



City of Nashua
Conservation Commission
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NASHUA CONSERVATION COMMISSION

August 5, 2025

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, August 5, 2025 at 7:00 PM, 229 Main Street, City Hall.

B. Roll call

Members present: Sherry Dutzy, Chair
Dick Widhu, Vice Chair
Brandon Pierotti
Carol Sarno
Dale Carruth
Will Darby

Gloria McCarthy (Absent)
Megan Cook (Absent)

Also, in Attendance: Levent Akinci, Sustainability Planner

C. Approval of minutes

July 1, 2025

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

MOTION CARRIED

D. Old Business:

City of Nashua, Department of Public Works (applicant), 25 Teak Drive and 840 West Hollis Street (Four Hills Landfill). Proposal to create new access driveway onto landfill property to support relocation of firefighter training area with impacts to wetlands and wetland buffers

in the vicinity of Teak Drive. Map C-1320 and D-54. Lot 109. Zone R-30 - Suburban Residence. Ward 5.

Brendan Quigley, a wetland scientist with GOVE Environmental Services introduced himself and informed the meeting attendees that the focus of this meeting tonight was to address the wetlands and provide revisions. He then introduced Nashua Fire Chief, Steve Buxton.

Chief Buxton lead a discussion on an overview of the proposed relocation project and the current training operation. He stated that the City of Nashua Fire Department has maintained a training facility on the landfill property since the early 1980's and that the nearest alternative training site is in Concord New Hampshire. All of the Nashua DPW and the fire department as well as the neighbors surrounding have been able to maintain a good relationship sharing this space and as the community within Nashua continues to grow, in order to continue training on this current location it would need a number of improvements that would prove to be a bigger environmental impact then the location being suggested for the new training site. NFPA standards require a site with live fire training have 2 hydrants available to supply water. Extending the water line through the landfill would not be feasible at the current location due to cost and pressure limitations within the system. Whereas at the proposed location it would be pulled from the Teak Drive side and allow a hydrant to be installed on landfill property. Power already exists due to the cell phone tower. The other issue with the current location is the access road. It is not suitable for regular use and would require a greater impact on the environment as well. The fire apparatus that the department utilities to access that road are highly specialized pieces of equipment and regular passage over inadequate roads is not sustainable. Traffic use to the site will be limited and controlled. Water runoff will stay within the landfill boundaries and live fire training is regulated by the NFPA and DES, only clean wood or hay is allowed to be burned. Having this training facility within the city impacts the ISO rating, insurance rates, and public safety assessments. Having crews train locally more importantly allows departments to remain available to emergency calls. The nearest alterative training site is in Concord, NH.

Commissioner Sarno: Will this only be used by Nashua Fire or will other departments use this facility?

Chief Buxton explained other departments would use the facility.

Mostly abutters and they would use the facility less than half a dozen times a year.

Brendan Quigley led a discussion on a recap of the site visit and the project. The proposed road into the site is about a thousand feet long. Wetland impacts and buffer impacts are shown on a plan, located just beyond the boundaries of the roadway. A vernal pool exists on the southern side of the road, with the crossing designed to avoid impacting the vernal pool. There are 2 wetland impacts on this site, a storm water basin and the vernal pool crossing. The proposed impacts are, 2,545 sq. ft of direct wetland impact and 9,533 sq. ft of buffer impact. There will be minor technical changes to the drainage. The pipe for the main crossing will be a 48-inch pipe embedded with a natural substrate. There is commitment to using a wildflower mix or native seed mix in the graded slop areas in the buffer as well as consideration of wildlife-friendly erosion control. Natural products will be used.

Commissioner Sarno: We had talked about the possibility of putting in an area equal to that being disturbed being either the wetland or the wetland buffer, into conservation outside the 100-ft vernal pool buffer. The request I have would be to put that area under a conservation easement to keep it forested for wildlife habitat.

Brendan Quigley: We did discuss that and we did not forget about that request. To be perfectly honest we had a hard time figuring out where that might be and what the mechanism for it, since the property is already owned by the City of Nashua and I think there is a willingness to look into it and discuss a potential cleanup effort for the vernal pool.

Commissioner Sarno led a discussion about the request for a conservation easement to be placed on the land due to potential future expansions of the landfill.

Commissioner Dutzy: It would be my understanding that the land is owned by the City, operated under the Department of Public Works. I would assume that although Mr. Quigley could designate an area, that we would probably have to go through the DPW commissioners to actually put in place a conservation easement because we would have to have city approval to do that. I don't know how we would be able to work this into a stipulation. Mr. Akinci, do you have any suggestions?

Levent Akinci: Not at this time.

Commissioner Dutzy: It's an unusual situation, although I agree

with commissioner Sarno that we don't know what's going to happen in the future and they could be looking at another expansion project and it may be in the area that where talking about. I agree with that, it's just that within this purview I don't know how we handle that.

DISCUSSION INSUED ABOUT PICTURES OF THE CLEARING AND CONCERN WAS EXPRESSED ABOUT THE STEEP DROP-OFF TOWARDS THE WETLANDS AND WATER FLOW FROM THE (fire training) EXERCISES OUTSIDE A HIGHLY DISTURBED AREA.

Commissioner Sarno inquired about the possibility of a survey of grassland bird species on the property.

Brendan Quigley stated that a study is already ongoing, mandated by Fish and Game under a management plan for landfill activities. He offered to petition Fish and Game to release some details of that study.

Commissioner Darby: Since I get asked questions, I will ask on behalf of the residence as we definitely heard a lot of feedback. The chief mentioned there would be environmental impacts to bringing the road in from the other direction. I understand that it's not possible to bring the water in from that direction but did you evaluate wetland impacts of bringing the road in from the other direction and the water in from the direction your proposing?

Brendan Quigley: We certainly drove out there and the road is far longer and it's not a road it's a path that would need to become a road. With wet lands on both sides for a good part of the way. That was evaluated but improving it for large fire trucks and machinery would require significant upgrades. So, it was deemed not a viable option.

DISCUSSION INSUDE ABOUT OTHER WETLAND IMPACTS ALONG THE WAY OF THE ACCESS POINT NOW AND THE PROPOSED ACCESS POINT.

Commissioner Darby led a discussion about the site preparation for the training facility. Brian Quigley mentioned it's an open area with containers to mimic structures and the fire hydrants. No plans for major construction.

Commissioner Carruth had a question about the water and if it would be pulled from the wetlands for the training or if water used for the training would run into the wetlands.

Brendan Quigley confirmed no water would be pulled from the wetlands, as they are not capable of it. He stated that there's no comprehensive drainage analysis, but the area is located low and appears to be an old gravel pit, with no obvious runoff into adjacent areas.

At this point in the meeting Commissioner Dutzy opened the floor for public comment, requesting speakers to state their name and address and limit their comments to 3 minutes.

1. **Mike Larocque, 22 Teak Dr, Nashua NH:** Mr. Larocque spoke regarding the proposed fire department access road and training facility. -FURTHER COMMENTS ATTACHED

COMMISSIONER DUTZY REMINDED THE PUBLIC THEY ARE ONLY ALLOWED 3 MINUTES TO SPEAK.

DISCUSSION ENSUED TO GET CLARIFICATION ABOUT THE ACCESS POINTS INTO THE LANDFILL AND IT WAS CLARIFIED THAT THERE IS ONLY 1 ROAD.

2. **John Collins, 20 Teak Dr, Nashua NH:** Mr. Collins spoke regarding the proposed fire department access road and training facility.
3. **Patrick Paolera, 18 Teak Dr, Nashua NH:** Mr. Blair spoke regarding the proposed fire department access road and training facility.
4. **Dan Rogers, (ADDRESS NOT PROVIDED)** Mr. Rogers spoke regarding the proposed fire department access road and training facility.

Commissioner Dutzy opened the floor for commission discussion.

DISCUSSION ENSUED ABOUT LOOKING INTO A CONSERVATION EASMENT.

Commissioner Dutzy moved to make the motion for a positive recommendation for the access road for the Nashua Fire Department training center with the following stipulations:

1. Use of pollinator wildflower mix
2. Use of only natural erosion control

3. Researching into a conservation easement to prevent future development.

4. Addressing issues in the vernal pool
(residents dumping vegetation.)

AT THIS POINT A NUMBER OF RESIDENTS, KAREN MORRIS, 16 HAZEL AVE NASHUA NH, and DONNA BUSHEE, 5 JOLORI LN GOT UP TO SPEAK.

Motion seconded by Commissioner Widhu

MOTION CARRIES

E. New Business:

NONE

F. NCC Correspondence and Communications

NONE

G. Commissioners Discussion

Commissioner Sarno led a discussion about the NRPC providing free trails and atlas maps based on GPS data. And updated the board on the Eagle Scout kiosk project.

Commissioner Dutzy led a discussion on the pollinator event on Saturday 8/9/2025 at Buckmeadow.

Commissioner Sarno led a discussion about Lovewell sculpture and rain garden. A sculpture has been placed within the wetland buffer. The easement on the property prohibits structures from being placed on the property. And the rain garden had been clear cut.

DISCUSSION ENSUED ABOUT SPEAKING TO THE DPW ABOUT WETLAND VIOLATIONS.

Commissioner Sarno led a discussion about the Rivier Day on

9/20/2025, having 30-40 students at Terrell doing meadow restoration. And in Commissioner Sarno's absence that day another commissioner will need to take over. She also spoke on the NRPC working on trail maps for the southwest trails and there may be something to see in September on this.

DISCUSSION ENSUED ABOUT A LOST RESIDENT AT BEAVER BROOK

H. Subcommittee Reports - None

I. Public Comment Related to Items on the Agenda -

Jean Batchelder, 15 Cabot Drive, spoke with questions regarding the trail maps on the Northwest sanctuary and if they were going to delineate private property.

Commissioner Sarno addressed this resident's concern.

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 8:42 PM

SECONDED by Commissioner Carruth

MOTION CARRIED

Meeting notes taken by Nichole Wilkins

ATTACHED: **Mike Larocque, 22 Teak Dr, Nashua NH** ADDITIONAL COMMENTS

Re: Teak Drive NFD Access Rd into Nashua Landfill's Fire Training Facility

E. Jette, WAKOS ALDEMAN, ON VACA, UPSET HE HAD NO KNOWLEDGE OF THIS, IN HIS HANDS!

- **NFD's Stated Goal** – a 2nd access road to reach the relocated landfill fire training facility
 - Good news – a 2nd access road is already accessible, already at the landfill, from both left and right of the facility. I've personally driven those routes.
- Requires water and electrical supply lines to the facility
 - Water and electrical supplies are already accessible at the landfill *Cost & pressure,*
- Stated Maybe 30 days per year, 2 maybe 3 vehicles, Nashua NFD use only *new others too!*
 - While residents will have to see it 365 days per year right out our front doors.
 - Site visit discussion said it could now be as many as 2-3 days/week, & with accommodation from the State on NH the NFD may be credited/awarded for allowing add'l communities to use the facility

As confirmed tonight-

The Deeds Intent – NH Hillsborough Registry of Deeds Attached Plan #12120

- The Plan's Explicit, written statements state – “NOT A BUILDABLE LOT” (HOLD UP PLAN)
- “This lot to be used for a drainage retention area” (25 Teak parcel # C-1320)
- NOT A BUILDABLE LOT (21 Teak parcel # C-1317)
- Let's not dumb down and change the intent of the Deed nor the words NOT BUILDABLE.

To the Conservation Commission – To “Recommend” is the same as to endorse, approve of, and propose.

You're condoning action beyond the specific intent of the Deed and Plan. (HOLD up Plan)

- Your involvement is due to drainage, runoff and a vernal pool and it's frogs
- We Know this. It's noted on Plan as “to be used for drainage retention area” There WILL be water.
- Stop now knowing the sites limitations and use as a drainage area and being a Non-buildable lot, per the deed. Do not Condone further positive recommendation
- Good news - a 2nd access road is already accessible, already at the landfill, from both left and right of the facility, with utility access. Have you driven them?

Not a Buildable Lot – At a site visit, a Nashua representative said “but We're NOT building” (HOLD UP PLAN)

- Sorry, You don't get to change an English word's definition. Specifically to road construction, if you are to Assess a plan, the environment, traffic and soil conditions
- If you're determining alignment, drainage, width, coordinating utilities, and abutters
- If you're doing site prep, grading, staking, excavating, compacting, layering, paving
- If you're landscaping, addressing safety, curbs and lighting...YOU ARE BUILDING!
 - AND YOU SAY YOU ARE NOT BUILDING? (HOLD UP PLAN) The Plan says “Not a Buildable Lot”
- And the Good news - a 2nd access road is already accessible, at the landfill, from both left and right of the facility. WITH Utilities available! NOT needed on a very quiet, residential street.

Solid Waste Facility Buffer – generally 400' per Mr LaFleur, Suptndnt Solid Waste

- Buffers reduce noise, exposure to gases, dust, & odors. Blocks visual impact and blowing debris
- Buffers avoid conflict with abutters and community. Limits environmental issues such as
- Groundwater contaminates. Buffers are a rim, an edge, a border and you will be breaching that buffer.
- Like the wall of a dam, they are not to be breached else bad things can happen
- Buffers are there for a reason.
- And the Good news - a 2nd access road is already accessible, at the landfill, from both left and right of the facility. WITH Utilities available! Adapt, amend and adjust them for your use.

- Take a moment to Visualize the W Hollis St entrance to the Nashua Landfill
- Traffic of cars, buses, trucks, motorcycles etc, thousands per day.
- Teak Dr's R30 allows for residential homes, with possible agricultural use, wetland preservation and wildlife habitat development. Owls, deer, coyotes, turkeys, snakes, birds and yes frogs live there now.
- Access from Teak Drive is clearly Inconsistent with character of neighborhood, Contrary to the intent and purpose of the zoning, would adversely affect the public health, safety and welfare and importantly "Precedent for Future Incompatibility: Where a positive recommendation by the Commission of this project may set a precedent for further incompatible developments, eroding the integrity of the zoning plan and community trust
- Clearly not harmonious with surrounding land uses, would surely alter the character of the area, and creates an undue burden on infrastructure or service
 - In closing, we, as a united neighborhood, respectfully urge the Commission to "NOT RECOMMEND" the requested proposal and uphold the zoning protections that safeguard the character and livability of our neighborhood. (HOLD UP PLAN) THESE ARE NOT BUILDABLE LOTS. THESE LOTS ARE TO BE USED FOR A DRAINAGE RETENTION AREA. Ref: Registry Book 5097, Page 1666
 - And don't feel bad "Not Recommending" the access issue because remember, the Good news - a 2nd access road is already accessible, at the landfill, from both left and right of the facility. WITH Utilities on site!
 - Don't let the process even begin.

Thank you for your attention to this matter.

Respectfully, Teak Dr/ Teakwood Estate Residents

Now, ASH FALL?

That's new!

Consider - Gilson Rd Facility

• Pelletier Pig Farm on Mth Road

as Hudson Facility?