



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

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NASHUA CONSERVATION COMMISSION

July 7, 2026

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, July 7, 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 (Arrived late)
Gloria McCarthy
Brandon Pierotti

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

Also, in Attendance:

Levent Akinci, Sustainability Planner
Alderswoman Paula Johnson, Ward 5
Alderman Tim Sennott, Ward 7

C. Approval of minutes

June 2, 2026

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

MOTION CARRIED

June 8, 2026 Site Walk-38 Roy Street

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

MOTION CARRIED

June 29, 2026 Site Walk-Roby Park

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

D. Old Business:

Joshua and Elizabeth Zellers, 38 Roy Street. Proposal to replace an existing deck with a new two-tiered deck with temporary and permanent impact to the wetland buffer for a prime wetland. Map 107. Lot 16. Zone R-A - Urban Residence. Ward 6.

The proposal is to replace an existing deck. New plans show a reduction in overall size from original submission, resulting in an approximate 20 sq. ft increase from the current deck. The deck is tiered: top tier off slider, platform, steps off back, L-shape step due to land grade. A previously noted privacy fence was removed. And existing trampoline is being removed.

Commissioner Widhu requested removal of existing pressure-treated wood, which the applicant confirmed "is going to happen 100%" acknowledging it is "gradually" leaching into the wetland.

Commissioner Dutzy made a motion for a recommendation to approve the deck as designed with the following stipulations:

- Removal of grass clippings and cessation of further dumping of yard waste in the buffer area.
- Continuation of no fertilizer, no pesticides lawn care.
- Wetland buffer monumentation per Nashua Revised Ordinances 190-116.
- Planting and maintenance of minimum of (5) native shrubs (Latin names required) location to be determined by homeowners. (suggested: side by fence or where trampoline was) to encourage pollinators and wildlife.
- Removal of trampoline.
- Removal of pressure treated wood

Seconded by: Commissioner Widhu

MOTION CARRIES

E. New Business:

Kathleen Wallace, 12 Brinton Drive. Proposal to renovate an existing deck by adding to existing footings to meet building code standards with temporary and permanent impact to the wetland buffer for a prime wetland. Map 49. Lot 224. Zone R-A - Urban Residence. Ward 2.

Kathleen Wallace led a discussion about her proposal to renovate an existing deck by adding to existing footings to meet the building code standards. She bought this home in 2002 with an existing deck and put in a new frame, leading to a stop work order in May due to the footings issue and the wetland buffer. Existing footings were 8 inches, contractor increased to 10 inches, building code requires 12-inch footings. No change to the size of the deck (12 x 24) trex slotted, no roof, only the footing size changes. Permanent impact to the wetland buffer: 6 feet. Lawn is mowed, no fertilizer used.

It was decided that no site walk was needed.

Commissioner Darby made a motion for a positive recommendation for approval of the additional 6 feet.

Seconded by Commissioner Sarno

MOTION PASSED

Teve Group, LLC and Debra S. Hiney, 64 Taylor Street and 1 Morse Avenue. Proposal to redevelop two parcels into a subdivision for 13 single family homes and one multifamily building with temporary impact to approximately 1,300 SF of the wetland buffer for a prime wetland. Map 6. Lot 18 and 24. Zone R-9 - Suburban Residence. Ward 7.

Trevor Yandow with Meridian Land Services presented the redevelopment of 64 Taylor Street (just under 4 acres) and 1 Morse Ave (just under 1 acre) under the conservation subdivision ordinance. Proposal includes 13 single-family residential units and refurbishment of a 100-year-old industrial style brick

building at 64 Taylor Street into a multifamily development (4 units. Total: 17 dwelling units on 4.5 acres. The existing dwelling on 1 Morse Ave will be removed. Conservation Space is the area in pink on the map provided to the board, adjacent to Salmon Brook and Joyce Park Wildlife Sanctuary. Aims to protect the buffer to Salmon Brook and enhance existing conservation space. The existing wetland buffer area contributes to the 40% natural requirements for conservation subdivisions. The dark line on the map represents the proposed tree line and limits of clearing for stormwater infrastructure. Estimated tree removal: "greater than 20 trees."

Lots accessed via a through street coming off Taylor and teeing back into Morse Street/Morse Ave. Municipal water and sewer. Proposed to tie development into the existing 40-inch sewer interceptor, which runs west to east within the 75-foot buffer. Temporary buffer impacts: 600 sq. ft for grading for a stormwater filtration pond. 400 sq. ft for a conveyance swale and enclosed drainage system. 300 sq. ft for tying the post sewer into the existing sewer. Total temporary impact 1,300 sq. ft. Proposed work is only in the buffer, not directly in the wetland. There is no existing stormwater infrastructure. It slopes down quickly to the sewer interceptor. The environmental review of 64 Taylor street was performed by Monadnock Environmental for phase 2 due to the site's history as an old industrial building. Wells and soil samples taken. And an old tank was found, but no additional leakers identified. The state data base marks 64 Taylor as a previous asbestos disposal site. In the 1960's Johns Mansfield disposed of asbestos fill at the end of Russell Ave (beyond the property line.)

Commissioner Dutzy requested that when the applicant comes back to the board after the site walk they should have a landscaping plan to present to the board. Requesting that such plan should aim for 70% native plantings to support pollinators and wildlife.

Applicant suggests a condition on a per-lot basis for individual lot landscaping, with a landscape architect proving a range of suitable native plants. The applicant has experience with "wildlife or seed mix or wildflower mix" for slopes of stormwater ponds and swales.

The applicant indicated the objective is to create new "starter housing stock" (approx. 1,800-2,100 sq. ft ground floor area) to match the neighborhood, at mid-level price range.

Commissioner McCarthy expressed concern about lots 5,6,7 and 8

being too close to the tree line/buffer. Commissioners expressed concern about trees falling on houses and future requests for tree removal.

Commissioner McCarthy asked if it was a possibility to eliminate 1 or 2 of the proposed homes and create large lots to increase the distance from the tree line.

Trevor Yandow responded by stating they will take a look at economic viability of reducing lots and if that makes financial sense. Intent is to keep existing trees, including "old growth." And keep it as wooded as possible.

Commissioner Dutzy asked if there will be a Home Owners Association.

Trevor Yandow: Yes

Commissioner Dutzy suggested a request for a conservation stewardship plan to be given to the HOA, outlining responsibilities (referencing the Etchstone property on 35 Groton Rd.) And that realtors should provide disclosure to buyers that it is a conservation property, and NO healthy tree can be taken down unless they come before the conservation commission.

DISCUSSION ENSUED ABOUT THE CONSERVED AREA, DRAINAGE AND FILTRATION

Site walk proposed for July 28th at 5:30pm at 64 Taylor St.
(Commissioner Sarno will visit independently)

MOTION PASSED

Salt Creek Properties, LLC and Cutter Place Properties, LLC, 34 Buckmeadow Road. UPDATED Proposal to redevelop the lot into a self-storage facility with 4 self-storage buildings along with associated site improvements, including stormwater management, and existing wetland restoration/revegetation. Total impacts from redevelopment will result in a to 1,001 SF of permanent impact and 2,915 SF of temporary impact to the wetland buffer of

a critical wetland. Map C. Lot 350. Zone R-40 Rural Residence. Ward 5.

Chad Branon, civil engineer with Fieldstone Land Development, introduced himself and lead an overview of the project and the changed proposal. In June the proposal was for (5) buildings and received good and critical feedback. The new proposal is for (4) buildings of self-storage. Mr. Brannon believes the variance granted in 1981 for commercial warehouse use transfers with the property use. And stated that a letter from the Zoning Code Enforcement on August 13, 2025 confirms this. Existing conditions and impacts are, total distance within existing tree line, 96,500 sq. ft. Existing buffer impacts, 27,000 Sq. ft (from gravel, pavement, and building.) Current runoff flows untreated into wetlands. The key change in this proposal is dropping (1) building and re-shifting the layout. The project is now a restoration project, not proposing increased impacts. The stormwater basin pulled entirely out of the wetland buffer area, with the exception of the outlet culvert. The reduced proposed disturbance is now 76,900 sq. ft, a net positive restoration of 19,500 sq. ft. Buffer restoration approximately 8,500 sq. ft of net reduction in buffer impacts. The building square footage lowered to 27,525 sq. ft (an increase of 8,700 sq. ft from the existing building on the property.) The storm water runoff will now be captured and routed to stormwater mitigation areas. This new proposal reduces overall impact footprint, adds stormwater mitigation and brings an old site into current standards.

Alderman Johnson expressed concern from constituents, stating "This is the last frontier in Nashua. This is all wetlands." And questioned the demand for more storage buildings. She also questioned the "grandfathering use" to new owners.

DISCUSSION ENSUED ABOUT THE BERM FOR THE STORMWATER MANAGEMENT DESIGN AND THE ACCESS TO THE NORTHEAST BUILDING.

Commissioner Dutzy questioned the use of the land for self-storage ("to store crap that people no longer want so they can buy more crap") and suggested alternative industrial locations and why "this" property.

Chad Branon responded by stating the focus is on the wetland buffer, not about the use or about what one's opinion is on how something is developed. He emphasized on the project restoring the buffer, improving it, and represents a reduction in buffer impacts. Close to 9,000 sq. ft reduction. Also stating that current plan is the least amount of development that allows sub-

storage to be the use and the project would not be viable with further reductions.

DISCUSSION ENSUED ABOUT THE PAST DISTURBANCE OF THE PROPERTY FROM 20-30 YEARS BEFORE AND THIS AREA NOT BEING DISTURBED WITH THIS PROPOSAL.

Commissioner Widhu voiced his appreciation with the changes made by the applicant.

Commissioner Sarno voiced her appreciation for the changes made by the applicant. And that she also did not like storage facilities but also would want to see a landscaping plan.

DISCUSSION ENSUED ABOUT THE CHANGING OF THE ACCESSIBLTY TO ONE OF THE STORAGE BUILDINGS, THE CURBING AND THE LIGHTING OF THE PROPERTY.

Commissioner McCarthy voiced her disapproval of the use for the site and the belief that the use would be "grandfathered" to the new owners.

Commissioner Darby brought up his concerns about the landscaping and the salt in the winter going into the wetland buffer and that this plan would resolve that problem. But would be looking for a landscaping plan to be submitted.

DISCUSSION ESNUED ABOUT JAPANESE KNOTWEED AND REHABBING THE EXISTING BUILDING AND NOT HAVING TO DO ANYTHING WITH THE STORMWATER RUNOFF, IF THEY ONLY REHABBED THE EXISTING BUILDING.

Applicant is willing to come back to the board with the condition of working with the board on a landscaping plan after the Zoning Board approval.

Commissioner Darby made a motion to accept the revised plan with a condition that if it gets approved by the Zoning Board the applicant comes back to the Conservation Commission with a landscape plan for agreement by the board that includes tree replacement, invasive species mitigation, and monumentation of the wetland buffer. Best management practices that would involve using natural materials (no plastic) in disturbed areas. Curbing will be Cape-Cod curbing. And downward facing lighting on any buildings (full cut-off, dark sky compliant.)

Seconded by: Commissioner Widhu

Roll call vote:

- Commissioner Widhu: YES
- Commissioner Dutzy: NO
- Commissioner Pierotti: YES
- Commissioner Darby: YES
- Commissioner Sarno: YES

Vote is 4-1

MOTION PASSED

F. NCC Correspondence and Communications

40 GROTON ROAD -VERNAL POOL UPDATE:

Levent Akinci stated that Tom Sajak has not provided an update but in a conversation, he had with him, Tom Sajak said there is NO sidewalk planned, but the pavement expansion is occurring. Concerns were voiced about obstructions to amphibian crossings due to pavement widening. Discussion to continue at the next meeting, pending receipt of an official email.

535 MAIN DUNSTABLE ROAD:

The property owner must respond to the Department of Environmental Services (DES) by July 20th 2026. The city request is for the property owner to delineate the wetland boundary, hire a wetland scientist to conduct test pits, calculate the actual impact, and determine the number of trees removed within the wetland buffer. The impacts are described as "BLATANT."

147 DANIEL WEBSTER HIGHWAY (TULLEY):

A letter from New Hampshire DES was received, requesting more information from Tulley.

G. Commissioners Discussion

ROBY PARK- DISC GOLF COURSE MANAGEMENT:

Commissioner Dutzy explained that she spoke with Melissa Winters (vernal pool expert) she is hoping to get down here sometime in September or October.

Invasive Species: Japanese knotweed was identified during a site walk. It is strongly suspected to have been brought in during

construction.

- Signage suggestions include a kiosk at the course beginning and small reminder signs. (E.G. "all wetland areas are out of bounds".)
- Recommendation: Invasives should be monitored for the first (2) years for any new crops.
- DPW to be notified about the Japanese Knotweed on Erin's Trail.
- Suggestion to include cleanup of invasives as part of restoration and mitigation/landscape plan for other projects.
- Consideration of the board hiring a wetland scientist to monitor for disturbance (once or twice a year) to walk the area and look at all of the wetlands to report back concerns.

Park hours and wildlife Impact:

- Concern raised about the disc golf course being open 24/7, 365 days a year, citing "enormous impact to wildlife habitat," especially for the night-migrating vernal pool animals (March-May).
- Draft disc golf rules state "same hours as city parks" (generally closed 10pm-6am).
- Proposal to limit hours from dawn to dusk, particularly during sensitive seasons.
- Levent Akinci to get written verification of agreed-upon hours from DPW/Parks and Recreation.
- The basket located near the vernal pool has to go.

DISCUSSION ENSUED ABOUT THE FOCUS AND JURISDICTION OF THE BOARD BEING ON THE "WETLAND BUFFER" AND NOT LIMITING THE HOURS OF AN ACTIVITY AT ROBY PARK. AND IF A WETLAND SCIENTIST IS HIRED BY THE BOARD FOR THIS PARK IT WOULD BE SUGGESTED FOR ALL PARKS AND WETLANDS.

- The existence of at least one or more eastern box turtles on the site has been reported. Question: Check with DPW if daily inspections by a "qualified" individual during construction have been done.
- Notify DPW of the existence of the Japanese knotweed on the Erin's trail.

TREE CUTTING LEGISLATION/WETLAND BUFFERS:

Alderman Sennott lead a discussion about legislation to add "more teeth" to the local ordinances regarding tree cutting in wetland

buffers. Existing ordinances are "soft touch." And RSA prescribes a fine (\$275/\$550) but it likely goes to DES, not the city.

Proposed local ordinance:

- \$500-\$1,000 for the first offense, levied on the tree cutting service.
- Mitigation: Enforce one-for-one replacement based on diameter (e.g., a 10-inch diameter stump requires 10 one-inch trees or 5 two-inch trees).
- Homeowner Responsibility: Legislation should include that homeowners are responsible if they hire unknown contractors.

The next steps for this are to gather input from the commission and community development. Draft a proposal for legal review and presentation to the Board of Alderman.

DISCUSSION ENSUED ABOUT INVASIVE SPECIES MANAGEMENT (CITY-WIDE)

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 9:48 PM

SECONDED by Commissioner Pierotti

MOTION CARRIED

Meeting notes taken by Nichole Wilkins