Nashua Conservation Commission.

Seconded by Commissioner Carruth.

MOTION CARRIES

G. Commissioners Discussion

None

H. Committee Reports

NONE

I. Public Comment Related to Items on the Agenda -

NONE

J. Nonpublic Session per. RSA 91-A: 3 II (d) lands (Roll call vote required).

NONE

K. ADJOURNMENT

MOTION to adjourn by Commissioner Darby at 9:06 PM

SECONDED by Commissioner Carruth

MOTION CARRIED

Meeting notes taken by Nichole Wilkins