



City of Nashua
Conservation Commission
229 Main Street
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NASHUA CONSERVATION COMMISSION

November 5, 2025

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Wednesday, November 5, 2025 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
Gloria McCarthy
Brandon Pierotti
Amanda Griffith
Dale Carruth

Megan Cook (arrived at 7:25pm)

Also, in Attendance: Levent Akinci, Sustainability Planner

C. Approval of minutes

October 7, 2025

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

MOTION CARRIED

October 20, 2025 Site Walk, 16 E Glenwood St.

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

Commissioner Pierotti abstains he was not at the site walk on 10/20/2025.

MOTION CARRIED

D. Old Business:

Silver Lining Development LLC, 16 East Glenwood Street and 'L' Linton Street. Proposal to subdivide existing lot 187 into three residential lots (187, 187A, 187B), and construct new dwelling units on lots 187A and 187B, as well as on adjacent existing lot 259. This will include development of a shared private driveway, site improvements across all four lots, stormwater management improvements and more, with impact to approximately 6,500± SF of wetland buffer. Map 98. Lots 129-187 and 129-259. Zone R-A - Urban Residence. Ward 7.

Ethan Beals, project manager at Hayner Swanson led a recap discussion and provided the board with updated handouts. And introduced Attorney Prolman who is representing Silver Lining Development. One is a three-lot subdivision with a shared private driveway and single-family residences. Applicant is seeking a formal recommendation for wetland buffer impacts as part of the special exception application from the Zoning Board of Adjustments. The following was presented:

UPDATED DESIGN (Figure 1)

- Shared Driveway (Linton Road Extension) is now porous pavement
- Car turnaround relocated outside the buffer
- Regraded slope, and remove the retaining wall
- Total buffer impact reduced by about 450 square feet. Total wetland buffer impact now 6,050 square feet
- No direct wetland impact proposed

WETLAND BUFFER IMPACTS (Figure 2)

- Approximately 3,200 square feet (53%) of the 6,050 square feet buffer impact is currently disturbed and maintained as part of the existing sewer easement.
- Approximately 1,777 square feet fall within the existing city sewer easement. With the city having rights to maintain that sewer easement.
- The proposed 6,050 square feet of the wetland impact approximately 4,977 square feet (82%) of the buffer impact area is either currently disturbed or could be maintained as part of the existing city sewer easement.

TREE REMOVAL

- The buffer contains approximately 27 trees
- The proposed project will likely lead to the removal of about 13 trees within the buffer. That is not the total amount of trees being removed but the others are outside of the buffer.

STORMWATER SUMMARY (Figures 3, 4, and 5)

- A portion of the Linton Street neighborhood flows across the westerly property boundary into the wetland.
- Figure 4 shows the existing drainage area of approximately 2.93 acres, with 0.6 acres of impervious area.
- Figure 5 shows the post-development drainage area, with 2.16 acres receiving formal stormwater treatment.
- Porous pavement will be used for the shared driveway

STORMWATER MANAGEMENT IMPROVEMENTS

- Table 1 (Figure 3) demonstrates a significant reduction in peak runoff rates post development.
- Table 2 (Figure 3) compares porous pavement to a vegetated buffer strip. Porous pavement is a significant improvement for the removal of total suspended solids and total phosphorus.
- The current wetland buffer may not meet the requirements for a vegetated buffer or BMP.

EASEMENT (Figure 6)

Mr. Beals discussed a draft of the easement provided by Attorney Prolman. The easement includes maintenance recommendations for the porous pavement, violation language, and replacement language requiring an engineer to assess the porous pavement if deemed failed and its replacement cannot be standard asphalt.

WETLAND FIELD REPORT (Figure 7)

- Provided by the project's wetland scientist, concludes that with appropriate BMP's during construction and site stabilization, there should be no adverse impacts to the adjacent wetland resource areas.

RE-VEGETATION

- Trees and shrubs are not allowed within the city sewer easements
- Seeking commission input on a seed mixture for re-

vegetation.

Commissioner Dutzy: Does anybody have any questions?

DISCUSSION ENSUED ABOUT THE MARKED TREES AND WHAT TREES WOULD BE CUT DOWN. SOME TREES WILL BE REMOVED DUE TO THE SLOPE AND PROPOSED SLOPE, AS WELL AS THE EXISTING SEWER.

Commissioner Sarno commented that she believes she would have a hard time thinking about approving a project that removes the trees that are a valuable part of the wetland buffer. And her concern is that the large deciduous trees help mitigate runoff to the wetland because the canopy absorbs rain and the roots absorb runoff.

Ethan Beals brought up that the piped overflow connection is an emergency outlet for massive storm events. The stormwater coming off the site and neighborhood will be infiltrated back into the ground. The design includes a leach catch basin, leaching trenches, and leaching yard drains for added safety. Active maintenance and inspection of stormwater features are required.

DISCUSSION ENSUED ABOUT THE RELIANCE OF THE POROUS PAVEMENT WORKING CORRECTLY TO FILTER THE GROUND AND THE STORMWATER MANAGEMENT.

At this time, 7:25pm Commissioner Dutzy requested the minutes to reflect that Commissioner Cook had arrived to the meeting.

DISCUSSION ENSUED ABOUT THE PROPOSED DWELLINGS IF THEY WILL HAVE BASEMENTS AND HOW LARGE THE HOMES WILL BE.

Commissioner Widhu: Can you explain to me why the city sewer line needs to be re-routed?

Ethan Beals led a discussion stating about 150 linear feet of the city sewer line will be re-routed to create more room for the house on 187A. The existing sewer if left where it is, would come underneath the proposed dwelling.

Commissioner Widhu: My concern is the city is going to be further disturbing that wetland buffer when they re-route that sewer line then.

Ethan Beals: So, there's no question that during construction that that's when our buffer impact takes place. SO, the goal post construction would be we want to revegetate as best we can with a

wetland buffer mix.

Commissioner Widhu: So, if 187A were not added you wouldn't have to alter the city sewer line, is that correct?

Ethan Beals: Potentially, but I don't know that that saves us a ton of wetland impact truthfully. A lot of the wetland buffer impact is really a result of the slope and the regrading of that slope.

Commissioner Dutzy: Mr. Beals I have a question. It seems to me like the fourth house at 259 is really an outlier and that a lot of effort is going to have to be taken to build that house. Especially because of the slope. Because it's a pretty steep slope there and it's going to add more pervious surface, but still with the driveway. Why is it necessary to have that house and why not just limit it to the three houses?

Ethan Beals: 2-fold, the lot at 259 is an existing lot of record, it's an existing buildable lot. The benefit here is, if you will that my client is also doing a one into a three-lot sub division to create some additional buildable lots. And I'm not saying it would be easy, and I'm not saying it would be all that feasible. But if he didn't own the 187 lot, if he only owned 259 he would have every right to come in and build on that existing lot today. And potentially depending on how things were able to be graded out, potentially wouldn't even need any approvals depending on how the plan worked out. Very clearly, he purchased not only 259 but 187 with the desire to do a, what I will call an "infill development." To your point there's not a tremendous savings from a house building point of view. If your constructing a house on lot 187B you're already investing in the driveway, you're already investing in utilities and all of the things that go along with it. So, it's to the benefit of him to construct an additional lot. Truthfully, I think he looks at it as I need all of these to pencil out for all of this to work as part of the development perspective, if you will. Again, the benefits, not necessarily related at all to the conservation commission, the benefit is additional housing.

DISCUSSION ENSUED ABOUT LOT 259 BEING AN EXISTING BUILDABLE LOT OF RECORD AND THE HOME BEING ABLE TO BE PUT ON THE LOT WITHOUT IMPACTING THE WETLAND BUFFER. AS WELL AS HAVING NO FRONTAGE ON OSGOOD AND THE EXISTING DWELLING ON 16 EAST GLENWOOD BEING RENOVATED.

Commissioner Dutzy: It appears a number of our questions, actually

all of our questions from the site walk have been answered. Does anybody have other questions or does anyone want to make a motion at this point?

Commission McCarthy: Just a question on the lot 187B you have a proposed dwelling where an attached garage over on 259 you have a proposed dwelling with a garage under. People that are going to be at 187 are not going to have much yard. And they will likely encroach into the wetland buffer for yard. Would you consider, or would it be possible to put the dwelling with a garage under on 187B as well and that would free up some more yard so there wouldn't be so much of an encroachment on the wetland buffer.

Ethan Beals responded saying a garage under on lot 187B would not be possible due to the topographical relief. The front of the lot is the high side, not the low side.

DISCUSSION ENSUED ABOUT LOT 259 AND HOW THEY CAN BUILD WITHOUT EXTENDING LINTON ST AND NOT IMPACTING THE WETLAND BUFFER.

Ethan Beals responded by stating Lot 259 exists as a legal buildable lot. Building a single-family residence there without disturbing a wetland buffer would be highly unlikely and/or not economically reasonable. Significant retaining walls would be needed.

Commissioner Carruth: With the shared driveway, what's the cities responsibility for plowing and trash collection.

Ethan Beals: The city was very clear to us that they do not want any more public road ways to maintain. The two lots that use the shared driveway will be responsible for its maintenance. Trash collection, lot 259 residents would need to bring their trash to the legal existing end of Linton St. 259 would have a good walk to bring their trash can back and forth.

DISCUSSION ENSUED ABOUT WHETHER OR NOT THERE WOULD BE A RETAINING WALL WITHIN THE WETLAND BUFFER WITH THE NEW DESIGN.

Ethan Beals: There is no retaining wall in the buffer.

DISCUSSION ENSUED ABOUT THE EASEMENT AND IF IT IS A PART OF THE DEED.

Attorney Prolman explained the easement grants the city the right to inspect. The homeowners deed will reference the easement.

DISCUSSION ENSUED ABOUT THE ESTIMATED YEARLY COST TO THE HOMEOWNER OF MAINTAINING THE PERMEABLE PAVEMENT.

Ethan Beals explained Maintenance is dictated by regular inspections and it is difficult to put a cost to that.

Attorney Prolman went on to also explain there will be a shared driveway agreement between the two homeowners, including a provision for capital reserve fund.

Commissioner Dutzy: Mr. Akinci how would this be enforced? What city department would have responsibility of going out for inspections?

Levent Akinci: It would fall under the Streets Department (under the Department of Public Works) would be responsible for inspections.

DISCUSSION ENSUED ABOUT LINTON STREET BEING A DEAD END AND NO RELIEF FOR SNOW PLOWING AND CREATING A MOUND OF SNOW AT THE END OF THE NEW PROPOSED DRIVEWAY.

At this time Commissioner Duty started a discussion on stipulations as follows:

- Appropriate New England pollinator mix should be used over the sewer easement.
- Removal of invasive species, including bittersweet and Japanese Knotweed.
- Marking of the wetland buffer with a larger sign indicating "no debris, no dumping".
- Native ground cover other than grass for lawns should be planted.
- Native shrubs (winterberry and clethra) should be planted to replace trees taken down in the buffer.
- Shrubs should be planted inside the buffer but outside the sewer easement.

Ethan Beals will provide the board with the DBAs to be removed.

Commissioner Darby does not support the plan with 259 and 187B in any way.

Commissioner Dutzy: Does anyone want to make a motion?

Commissioner Dutzy: OK, I will make a motion for a favorable recommendation to the plan that was presented to us this evening with the stipulations that have been recorded. Does anybody want to second that motion?

Commissioner Dutzy: Nobody wants to second the motion? You know you can always vote it down. If we don't have a motion then I don't know, Mr. Akinci, where do we go if nobody wants to move? Or somebody can make an alternant motion for an unfavorable recommendation but somebodies got to get off the dime and make a motion.

Commissioner Darby: I'm happy to make a motion for an unfavorable recommendation for the property for the plan as specified.

Commissioner Dutzy: DO I have a second?

Commissioner Sarno: I would like to second that but can I amend the motion. I don't know if this is kosher but, in the event, that our recommendation is over-ridden at the next level can we attach our stipulations to it?

Commissioner Dutzy: Yes, the stipulations can still be. It can be an un-favorable recommendation but the following stipulations are suggested if its over-ruled. Ok so we have a motion for an unfavorable recommendation by commissioner Darby, do I have a second? Seconded by Commissioner Sarno

Roll Call vote:

Commissioner Dutzy: No
Commissioner Darby: Yes
Commissioner Pierotti: No
Commissioner Griffith: Yes
Commissioner Carrouth: No
Commissioner Sarno: Yes
Commissioner Widhu: Yes

Motion passes for an unfavorable recommendation

E. New Business:

Heidi St. Hilaire, 4 Rowley Street. Proposal to place a prefabricated 10 ft x 20 ft shed and 6 ft x 10 ft sauna within the 75-foot, prime wetland buffer of the Nashua River.

Map 75. Lot F-387. Zone R-9 - Suburban Residence. Ward 1.

Levent Akinci: With regards to this specific application it is already in with the ZBA as well to be heard on November 25th 2025. They are requesting if you need to do a site walk please do the site walk before that date and also decide on the date that you do the site walk.

Heidi St. Hilaire explained to the board that she is looking to have two accessory structures: a utility shed and a sauna. The entire property is in the wetland buffer, making it difficult to place a structure. Mr. St. Hilaire removed an old shed where she wants to put the sauna. And a tent garage that she wants to replace with a utility shed. Utility shed is 10X20 and would go on the front west corner enriching into the front yard setback about 18-15 feet.

Commissioner Dutzy: The packet was quite clear but I think we are going to need a site visit. Because it's an unusual property so why don't we stop there. Let's do the site visit and then we can come back.

The site visit was scheduled for 11/12/2025 at 8:00am.

City of Nashua, Department of Public Works (applicant), 25 Teak Drive and 840 West Hollis Street (Four Hills Landfill). 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 Prolman who is representing the Division of Public Works and the Nashua Fire Rescue provided a brief summary of the request seeking a positive recommendation for the special exception application going to the Zoning Board on the 25th. The application is for a waterline that the board has already seen at a previous meeting, coming off Teak Drive to access the new fire training facility. The Conservation commission made a positive recommendation and the Zoning Board was not in favor of fire trucks coming through the neighborhood, but did not have an issue with the wetland impacts this line water line would have. So, a road will be built coming in from West Hollis Street. The water line is still needed from Teak Drive because of the water pressure to support the fire

training facility. The water line is the only thing being proposed in the very same route as the road was going to go. The water line will be installed 5-6 feet deep. Wet land impacts will be temporary. There will be a 20-foot width clearing along the water line for installation. After installation the area will be restored with shrubs and not trees.

DISCUSSION ENSUED ABOUT THE REPLANTING AFTER TOPSOIL REMOVAL AND THAT IT WILL RETURN TO ITS EXISTING CONDITION.

Commissioner Dutzy: One of my questions, because when this came about originally the question was why couldn't the road go through the site. And it couldn't, and now it can?

Attorney Prolman: They have no choice, they need the fire training facility. And they know there's going to be a significant additional expense to the city to install a road to support fire trucks, but given the land available to the city this is their best alternative.

DISCUSSION ENSUED ABOUT INCLUDING THE SAME STIPULATIONS AS THE FIRST MEETING SUCH AS, REVEGETATION, USE OF POLLINATOR MIX, NATIVE USE OF NATURAL EROSION CONTROL, CONSERVATION EASEMENT, AND ADDRESS DUMPING IN THE VERNAL POOL.

At this time in the meeting Commissioner Dutzy opened the meeting to public concerns.

John Ozilious, 35 Teak Dr, expressed concern about the lack of communication and documentation. And not knowing anything about this until a few days ago.

DISCUSSION ENSUED ABOUT CLARIFYING THE REQUEST AND THE AFTERMATH OF THE 20FT CLEARING.

Rody Arantes, 3 Jolori Lane, asked for clarification on the location of the water line from Teak Dr, and expressed concern about the vernal pool and the lack of documentation to residents.

John Collins, 20 Teak Dr, suggested an alternative plan that doesn't disrupt the water flow and noted the area is a natural buffer between residents and the landfill.

Justin Gerstenfield, 79 Gilson Rd, expressed concern that the city will take down more trees than proposed. Requested

a penalty be in place if the city takes out more than the 20ft.

Donna Bushee, 5 Jolori Lane, expressed her concern with the area looking barren right up to the landfill and the buffer.

George Stergion, 15 Cimmarron Dr, agrees with previous speakers. And questions why the commission favorably recommended the Fire Departments road. Suggests waiting for the DPW design study to find another way to get water.

AT THIS POINT THE PUBLIC COMMENT PERIOD HAS ENDED

DISCUSSION ENSUED ABOUT IF THE WATER LINE WILL GO UNDER THE EXISTING CULVERTS AND IF THEY WILL BE RESTORED. AS WELL AS AMENDING RECOMMENDATIONS.

Commissioner Dutzy asked if the board can make a stipulation that the city comes back to us with a list of plants for approval prior to work starting.

DISCUSSION ENSUED ABOUT IF THE WATER LINE CAN COME IN FROM THE NEW ROAD WAY. AND IT WAS NOTED THAT THE FIRE DEPARTMENT BELIEVE THE WATER PRESSURE ON TEAK IS FAR SUPERIOR AND THE COST EFFECT. ALSO MENTIONED IMPERVIOUS SURFACES AND WATER FLOW.

Commissioner Darby noted the board was told putting in a road in the landfill would have significantly more wetland impacts then this and suggests it would might be pre-mature to give a favorable recommendation without understanding the corresponding impacts.

Commissioner Dutzy: Let me make it clear we are an advisory board. That's all we can do, is advise. We have no control the city government, a developer, or anybody else who comes here and we vote in good faith on information that we have provided and then they go out and do whatever they want. It's not the first time that it has happened and it won't be the last time, that we have had individual private citizens come in here and lie to us and then do exactly what they wanted to do on their land. It's not the first time we've had the City come in here and tell us what they're going to do and then they have done exactly what they have wanted to do. And there is nothing we can do about it. So as volunteer citizens

we look at the information, we hope that everybody is going to be forthright and honest and we make the best decision that we can possibly make. So, I am going to make a motion for a favorable recommendation because I think it's very important if any of our houses burn down that we have trained fireman to help with that situation and therefor I make a favorable recommendation for this water hook up to take place with the following stipulations:

- Use of native pollinator wildflower mix on disturbed soil.
- Use of only natural erosion control.
- A conservation easement to prevent further development surrounding the vernal pool (12,000 sq. ft).
- Addressing the dumping issues in the vernal pool.
- The City provide a landscape planting plan for shrubs in the disturbed corridor.
- Limiting the number of trees being cut to the indicated 20-foot swath

MOTION SECONDED BY COMMISSIONER WIDHU

Commissioner Sarno voted NO

F. NCC Correspondence and Communications

UNH Wildlife Camera Project:

Frank Shimes and Ben Siblowski, graduate students at UNH, presented an update on the statewide camera project. The project aims to accurately assess wildlife population numbers across the state. The project is in its 3rd phase, with camera trapping in Nashua starting in 2021. The cameras are located at Mines Falls Park (north and south) and the Northwest sanctuary and they do have permissions till 2030. Findings have included:

- A moose was detected in the Northwest Sanctuary in 2023
- Bear and coyote detections were frequent in the Northwest Sanctuary
- Fishers (adult female and juvenile) were spotted in Mine Falls Park
- Wild turkey and porcupine
- Red fox numbers are significant in the urban area, possibly due to less competition with coyotes.

The placement of the cameras is randomized to avoid biasing results.

DISCUSSION WITH MARINA VAZ, ENVIROMENTAL JUSTICE ADVOCATE, FROM
CONSERVATION LAW FOUNDATION (CLF):

Marina Vaz is an environmental justice advocate with Conservation Law Foundation, and her role is specifically being an environmental justice advocate for Nashua. She proceeded to describe what her services offer.

DISCUSSION WITH NASHUA INTERNATIONAL SCULPTURE SYMPOSIUM
REGUARDING SCULPTURE PLACEMENT:

Gail Moriarty (president) and Jim Larson (artistic director) from the International School discussed the sculpture at Lovewell Pond. The sculpture is within the wetland buffer zone raising concerns about foot traffic and erosion. The commission is open to exploring other locations for the sculpture. In the future, the International School will consult with the sustainability department for site locations.

G. Commissioners Discussion

None

H. Committee Reports

Easement Monitoring:

Commissioner Sarno discussed this Saturday, there will be monitoring at Northwest Boulevard and Massasoit. Commissioner Sarno will be going to the Northwest Boulevard to check on newer areas, specifically H577, where there were encampments. Others from the board will meet at Massasoit at 10am to monitor Westwood and Deerwood. It was suggested that everyone wear orange, due to it being muzzle loader season.

Forest Management Plan:

Commissioner Sarno discussed the form that the Forest Management plan needs to be filled out for each property. The form was previously completed in March of 2023 with Matt Sullivan.

Commissioner Darby discussed, Fish and game also have not gotten back to any board member on the tree stands. And mentioning at the Ad Hawk committee about invasive terrestrial plants and would like to discuss opinions on using herbicides for invasive species and potentially training someone in the city.

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 Carruth at 9:46 PM

SECONDED by Commissioner Cook

MOTION CARRIED

Meeting notes taken by Nichole Wilkins