



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

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NASHUA CONSERVATION COMMISSION

August 4, 2026

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, August 4, 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)
Amanda Griffith (Absent)
Dale Carruth (Absent)
Megan Cook (Resigned)

Also, in Attendance: Levent Akinci, Sustainability Planner
Alderman Tim Sennott, Ward 7

C. Approval of minutes

July 7, 2026

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

MOTION CARRIED

7/28/2026 SITE WALK: 64 Taylor Street/ 1 Morse

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

MOTION CARRIED

D. Old Business:

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 provided updates and addressed site walk discussion points. Applicant is prepared to follow the recommendations of the native plantings within each lot and for landscaping areas, particularly stormwater pond areas. They are willing to incorporate a requirement into the plans for native plantings. Provide a sample list of plant (shrubbery, trees, evergreen, deciduous) on the landscaping portion of the plan, completed by a horticulturist. This plan requirement will be provided to whomever decides to build these lots. It is unclear if this developer will be constructing the lots or someone else. A second recommendation is to provide conservation seed mixture on suitable areas. The applicant will specify a conservation wildflower mix from New England wetland plants. Spec the mix on the slopes for the stormwater pond area. Spec the mix along the backside of the swale that runs behind lots 5 through 8. This will be incorporated into the landscaping plan submitted to the Planning Department, with copies to the Conservation Commission and state applications. The applicant is prepared to deal with the invasive species *within* the limits of the work. Observed invasives on the site walk included, Japanese Knotweed, and bittersweet. Hesitation to go outside the limits of the work area due to lack of ordinance requirements, concern about "additional disturbance and effort," and creating new disturbance in protected areas. For invasives within limits, an inspection and maintenance manual will inform landowners of proper care.

Commissioner Sarno expressed her concerns and opinion about dealing with the Japanese knotweed know, even if it is outside of the limits of work. Stating that she believes it should be a stipulation because it's just going to keep spreading and ultimately spread down to Salmon Brook.

The applicant is willing to balancing, not creating new disturbance in protected areas. And suggested a "middle ground" if invasives are "10ft outside the limits of work or immediately adjacent to." They do not want machines or people crossing the sewer easement. The applicant will be submitting to the Zoning Board of Adjustments for a special exception and is seeking a positive recommendation from the board to present to the Zoning Board.

Commissioner Sarno discussed her concern with lots 5,6,7,8 that all extend into the 75-foot wetland buffer. Previous practice in other conservation subdivisions required lots no to extend into the buffer and not create the illusion that the homeowner is allowed to do whatever on the property.

Trevor Yandow responded by saying lot depths are essentially the minimum required by zoning, 90ft and some might be 92ft. Lots 6 and 7 are at bare minimum lot depths. To shift the wetland buffer area off the lots the road would need to shift 15ft to the south. And placard the wetland buffer at a lower interval (e.g., every 25ft or 50ft) for small revegetated section.

Commissioner Darby asked about the conservation area limits and the drainage system.

Trevor Yarrow explained that approximately "40%-ish" of the conservation area is wetland buffer. And the drainage design is a filtration practice designed to be dry, draining within 72 hours of a major storm event. Outlet is a concrete control structure designed to match or reduce peak flow rates. Some water will be re-charged, anything larger then pond capacity discharges at a controlled rate downstream where it discharges now. Filter materials can remove some salt, but not a full reduction. System meet state and shoreline permitting requirements. And roads will be maintained by the city.

Commissioner Widhu asked about the tree preservation.

Trevor Yandow discussed that exact house footprints unknown, making specific tree counts difficult. Areas of removal, lots 4-8 and stormwater pond area will be graded. Areas of potential preservation, lots 9, 10, 11, and 12 may retain some trees along property lines. And the landscaping requirements would dictate

what needs to be on the lot. And there's no reason existing trees can't count towards that for future home builders.

Commissioner Dutzy asked to clarify if the board is being presented with a plan and an understanding that the lots would be sold off individually or is the plan to sell the entire approved proposal to a developer who's going to develop the properties all at the same time and as a Conservation Commission how do we know that anything where discussing here will hold for the developer?

Applicant responded by stating the expectation at this point is to sell the lots to a single builder. The factory building may be sold to someone more familiar with factory building restorations. The plan, "if approved" needs to be built as approved, including impact areas, plan profiles, utilities, and landscaping. Individual lots will be bound by land use code for landscaping.

Commissioner Dutzy asked for clarification on before the plan is put out for a developer to purchase the applicant tonight is going to be putting in all of those improvements? Or are those improvements going to be done by the entity that buys the land?

Trevor Yandow responded by stating the plan will hold whoever does it to the recommendations.

Commissioner Sarno asked how all of this will be managed, if there will be an HOA.

Applicant expressed part of the full planning board review a draft HOA document will be drawn up, accompany transfer of ownership, run with the land, and be reviewed by council and Conservation Commission. Lots will be deeded with an encumbrance requiring HOA participation. Members will own equal portions of HOA property. Stipulations will govern actions within the conservation area.

Commissioner Darby asked about the dredge and fill and the alteration of terrain.

DISCUSSION ENSUED ABOUT THE THRESH HOLDS FOR THESE PERMITS AND THE PERMIT REQUIREMENTS WITH DES.

Commissioner Dutzy moved to make a positive recommendation with the following recommendations:

- Monumentation along the wetland buffer.
- Removal and proper disposal of invasives.

DISCUSSION ENSUED ABOUT HOA HIRING A PROFESSIONAL MANAGEMENT COMPANY TO OVERSEE THE ENTIRE DEVELOPMENT, INCLUDING THE CONSERVATION PROPERTY AND ENSURE IT STAYS A CONSERVATION AREA.

Levant Akinci added the reason this is a discussion point is that the Conservation Commission has seen conservation subdivisions that have been developed and now are facing issues with the management of those. That's what's trying to be mitigated. What has been happening is when there are transfers going on there's loss of communication somewhere along the line. And so, whatever is getting developed at this point, a couple years down the line you have a self-managed HOA. They don't have any idea what their responsibility really is. And they think that the city would come in and handle the cutting of trees, which is not the case. The HOA would handle that themselves but they do have to come to Conservation Commission because of the impacts.

DISCUSSION ENSUED ABOUT A PROFESSIONAL HOA MANAGEMENT COMPANY, A CONSERVATION EASEMENT MONITORING REPORT AND THE CONSERVATION SUBDIVISION ORDINANCE.

Commissioner Dutzy resumed the motion for a positive recommendation with the following stipulations:

- Monumentation along the wetland buffer.
- Removal and proper disposal of invasives.
- Preservation of existing trees where possible.
- At least 70% of plantings to be native.
- Homeowners to provide the Conservation Commission with a conservation easement monitoring report every (5) years.

- The shifting of the road to allow lots 6 and 7 to not be in the wetland buffer.

Seconded by: Commissioner Widhu

MOTION CARRIES

E. New Business:

NONE

F. NCC Correspondence and Communications

NASHUA'S GREENHOUSE GAS PRESENTATION:

Taylor Barry, UNH, Sustainability intern led a presentation on conducting greenhouse gas (GHG) accounting for the City of Nashua (2024 inventory, comparison to 2016 baseline, recommendation to emissions reduction.)

JOYCE PARK WILDLIFE SANCTUARY:

Commissioner Dutzy would like to make a motion to the effect of: Banning any construction or tree removal will be allowed in Joyce Park Wildlife Sanctuary unless plans are presented to the conservation commission.

Seconded by commissioner Widhu.

Commissioner Dutzy's reasoning for this is to get it on the minutes about the previous issues with unapproved construction (parking lot) tree removal by an adjoining entity (Nashua Housing Authority) in the wetland buffer.

Commissioner Darby asked how this would be enforced and for clarification.

Levent Akinici mentioned the Planning Department confirmed no bridge on any current plan for Joyce Park.

MOTION CARRIES

535 MAIN DUNSTABLE:

Levent Akinci discussed that Gove Environmental, Brendan Quigley completed a report detailing wetland boundary, 40-foot buffer, and filled area. Tree removal, map shows 94 trees removed (hardwood, pines, stumps). The next step is Conservation Commission to review report and discuss possible mitigation (fine for tree removal, restoration by removing fill) at next meeting. Planning Department has recommendations. Property owner paid for survey. Levent is waiting for an update from Sam Durfee regarding the fine and restoration process.

ROBY PARK DISC GOLF:

Levent Akinci gave an update stating that DPW did say they will provide a map and report of any changes made to the original plan (changes were made with environmental considerations and wetland scientist advice, Brendan Quigley).

Hole 10 basket, placed along wetland buffer, DPW does not want to move it. Basket will remain. Conservation Commission will monitor for significant impact (foot traffic, discs in buffer/wetland). If impact found DPW would revisit moving it.

Mark Jacobs (wetland scientist) would be interested in providing a quote for annual walkthrough to assess wear and tear/impacts on wetlands. Commission seeks an independent monitor.

Wetland marking/signage, vernal pool 1 will be marked with a low rope around its buffer. Educational signage will be installed. DPW states course design keeps everything away from vernal pool 2. Community Development suggests to get it officially designated (requires wetland scientist). Commission to discuss using conservation funding for designation. Commissioner Dutzy will talk to Mark Jacobs about engaging a wetland scientist for a baseline assessment this year and annual monitoring thereafter, focusing on "depreciation of the wetlands and the wetland buffers." Scope to be reviewed by staff. Levent Akinci did state that a letter from DES was received and it was determined that there were NO violations.

40 GROTON ROAD:

Levent Akinci stated he did receive correspondence from Tom Zajac pretty much what was said the last time in terms of the sidewalk he calls it "pavement widening" he says that there is NO sidewalk, just widening of the road. Question about not allowing parking along the stretch of "pavement widening" was brought up. It was unclear if this would be allowed or not.

DISCUSSION ENSUED ABOUT SPECIAL EXCEPTIONS VS. VARIANCE AND AN EXPLANATION GIVEN TO COMMISSIONER DUTZY BY ZONING BOARD MEMBER

JAY MINKARAH

G. Commissioners Discussion

SOUTHWEST PARK SIGNS:

Commissioner Widhu discussed that he and Commissioner Sarno have contacted a sign company to get some quotes. Blazing signs (aluminum preferred for ecological reasons). Wayfinding markers, 15 markers (numbers, QR codes for PDF/DPX map downloads).

Motion made by commissioner Dutzy to expend "not to exceed \$800 for the purchase of blazers and signs for conservation land."
Seconded by Commissioner Sarno.

MOTION PASSES

BUCKMEADOW BOARDWALK MAINTENANCE:

Commissioner Sarno discussed a quote received by Miguel (landscaper) for clearing overgrowth on 450-foot boardwalk. Cost: \$950, done yearly.

Motion made by commissioner Dutzy not to exceed \$1,000 for maintenance of the Buckmeadow boardwalk.

Seconded by Commissioner Darby

KOI FISH RELEASED IN POND:

Levent Akinci discussed a report made to staff that there was koi found in the pond by the rail trail. Fish and Game contacted, decided not to take action for a single fish (not a concern, low-grade invasive, susceptible to predators.) Staff to notify Fish and game if more koi appear.

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 9:22 PM

SECONDED by Commissioner Sarno

MOTION CARRIED

Meeting notes taken by Nichole Wilkins