



City of Nashua
Conservation Commission
229 Main Street
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NASHUA CONSERVATION COMMISSION

January 6, 2026

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, January 6, 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
- Gloria McCarthy
- Brandon Pierotti
- Dale Carruth

Amanda Griffith (Absent)
Megan Cook (Absent)

Also, in Attendance:

- Tim Sennott, Alderman Ward 7
- Levent Akinci, Sustainability Planner

C. Approval of minutes

November 5, 2025

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

MOTION CARRIED

November 12, 2025 Site Walk, 4 Rowley St.

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

Commissioner Pierotti abstains he was not at the site walk on 11/12/2025.

MOTION CARRIED

D. Old Business:

NONE

E. New Business:

James Mirakian, 3 Osgood Road. Proposal to cut 1 tree and build a 12ft x 16ft shed in the 40-foot, wetland buffer for wetlands greater than 9000 square feet. Map A. Lot 794. Zone R-A - Urban Residence. Ward 7.

James Mirakian, homeowner, presented to the board that he is planning an additional shed on the property. He would like to build a 12x16 shed near the southwest corner of the house on wood blocks. It is within the 40-foot wetland buffer. The wetland is listed as being 47 ½ feet away from the back of the house. The proposal is to start the shed 12 ft. from the rear of the house. There is approximately an 8-foot elevation drop from the roadway to the land behind the house. From where the shed would be to where the wetland area would be, there would be an additional 9-foot drop. The placement of the shed is to also work with the parking of a trailer nearby. He was already in the process of building this shed and decided to get a permit due to the City requirements, where he was informed of the wetlands. He did already cut (1) tree down within the buffer and is willing to replace it or plant blueberry bushes.

DISCUSSION ENSUED ABOUT THE LOCATION OF THE WETLAND BUFFER ON THIS PROPERTY.

Commissioner Dutzy asked if moving the shed 3 ft. closer to the house would be a problem.

James Mirakian: yeah, cause then I wouldn't be able to pull a trailer. I have one of those small 4x8 or 5x8 utility trailers so I'd probably have a harder time to get by.

Commissioner Dutzy asked for confirmation on how many feet the shed would encroach into the wetland buffer. Mr. Mirakian wasn't sure if it would be 3 feet because of the conflicting information on where the buffer is.

The site visit was scheduled for March 24th at 5:00pm.

Roscommon Investment, LLC, 147 Daniel Webster Highway (Tulley Automotive Facility). Proposal to expand parking area, removing 3 trees and increasing paved surface by 38,546 square feet, with temporary and permanent impacts to wetland and wetland buffer for wetlands greater than 9000 square feet. Map A. Lot 987. Zone GB - General Business. Ward 7.

Paul Chisholm (professional engineer with Keach-Nordstrom Associates introduced himself as well as Cindy Balsius (certified wetland scientist with Stoney Ridge) and lead a discussion on the project. The goal is to get a special exception from the zoning board for wetland and buffer impacts. The project involves 2 parcels, with the Tulley dealership facility on the northern property. And the project being on the southerly property. They are also submitting state permits to DES and the DOT. The Tulley's are in need of more parking and display area due to business growth. The site has already expanded parking and display areas as much as possible on the northly property. They have also purchased other property to park vehicles to try and work around this impact request. The wetland being impacted is primarily a drainage way for the DOT's land. The project aims to replicate the wetlands function through stormwater management design. The wetland has caused issues for the Tulley's, including tree damage and pavement disruption. The project will maintain existing drainage patterns, separating off-site and on-site flows. A 48-inch pipe detention system will replicate the wetlands function. New pavement runoff will be collected and treated in an underground detention system. A "jellyfish system" will slow down water so that the water quality volume can run through the pipe. The system treats the first flush which contains the most pollutants. There is an overflow mechanism for the larger storms (50-100-year storms). The parking lot will receive double treatment because of the on-site treatment and the DOT stormwater pond across the street. The plan recreates the detention function and slows down the rate of water flow. It also removes untreated water from the highway going into the wetland. The system is under the parking lot in a solid pipe system with no infiltration due to the high-water table. The intent is to slow down the water so that it can be treated across the street.

Commissioner Dutzy asked how much of an impact payment to the Aqueduct Resources Mitigation fund would be required.

Cindy Balsius responded stating the payment of \$171,146 would be required.

DISCUSSION ENSUED ABOUT THE POSSIBILITY OF DIVERTING THE FUNDS TO ADDRESS OTHER SHOVEL READY PROJECTS IN NASHUA.

Paul Chisholm lead a discussion about the next step being to go before the Zoning Board of Adjustments in February and then the Planning Board.

The site visit was scheduled for January 12th at 8:00am

F. NCC Correspondence and Communications

Clean River Project:

Rocky Morrison, president of Clean River Project, introduced the nonprofit organization dedicated to cleaning up the Merrimack River. The organization specializes in cleaning up homeless camps and wetlands filled with tires and also has experience removing vehicles and cleaning up shorelines. The Clean River project can also be hired by the Conservation Commission to address encampments and address the microplastics and CSO matter.

They already have a sponsor for this spring and will be coming to Nashua to clean up the banks of the Merrimack River within Nashua, around the vicinity of, and including, the mouth of the Nashua River. This includes putting 3 booms in the river to address the microplastics and CSO matter. Clean River Project is willing to invite the board out to see what they do and educate.

With a site visit they can provide a quote for cleanup.

NEMBA Trail Maintenance:

Dan Sloan represents the New England Mountain Bike Association and spoke regarding trail maintenance at Yudicky Farm and Terrell Property. They want to use a snow grooming machine (snow dog) to groom the trails in the winter. No new trails would be made.

DISCUSSION ENSUED ABOUT THE IMPACTS ON WILDLIFE, THE USE OF THE TRAILS, HOW THE TRAILS WHERE MADE, MACHINE DETAILS AND TRAIL SELECTION FOR GROOMING APPROVAL.

A motion was made to approve NEMBA to mechanically groom a total of (3) trails within the Terrell Homestead Conservation Area following the next 6-inch or greater, groom-able, snowfall, as a trial, with a request to be notified via email (cc@nashuanh.gov) when grooming occurs, in case members want to observe and to also report back at the subsequent Conservation meeting following the grooming.

MOTION to approve by Commissioner Carruth.

Seconded by Commissioner Pierotti

SINGLE VOICE VOTE:

Commissioner Pierotti: Yes

Commissioner Darby: Yes

Commissioner Carruth: Yes

Commissioner Sarno: No

Commissioner Dutzy: Yes

MOTION CARRIES

G. Commissioners Discussion

None

H. Committee Reports

Easement Monitoring:

Commissioner Dutzy discussed monitoring reports for Deerwood (H10, H11, I11), Westwood (H577), Sullivan Farm, and H635 (Pennichuck Pond) have been completed.

Levent Akinci discussed that WSLP (Water Supply Land Protection) did notify and say that the gas cans found near the camps at Deerwood will need to be removed and the city will work on

removing those. Because there is funding from the water supply land protection for drinking water, this is considered an immediate danger to drinking water.

Deerwood follow-ups:

Commissioner Dutzy Lead a discussion about following up on unlabeled deer stands.

- Delay calling about the stands until after April or May so they have time to remove the stands.

Mine falls Park Committee:

Commissioner Dutzy lead a discussion about the park needing someone from the conservation commission to be on the committee.

Commissioner Dutzy is willing too.

Tree Project Group:

Commissioner Dutzy lead a discussion about the group meeting January 19th and they are looking at areas in the city where they might be able to plant trees. She has suggested to them that the Conservation Commission would be interested in funding a pilot project if they brought something to the board. Commissioner Dutzy has suggested creating little islands where you might have a tree, a larger shrub, and a smaller shrub, with all of them being native and with the possibility to provide food. No pesticides.

535 Main Dunstable Road:

Commissioner Sarno lead a discussion on construction going on at this property which appears to possibly be in the wetland buffer. Code enforcement has reached out to them and they said they didn't cut any trees in the wetland. Code Enforcement does

not know if a wetland scientist delineated the wetland. The property owner has given permission for someone to go out and look at the property to inspect. But there is no official delineation. Staff will ask Code Enforcement if they can initiate a wetland delineation.

Other Items:

- NRPC has provided a draft of the southwest trials map.
- The kiosk frames were installed by the Eagle Scout at both Northwest and Joyce.
- Forest management plans were filled out and sent. The priorities selected were the wildlife habitat ones as the highest priorities. Recreation and trails were given a higher priority in the Southwest and a lesser priority in Northwest.
- Northwest encampments and clean up.

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 9:17 PM

SECONDED by Commissioner Carruth

MOTION CARRIED

Meeting notes taken by Nichole Wilkins