

DRAFT MINUTES
CITY OF NASHUA
CONSERVATION COMMISSION
April 13, 2022

The site walk was called to order at 5:30 by Sherry Dutzy

Roll call by: Sherry Dutzy

Those Present:

Commissioners: Megan Cook, Jed Crook, Sherry Dutzy, Brandon Perrotti, Carol Sarno, Maureen Bourque, Dick Widhu

Staff present: None

Others Present: Tom Zajac, Hayner-Swanson, Brendon Quigley, Gove Environmental, Paul Gagnon, neighbor & nephew of former owner, Michael Gagnon, nephew of former owner

THE FOLLOWING SITE WALK MUST ONLY DISCUSS THE PROPERTY LISTED. A BRIEF DESCRIPTION AND INFORMATIONAL WALK WILL BE CONDUCTED BY THE OWNER AND/OR HIS REPRESENTATIVE. DISCUSSION CONCERNING BUFFER IMPACTS AND ANY RELATED TOPICS ON THE SUBJECT PROPERTY WILL BE COVERED. THE WALK SHOULD THEN ADJOURN WITH NO FURTHER DISCUSSION OF CONSERVATION BUSINESS. ALL DECISIONS WILL BE MADE AT AN UPCOMING MEETING AND POSTED ON THE AGENDA ACCORDINGLY. SITE WALK NOTES /MINUTES WILL BE APPROVED AT THAT TIME. DRAFT MINUTES NEED TO BE MADE AVAILABLE WITHIN ONE WEEK OF THE WALK.

49 Buckmeadow Road

The preliminary proposal is for a 10-unit detached -condominium development in a cul-de-sac. Due to wetlands on the property, a conservation development is proposed. Zoning is R-40. Individual septic systems are planned for each unit with public water being extended from Ridge Rd.

The property drops off steeply from Buckmeadow Road and the grade of the property will need to be raised approximately 5 feet to meet BMP road requirements. This is a huge amount of fill. A tree service business is still run out of this location and several large trailers, log piles, etc. we on the site.

A stream runs along the northeast and southwest portions of the property. This appears to be a dug ditch that was used in farming operations. The area is a mix of prime and critical wetland with 75' and 40' buffers respectively. The NHDES map from 1991 doesn't align with recent wetland mapping done by Gove Environmental. This has been reported to NHDES and it appears that they will accept the Gove flagging. The area is a white oak, upland mix.

The plan at present is to restore the wetland areas and create a trail in keeping with the requirements of a conservation development. Since the Old Ridge Road esker is about 150' away, discussion centered on possibly connecting to that to provide access to trails in Buckmeadow. Permission is needed by the owner of that land.

Commissioners were not enthused about the trail system. Since the land has been heavily modified over decades of business use, discussion centered on creating transition areas from maintained landscaping surrounding the homes to greater natural habitat as one gets closer to the wetlands with no impact being created in the buffers.

Mr. Zajac and Mr. Quigley were agreeable to looking at modifications since this is a preliminary plan.

The group ended the site visit at the dug pond in the southeast portion of the property. A camp building with deck is located next to it. Although the building is scheduled for demolition, many expressed that it would be a nice feature to keep which would promote community among the homeowners.

Mr. Zajac will be sending commissioners the wetland report on this property and will return to the commission with an updated plan.

Stipulations are pending the review of an updated plan.

Motion to adjourn at 6:58 by Commissioner Sarno, seconded by Commissioner Bourque. Motion carried.

Submitted by
Sherry Dutzy

4/19/2022
Date