



City of Nashua
Conservation Commission
229 Main Street
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NASHUA CONSERVATION COMMISSION

October 7, 2025

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, October 7, 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 (Absent)
Megan Cook (Absent)
Dale Carruth (Absent)

Also, in Attendance:

Levent Akinci, Sustainability Planner
Paul Shea, DPW Commissioner

C. Approval of minutes

September 2, 2025

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

MOTION CARRIED

September 11, 2025 848 West Hollis St DPW Site Walk

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

MOTION CARRIED

D. Old Business:

City of Nashua, Division of Public Works (applicant), 848 West Hollis Street (Four Hills Landfill). Proposal to develop a new 1-story, 127,855± SF vehicle storage and maintenance building, an auto wash building, salt shed, covered/uncovered parking spaces, laydown areas, and associated site improvements on a portion of the City-owned 300± acre Four Hills Landfill property, with impact to approximately 3,392± SF of wetlands. Map D. Lot 54. Zone R-30 - Suburban Residence. Ward 5.

Tom Zajac, (Hayner Swanson/IMEG) civil engineer, introduced himself as well as, Dan Hudson (City of Nashua Engineer) and Brandon Quigley (Gove Environmental Services.) Mr. Zajac lead a re-cap and discussion on the DPW garage project which is roughly a one-story 128,000 sq. ft public works garage and maintenance building with associated outbuildings and site improvements on a portion of the city's 300-acre Four Hills Landfill site. The project is intended to consolidate the DPW's forces under one site. The project will disturb two man-made drainage ditches totaling just less than 4,000 sq. ft in an existing heavily disturbed area of the site. The wetlands are considered man-made and do not carry a local buffer. The footprint is roughly 15 acres in size, about 5% of the overall site. The commission is being asked for a formal favorable recommendation for those wetland impacts in advance of a special exception application to the zoning Board. The applicant is agreeable to adding roughly 4,000 sq. ft as a suggested no-cut buffer on the site plan for the relocated fire training facility. The applicant is also agreeable to working with the commission and staff on specific plantings or seed mix in the lawn and disturbed areas around pond #2.

Commissioner Sarno: How close to pond #2 will you be taking trees out?

Tom Zajac: It varies, with some areas within 10-20 feet and others much farther. Our plan is to include full erosion control measures that you would typically see any time you're within 50 ft of a surface water. With a double row of erosion control

protection. Any steep slope's will be protected with stabilization matting.

DISCUSSION ENSUED ABOUT THE LAYDOWN AREA AND THE NEED FOR THE SIZE IN ORDER TO STORE MATERIALS, SAND, GRAVELS, CATCH BASIN STRUCTURES, PIPE AND EQUIPMENT. AS WELL AS HAVING LARGE TRUCKS DELIVER AND HAUL AWAY THESE MATERIALS.

Commissioner Darby lead a discussion about the commission's charter is to preserve more than just wetlands and suggested asking for more than 4,000 ft on the backside in terms of the conservation easement.

Commissioner Sarno agreed about asking for additional square footage based on the tree cutting area.

Commissioner Dutzy: What would your recommendation be?

Commissioner Darby: I think we want to ask for the 24,000 sq. ft personally. 24,000 plus 12,000 is 36,000 sq. ft it's just not that much space in the backside and if we don't preserve it now, it's going to be gone.

Commissioner Dutzy: Ok, so we are requesting 4,000 and you are requesting 24,000. So, the extra 20,000 would be mitigation for the tree cutting?

Commissioner Darby: Yes

DISCUSSION ENSUED ABOUT ANY ADVANTAGE TO WILDLIFE OR TO INCREASE THE WETLANDS FOR THE CONSERVATION COMMISSION AND ASKING FOR MITIGATION REGARDING THE DRAINAGE/RETENTION POND.

Commissioner Darby lead a discussion on trees serving as an incredible purpose in the city in terms of heat and sound mitigation. And that the more trees lost, the more the city will be affected by climate change.

Tom Zajac: I appreciate the comment and folks know I've been coming before this commission for a long time. And we come in for a specific purpose. And I would be lying if I say we don't talk about the whole project and how else we can mitigate it but I'd be remis just reminding the commission that I think the specific ask, the reason we're here is very narrow in terms of a

special exception for the wetland impacts. We are certainly willing to work from one city group to the next. But I want to make sure we are considering the merits of this application, and what we're here before this commission, in terms of the wetlands impacts and those ditches.

Commissioner Dutzy: Commissioner Shea as part of the public you have 3 minutes, would you like to join us?

Commissioner Dutzy introduced Commissioner Paul Shea, (DPW Commissioner)

Commissioner Shea lead a discussion on the openness of selecting planting's that would preserve or enhance some of the zone. And that there may be benefits to improving what is growing there in a way that supports a more natural ecosystem in the broader area, supporting a healthy pond.

DISCUSSION ENSUED ABOUT THE PURPOSE OF THE POND BEING FOR STORMWATER MANAGEMENT

Commissioner McCarthy: Are there any thoughts on having some sort of green roof building? Some kind of plantings up on the roof? Something like that would add to the air quality.

DISCUSION ENSUED ABOUT THE DPW SITE ON RIVERSIDE DRIVE AND WHAT IS THE FUTURE PLAN FOR THAT SITE.IT WAS DISCUSSED THAT THERE MAY BE OPPORTUNITIES TO REPURPOSE IT BUT NO KNOWN PLAN WAS DISCUSSED.

Tom Zajac: So, this came up, and I think there were questions on the site walk, and if solar was considered or if green roof was considered and I think the answer on solar was I think this area of the city might be capped out on what they can contribute as a user. Green roof I can't speak to how serious this was considered but my understanding is as not a structural engineer that it would potentially add a heavy load. And the city is going with a pre-engineered building for a large portion of this to save money. There is methane recovery that is going to be part of this.

DISCUSSION ENSUED ABOUT THE IMPERVIOUS AREAS AND WILL THEY BE TREATED WITH ROAD SALT. AS WELL AS THE STORMWATER MANAGEMENT

**FACILITIES THAT WILL SERVICE THIS SITE WILL BE STATE OF THE ART
CURRENT REGULATIONS AND MUCH IMPROVED BASED ON WHAT IS CURRENTLY
THERE.**

Commissioner Dutzy: So, the way I would see it is the real issue is the mitigation. I think we are probably going to go for approval of the project but the question of mitigation whether it should be 4,000 sq. ft, which is equal to the area of the wetlands or if we want to put in a pressed for 24,000 ft. I think it's our prerogative to do whatever and then it would go to the Zoning Board they might make a change. What I think is important is conserving that area by Teak Drive is important because we recognize that the neighborhood is going to change. I don't think it is as critical as what the neighbors feel it will but with the relocation of the Fire training center it is going to change. And I think for them to have comfort that there would be a large area in a conservation easement for the futures, so that they wouldn't see more, which is one of their concerns. My preference would be to go to the 4,000 because that's within our jurisdiction. I feel the same way about the trees, they are mature, I hate to see them come down. However, if the commissioners want to put in a different number we can make a recommendation and vote.

Commissioner Darby made a statement in regards to the ECODE the recommendation does not have to be limited to the impacts of the wetlands it says anything that requires a wetlands application. And he further stated that the state statue says that the purpose of the commission is for proper utilization and protection of natural resources and for the protection of water shed resources. There's no doubt that those are natural resources and he believes the commission does have standing.

Commissioner Widhu moved to approve the project on condition that the board adds a minimum of 4,000 sq. ft and a maximum of 24,000 sq. ft to the proposed conservation easement near Teak Dr.

Seconded by: Pierotti

Motion carries

E. New 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 129. Lots 187 and 259. Zone R-A - Urban Residence. Ward 7.

Tom Zajac (Hayner Swanson/IMEG) civil engineer lead an introduction to the case in regards to lot#1 located on 16 East Glenwood. The project will disturb approximately 6,500 sq. ft of buffer associated with an unnamed wetland. The applicant will be seeking the Commissions favorable recommendation in advance of a ZBA special exception for the proposed buffer impacts. The project involves two lots totaling about three quarters of an acre. Mr. Zajac detailed that this lot is an odd-shaped lot with frontage on East Glenwood and a paper street (Linton Street). Lot #1 has an existing single family dwelling on about half an acre. Lot #2 (259 Linton St.) is a vacant lot of record dating back to the 1920's and is about a quarter of an acre. The frontage is on an unimproved portion of Linton St. The area is primarily single-family residential, except for Sunset Heights Elementary School backing up on one side. Public Sewer, Public water, and other utilities are available. There is an existing cross country 8-inch sewer line running through the site from Osgood Road to East Glenwood St. The site has mild to moderate topography, with a 20-foot grade change from Linton St to the wetlands. The wetland is a low collection area between existing homes, with a watercourse running through it. The wetlands were mapped by Danforth Environmental Consulting and surveyed in 2025. The plan is to keep the existing home and move the driveway. Create an additional lot with a single-family home and drive way off East Glenwood Street. Create a new single-family house lot with access off of Linton Street and build a single-family home. Linton street needs to be extended to provide access to the new homes. The city prefers a shared driveway agreement for the Linton St extension. Variances were received in July due to the neighborhoods non-conforming lot sizes and dimensions. A portion of the existing sewer line will be relocated. The buffer impact is related to the relocation of the sewer line and the extension of Linton St. The applicant will also be proceeding to Planning Board subdivision plan approval and the Board of Alderman.

Commissioner Widhu: SO, relocating the sewer line, does that mean you will be digging in the buffer area?

Tom Zajac: Correct, the sewer line is in the buffer now and would continue to be in the buffer after, essentially were moving it about 10-feet.

Commissioner Widhu: Toward the wetland

Tom Zajac: Yes, towards the wetland. And of that Cross-country sewer that runs from East Glenwood St through up to Osgood will probably disturb about half and the other half will remain in place as it exists today.

DISCUSSION ENSUED ABOUT USING PERMEABLE MATERIALS FOR THE DRIVEWAYS AND A GRAVEL RIPRAP APRON PLANNED FOR DRAINAGE DOWN THE SLOPE TO THE WETLANDS

Commissioner Dutzy lead a discussion about the application incorrectly stating that the buffer impact would be temporary. Tom Zajac confirmed it would be a mix of temporary and permanent due to the sewer line and other improvements.

Commissioner Sarno: Those were going to be some of my questions. So, the riprap, the retaining wall those are clearly all permanent. Also, it looks like, is this drainage going down to what looks like a collection area at the base of the retaining wall?

Tom Zajac: Yeah, that's correct, yeah so that pipe would project through the lower end of the wall.

Commissioner Sarno: So, there are two catch basins that are basically feeding?

Tom Zajac: Yes

Commissioner Sarno: So, generally as it looks like as you have explained the site, is generally slopping towards the wetland. Maybe a gentler slope closer you get to the wetlands and more of an extreme as you get up to lot 256 or whatever it is. So, it seems like this project, is this area going to be effectively leveled out?

Tom Zajac: So, the road we will drop the road as steep as we reasonably can. We don't want to have more than an 8-10% road otherwise folks won't be able to get up in in the winter time. So

were trying to tip that road down as quick as we reasonably can and then yes, we would be kind of consolidating more of a 3-1 4-1 slope between the Linton St extension and the wetland to make up for that as well as the retaining wall.

Commissioner Sarno: So, it seems to me what we have now is this overall gentle slope to the wetland and with the proposed changes we'd have a lot more impervious surface unless pervious surface is used and the need for these attachments that will dump water directly into the wetland, I don't really see how this could be beneficial to the wetland.

Tom Zajac: Certainly, the buffer impact like we described, I think there are opportunities to look at storm water management solutions here to help improve this section of Linton Street, that just drains down there now without any formal treatment.

Commissioner Sarno: Sure, but right now its draining, I'm assuming it's a lawn and some trees, so some of that drainage, that run-off gets slowed down as it goes to the wetland. But with this new plan its basically coming off houses, pavement, other impervious surfaces being routed into these catch basins and brought directly to the edge of the wetland. Usually, to my understanding the more time it takes run-off to get to the wetland the better it is.

Tom Zajac: Sure, Sure, but again I think it's no different than a lot of projects where we've got development disturbance, foot print and we need to mitigate stormwater impacts. And here we don't have a lot of room for a traditional pond or something at the bottom of the slope so I think there are a lot of opportunities and tools in our tool belt, like porous pavement, other devices, including catch basins, flow through devises, other things that could provide that same opportunity.

Commissioner Sarno: May I ask another question? How tall is the retaining wall?

Tom Zajac: I think we had it at 4-feet.

Commissioner Sarno suggested that fewer houses could be built on the site to reduce the impact on the wetland buffer.

DISCUSSION ENSUED ABOUT THE EXTENSION TO THE LINTON STREET LOT, MITIGATING IMPACTS WITH NATIVE VEGETATION TO SLOW RUNOFF, RESIDENTIAL-SIZED STORM WATER MANAGEMENT CHAMBERS AND STORM WATER ANALYSIS.

Commissioner McCarthy lead a discussion about the Linton St lot and the homeowners trying to use a portion of the buffer as their yard because it will be turned into lawn.

Tom Zajac suggested wetland buffer placards could be placed and signs as part of the approval.

Site walk is scheduled for Monday October 20th at 5:00pm, meeting at 16 East Glenwood's existing house.

F. NCC Correspondence and Communications

UNH Wildlife Camera Project:

Levent Akinci lead a discussion that UNH was not able to make it to the meeting but is happy to come another time to do a presentation. UNH is seeking permission to keep a camera in the Northwest quadrant. The camera is located near the fork in the trail after the wetland, on the right-hand fork. A request was made to see the data specifically on camera 8.

Commissioner Dutzy made a motion to approve the installation of a camera in the Northwest property by the UNH Wildlife Camera project. Seconded by Commissioner Sarno

MOTION CARRIES

Emails from Concerned Residents Regarding Man-made Fires at Terrell Farm:

Commissioner Sarno lead a discussion about addressing the campfire site, removing burned wood and surrounding material.

DISCUSSION ENSUED ABOUT AN ERROR IN THE PACKET DISTRIBUTION: THE GLENWOOD ADDRESS WAS INCORRECT ON PAGE 37.

102 Flintlock Drive Letter to Homeowner:

Levent Akinci lead a discussion regarding the tree replacement. The owner will likely be submitting an application in November.

G. Commissioners Discussion

NRPC Trail Mapping:

Ryan Friedman from NRPC lead a discussion about seeking input on the kiosk map of the Southwest Park. NRPC was contracted to create a kiosk map for combined properties of the Southwest Park. They are working with Commissioner Sarno to update the map due to changes in the trail. Commissioner Sarno is also working with them on what this map will look like and features. The goal is to wrap up by the end of December.

Calendar of 2026 Meeting Dates for Commissioner Approval:

The November date was changed too: 11/4/2026 (Wednesday)

H. Committee Reports

Easement Monitoring:

Commissioner Sarno lead a discussion on the easement monitoring needs to be done by December 31st. It involves walking the property boundaries looking for incursions or misuse. Two reports need to be filed for Westwood and Deerwood. The commission plans to do the easement monitoring on November 8th with November 15th as the rain date. Members will meet at Massasoit at 10Am and wear orange due to hunting in the area.

Land and Trail Management:

Commissioner Darby lead a brief discussion on tree stands from the last meeting. He contacted Captain Eastman, but there has been no return contact.

Forest Management Plan:

Levent Akinci lead a discussion about Eric Radlof sending an email requesting an update on the forest management plan. Commissioner Sarno has had email communication with Mr. Radlof.

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 8:54 PM

SECONDED by Commissioner Sarno

MOTION CARRIED

Meeting notes taken by Nichole Wilkins