



City of Nashua
Conservation Commission
229 Main Street
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NASHUA CONSERVATION COMMISSION

May 5, 2026

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, May 5, 2026 at 7:00 PM, 229 Main Street, City Hall.

B. Roll call

Members present:

Sherry Dutzy, Chair
Dick Widhu, Vice Chair
Carol Sarno
Will Darby
Brandon Pierotti

Gloria McCarthy (Absent)
Dale Carruth (Absent)
Amanda Griffith (Absent)
Megan Cook (Absent)

Also, in Attendance: Levent Akinci, Sustainability Planner

C. Approval of minutes

April 7, 2026

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

MOTION CARRIED

April 15, 2026 Site Walk-26 Verona St

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

MOTION CARRIED

April 20, 2026 Site Walk-Innovative Way Extension

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

MOTION CARRIED

D. Old Business:

Mark Lessard and Jane McCutcheon, 26 Verona Street. Proposal to build a 12ft x 12ft deck on the rear of the existing house with permanent impact to 144 SF of the wetland buffer for a prime wetland. Map 101. Lot 151A. Zone R-B - Urban Residence. Ward 6.

Commissioner Dutzy lead a re-cap on the request from 26 Verona St to build a 12x12 deck in the rear of the home with no roof and no stairs.

Commissioner Dutzy made a motion for a positive recommendation:

Stipulations are as follows:

- Native plantings are done on the property for mitigation purposes. The homeowners will identify the plantings by their Latin names to ensure that they are native plants.
- Monumentation along the wetland buffer. Markers placed every 50 feet along the buffer. Instructions to be provided.

Seconded by: Commissioner Widhu

MOTION CARRIES

DISCUSSION ENSUED ABOUT THE LOCATION OF THE WETLAND BUFFER AND THE MONUMENTATION.

John J. Flatley, Innovative Way Extension. Proposal to extend Innovative Way for the purpose of providing access to existing tax map "A" parcels 44, 968, 47, 92, 712 & 48 and map 114, lot 231 to develop the Northern Tech Center, with temporary impacts to approximately 4,500± SF and permanent impacts to approximately 300± SF of wetland buffer for wetlands greater than 9000 SF. Map A. Lots 44, 45, 47, 48, 92, 712 and 986. Map 114. Lot 231. Zone PI - Park Industrial. Ward 8.

Chris Guida, a wetlands and soil scientist with Fieldstone Land Consultants introduced himself and led a re-cap on the project. He represents The Flatley Company on this project that had previously been approved but expired. The project involves replacing two 18-inch culverts at the first crossing. The design aims to avoid wetlands, but an existing wetland crossing needs upgrading to meet current standards with an open bottom culvert. More robust plantings, such as juniper and other shrubs, are proposed for the buffer areas instead of just a conservation seed mix. Proposed buffer impacts will be on the side slopes of the access road and revegetated.

Commissioner Sarno: I am concerned if there are vernal pools on the property. And I'm wondering if you know right now, is there any standing water anywhere on the property.

Chris Guida stated that he suspects any standing water has dried up, but there might be some near the cell tower. The wetlands are generally seasonal runoffs, intermittent streams, or forested wetlands with no vernal pools observed. Chris also mentioned that the hydro period is too short for vernal pool indicator species to breed, needing at least 2 months of sustained water. He also offers to revisit the site to investigate potential vernal pools.

DISCUSSION ENSUED ABOUT VERNAL POOLS

Commissioner Pierotti: I need a little bit of clarification, why are the two buildings done in different weights on your plan?

Chris Guida responded by stating the two buildings are done in different weights on the plan because one was previously approved, and the other is a new proposal. The road may be extended for more potential development.

DISCUSSION ENSUED ABOUT POSSIBILITIES FOR THE SITE'S POTENTIAL DEVELOPMENT.

Commissioner Sarno: I wonder if you've heard anything from the New Hampshire Heritage Bureau about the eastern box turtle?

Chris Guida stated they have not heard back from them.

DISCUSSION ENSUED ABOUT THE NEW HAMPSHIRE HERITAGE BUREAU AND INDICATED SPECIES AS WELL AS ENDANGERED SPECIES.

Commissioner Dutzy: About how much buffer impact is there going to be?

Chris Guida discussed that the previously approved buffer impacts were 5,600 square feet. The new buffer impact is estimated to be around 15,00 square feet.

DISCUSSION ENSUED ABOUT PLANTING FORMULAS, RESTORATION AND TURTLE-FRIENDLY CURBS.

Commissioner Darby requested that the results from DES for the endangered species report be forwarded over.

Commissioner Dutzy opened the floor to public comment

John Cepaitis, 16 Shakespeare Rd: Back in 2023 when Flatley had his design approved by the city, during the conversation, if I remember correctly that that was going to be the only project in this area. So now you're talking about a second building, and the building that was approved in 2023 hasn't even been built right?

Chris Guida: correct

John Cepaitis: ok, because one of the things that Flatley does that's part of its process strategy is get something approved and then years later get it changed. The other thing is, in this area that you are talking about I think the abutters were told that A45, A986, and A48 would not have any building on it. Are you telling me that has changed?

DISCUSSION ENSUED ABOUT THE AREAS PART OF THIS DEVELOPMENT REQUEST.

Commissioner Darby asked if the project is considered a fill and dredge in the wetlands and if a permit was filed with the state.

DISCUSSION ENSUED ABOUT THE FILING OF THE FILL AND DREDGE PERMIT

AND THAT THIS SHOULD BE USED AS A CASE TEST TO UNDERSTAND THE PROCESS OF STATE APPROVAL FOR DREDGE AND FILL OF WETLANDS WITH THE DES.

Commissioner Dutzy moved for a positive recommendation with the following stipulations:

- Curbing be turtle friendly
- Commission receives a landscape plan for the native plantings with common and Latin names.
- A survey be done for vernal pools within the next couple of weeks, prior to the end of May.
- The commission receives the case number or the whole application for the dredge and fill.
- The commission receives the data check from DES for threatened and endangered species.

Motion seconded by: Commissioner Darby

MOTION CARRIES

Salt Creek Properties, LLC and Cutter Place Properties, LLC, 34 Buckmeadow Road. Proposal to redevelop the lot into a self-storage facility with 7 self-storage buildings along with associated site improvements, including 3 stormwater management areas, closed drainage system over portions of the site, and a wetland crossing to access the rear of the lot. Total impacts from redevelopment will result in permanent impacts to 992 SF of wetland and 18,101 SF of wetland buffer, as well as temporary impacts to 27,788 SF of wetland buffer. Map C. Lot 350. Zone R-40 Rural Residence. Ward 5.

Chuck Ritchie introduced himself, he works for Fieldstone Land Use Consultants and is representing Salt Creek Properties and Cutter Place Properties. Mr. Ritchie led a discussion about the project. The site is 5 acres at 34 Buckmeadow Road in the R40 rural district. The site is currently developed with a warehouse storage building, gravel access road, pavement, and a loading dock. Cold brook is to the north, and D'Antonio Drive to Brian McCarthy middle school is to the south. The existing building was built in 1966 as a chicken coop and converted to a warehouse and storage use in 1981. There is no real drainage, and the building and pavement go up to the edge of the wetlands. A wetland runs through the middle of the site, fed by a culvert

under D'Antonio Drive. Existing wetland impact is 728 square feet, and buffer impact is 26,987 square feet. Proposing a new self-storage facility with seven buildings, totaling 39,700 square feet. The project aims to meet state and city drainage requirements. The site will be broken into three sections for drainage. The first three buildings will drain to a wet pond in the northwest corner. The next two buildings will drain to a four-bay and then into a treatment swale. The third section will have a center trough to a four-bay and another wet pond. The entire site will be captured in stormwater management areas. Proposal impacts: 1,124 square feet of wetland impact and 45,000 square feet of buffer impact. Temporary impacts, edges of stormwater areas, existing gravel areas to be blown and seeded with conservation mix. The permanent impacts, the building and pavement total 18,101 square feet. All new permanent impacts will be treated in stormwater management areas. The wetland crossing, they are looking to cross at the narrowest point, where there are signs of previous impact. Accessing 60,000 square feet of upland area. Culvert crossing to maintain water flow. Pavement going into the buffer on the upper area.

DISCUSSION ENSUED ABOUT THE IMPACTS AND THE ACCESS FOR THE PROPERTY TO MAKE USE OF THE LAND.

UNKNOWN: Area appears to be an old borrow pit. Man-made ditch along the area. This whole area has essentially been manipulated and you know utilized. Most of the wetlands on the property were man-made from excavation or altered when it was a chicken farm.

DISCUSSION ENSUED ABOUT STORAGE IN THE AREA BEING OVERSUBSCRIBED AND THE ZBA REQUEST THEY WILL BE MAKING.

Commissioner Darby: Do you have an estimate on how many trees are going to come down because of this in the buffer?

Chuck Ritchie responded by stating a roughly 30,000 to 40,000 square foot area in the back. And is not sure how many trees that would total.

DISCUSSION ENSUED ABOUT THE CORRECT PERMANENT BUFFER IMPACT NUMBERS.

Commissioner Darby asked about the northwest drainage.

Chuck Ritchie stated that area would have a wet basin for drainage. Runoff from paved areas will be diverted into catch basins and stormwater management areas.

DISCUSSION ENSUED ABOUT THE CATCH BASINS AND IF THE 2,050 SQUARE FOOT BUILDING WILL BE LOCATED IN THE WETLAND.

Site walk scheduled for: Tuesday May 19th at 5:30PM at 34 Buckmeadow. Need to confirm parking availability due to gate.

F. NCC Correspondence and Communications

Sam Durfee, Planning Manager – Nashua recode presentation and discussion on intersection of land use regulation and conservation.

Sam Durfee, Planning Department Manager, conducted a discussion for an update on the land use code. The target date for voting is July 1, there will probably be a delayed effective date. Mr. Durfee will coordinate with Levent Akinci to send a link to the draft document and additional sections that have been revised.

DISCUSSION ENSUED ABOUT THIS PRESENTATION

G. Commissioners Discussion

URBAN TREE PROGRAM:

- The group is meeting 5/6/2026 at 3PM at Sandy Pond to discuss planting options.
- Focus is on addressing flooding problems in the area, using erosion control and moisture-absorbing plants.
- Sandy Pond is located off pine street, with parking available on National Street.

ENFORCEMENT UPDATE ON 535 MAIN DUNSTABLE:

- There is a 10-day response period for the letter that was sent. Property owners' lawyer has been notified as well.

- Illegal tree removal and excavator activity have been observed in the wetland.
- Discussed escalating the wetland violations to the Department of Environmental Services (DES).

19 Vista Way:

- The tree risk assessment report is under review, with concerns that no trees are recommended for removal. The zoning board case for this property has been pushed back to June per homeowner request. The board expressed they would like to attend the zoning board meeting to improve representation of the conservation commission's position to the zoning board.
- A suggestion was made to ask the Board of Alderman for recommending professional assessments for tree removal request, especially within the wetland buffers.

EVERSOURCE ENERGY SAVING TREES PROGRAM:

- Eversource has an "energy saving trees program" that partners with cities to plant trees in residential areas to help with cooling and reduce energy levels.
- Eversource could give a presentation to the board about the program.

VERNAL POOLS AND AMPHIBIAN CROSSING:

- Two vernal pools have been discovered at Roby Park. Lisa Fauteux has been contacted to follow up with Brandon Quigley.
- The Bishop Guertin Project, involving sidewalk construction on Groton Road, is in a hotspot area for amphibian crossings. Blue-spotted/Jefferson Complex salamanders, (a state listed species of concern) have been observed in the area.
- Work is being done in the wetland buffer and harm to species includes significant habitat modification, which applies to species in need of conservation, not just endangered ones.

- A call to Fish and Game is planned to explain the situation and inquire about potential enforcement and fines.
- The location of disturbance is near 70 Groton Road and Craftsman Lane.

JOYCE PARK TREE REMOVAL AND BRIDGE DISCUSSION:

- There is a lack of information regarding the Joyce Park tree removal situation.
- A bridge connecting a development to Joyce Park was discussed but not voted on. The canal is a prime wetland, which would involve the state for any bridge construction.
- There is frustration about the lack of information and responsibility regarding the parking lot development.
- It was suggested the Levent Akinci write a letter in regards to the parking lot telling them that they would need to come back to the Conservation Commission to have this lot and the bridge voted on.

H. Committee Reports

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 Widhu at 9:50 PM

SECONDED by Commissioner Dutzy

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MOTION CARRIED

Meeting notes taken by Nichole Wilkins