



City of Nashua
Conservation Commission
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NASHUA CONSERVATION COMMISSION

Tuesday, June 4, 2019

A. Call to order

A regular meeting of the Nashua Conservation Commission was called to order on Tuesday, June 4, 2019 at 7:00 PM, 229 Main St, City Hall in Room 208.

B. Roll call

Members present: Sherry Dutzy, Chairman
Richard Gillespie
Brandon Pierotti
Dan Sloan
Bill Parker
Gene Porter
Michael Reinke

Members Absent: Bill Parker

Also in Attendance: Linda McGhee, Planning Department
Shoshanna Kelly, Alderman-at-large

C. Approval of minutes

May 7, 2019

MOTION by Commissioner Sloan to approve and place on file the minutes of May 7, 2019, as amended.

SECONDED by Commissioner Porter

MOTION CARRIED 6-0

D. Treasurer's Report

None

E. New Business

None

F. Old Business

- ***Pennichuck Water Works & Harris Preserve Homeowner's Association (Owners) Bay State Forestry (Applicant) requesting Conservation Commission review for standard tree harvest within the 75-foot "prime" wetland buffer of Harris Pond. Property is located at L Manchester Rd & L Tinker Rd. Sheet G, Lots 24 & 488. Zoned "R-18" B-Suburban Residence & "R-40" Rural Residence. Ward 3.***

Commissioner Porter said at the previous meeting they were told that the primary purpose of the project was to remove trees likely to fall into the water. But while on the site walk after the approval, they were told that the machinery will not get close enough to the pond to take out any of the trees that are leaning over the pond.

Chairman Dutzy said she thought the other part was to eliminate some trees that might get red rot and other trees. She said that Commissioner Porter was right; they can't get close enough to the water.

Commissioner Porter said they were told three times last meeting that keeping trees out of the water was a major goal. The minutes reflect what they were told. He wants to know if they have any further actions.

Chairman Dutzy said they approved the project as presented. She asked Ms. McGhee what the Commission can do if they discover information that is contrary to the information they were provided to approve the project.

Ms. McGhee asked if there were minutes from the site walk.

Chairman Dutzy said that it wasn't a site walk; it was supposed to be a training session on how the forest would be managed.

Ms. McGhee suggested that they write something up about it.

Chairman Dutzy asked if it would be an addendum to the minutes.

Ms. McGhee said that once they approve the minutes as written, they can't be changed.

Commissioner Porter said that the minutes are correct. But what they did is not what they said in the minutes.

Commissioner Parker said that's not entirely true. The applicant and Mr. McPhie did make it clear that it was part of their forestry management program. He thinks it's a perfect example of an applicant telling the Commission what they want to hear. They made a big point about the threat of trees dropping into the pond in hopes of a favorable approval. But he did make it clear that it was part of a forestry management program.

Commissioner Porter said it says in the minutes that as part of the project they will also be removing trees with the potential to fall into the water. That was part of his proposal.

Chairman Dutzy said that what she would suggest is that they table the approval of the minutes until they can write up a site walk report based on what they saw. At the next meeting they can add them as an addendum to the minutes.

Commissioner Porter volunteered to write a report.

Ms. McGhee said that wasn't part of that meeting. It can be included in the minutes for this meeting.

Commissioner Sloan said they should have been able to see what was going on before they approved it.

Chairman Dutzy said the Commission gets caught in this every single time they get an "easy" decision and forego the site walk. She thinks that the site walk should be mandatory.

Commissioner Sloan asked if they had the option to do a site walk.

Chairman Dutzy said that the applicant had a tight timeframe, but the Commission could have requested a site walk.

The Commission discussed requiring a site walk for every application.

Ald. Kelly asked if they have recourse when an applicant does something different than what they were approved for.

Chairman Dutzy said that they are an advisory board.

Commissioner Sloan said it was vague what they were approving. They weren't approving specific trees.

Ald. Kelly said she was wondering if their job was to advise and make sure that things are done to the accordance of what we think would be appropriate for the environment. Does the Commission have recourse if an applicant cuts down trees they aren't supposed to?

Chairman Dutzy said in that case, yes. This applicant presented a forestry management plan with 150-200 trees to be removed. In this case, they could choose any of the trees, usually based on best management practices. They have an excellent reputation, and she is sure that they will do an excellent job in terms of forest management. She doesn't know whether or not a site walk would have made any difference in their decision.

The Commission returned to this topic later in the meeting:

Commissioner Porter said that it wasn't just the presentation given to them; the written application cited their main goal as reducing the risk of trees falling into the pond.

Chairman Dutzy said they just have to do more site walks.

Commissioner Sloan said they didn't get a chance to. The applicant showed up, and they had to make a decision then.

Chairman Dutzy said that sometimes they are led down the garden path, and can't allow themselves to do that. She said a lot of times they tell the Commission what they want to hear.

Commissioner [unknown] said it also seems like they're treading into Zoning and Building Dept. issues. It's a lack of foresight, but it's not their area of expertise.

- ***Etchstone Properties Inc. (owner) requesting Conservation Commission review for temporary and permanent impacts to the 40-foot "other" wetland buffer and "other" wetland to create a road crossing for a future subdivision. Property is located at 35 Groton Rd. Sheet D, Lot 28. Zoned "R-40" Rural Residence. Ward 5.***

Tom Zajac, Civil Engineer, Hayner Swanson Inc

Mr. Zajac re-introduced himself to the Commission as representative for Etchstone Properties Inc. With him is owner Kevin Slattery of Etchstone Properties Inc. and Brendan Quigley, Wetland Scientist, of Gove Environmental Services.

Mr. Zajac gave an overview of their request. They are seeking final comments and recommendations for a proposed 25-unit residential development, to be known as Terrell Farm. The Commissioner performed a site walk on May 13th, and viewed the staked approximate development limits. At the end of the walk they discussed the creation of a land stewardship plan to provide the future homeowner's association with recommendations for ongoing maintenance. After the site walk they submitted revised plans to the Commission.

Mr. Zajac said they added an additional sidewalk from the roadway to the edge of Groton Rd.

Commissioner Sloan asked if it connects to the sidewalk easement that exists.

Mr. Zajac said it does not. He said the future plan is to run the sidewalk along the southerly side of Groton Rd. They didn't think it made sense to further impact the wetland on the northern side of the road.

Commissioner Porter asked when they expect the city to do that.

Mr. Zajac said upon the development of that piece of land. He said the property was granted approval in the last 10-15 years, and it showed an easement along the property. He indicated the sidewalk on the plan, and said they wanted to keep impervious surfaces down. They didn't think onsite sidewalks were necessary.

Mr. Zajac showed the Commission the gravel walking trail connection they wanted to make to the city owned Conservation area. This connection adds about 2,000-sqft of additional buffer impact. They plan to coordinate the final connection with Planning Dept. staff. He said that their final buffer impact total is 7,986-sqft, which is indicated on the plans. There are no changes to the wetland impacts.

Mr. Zajac said he submitted a letter from the Natural Heritage Bureau, and a letter from Wetland Scientist Brendan Quigley, dated May 21, 2019, which outlines the key elements of the land stewardship plan. They envision it being incorporated into the future condominium documents. After all final comments from the NH Dept. of Environmental Services (DES) and Fish and Game, they will submit a finalized plan to Planning Dept. staff or the Commission for review.

Mr. Zajac said that they believe that the project is being developed in a responsible manner. By utilizing a cluster conservation subdivision form of development, he said that they're able to maximize overlay the efficiency of the layout and proposed roads and units, in order to maintain and protect the natural resources onsite. The design seeks to minimize the proposed wetland impact. He reiterated that they agree to develop a land stewardship plan to ensure the ongoing protection and maintenance of the site. They are scheduled to appear before the Zoning Board of Adjustment (ZBA) on June 11th, and seek the Commission's favorable recommendation towards their special exception application.

Commissioner Sloan said that if the city already has a plan to cross the road where the sidewalk ends, it makes more sense to connect on this property. He thinks it makes more sense than crossing the street twice. He said there is also a right of way where the sidewalk ends, back into the Terrell Trail.

Mr. Zajac said he thinks there's some sort of connectivity that's needed throughout the site, further to the west.

Commissioner Sloan said that they should extend it then, and keep what's existing. He indicated a section of sidewalk onsite and asked what it was for.

Mr. Zajac said it's providing pedestrian connectivity across the property, as required.

Commissioner Sloan said that it doesn't go anywhere. It doesn't connect to the other sidewalk. He said Nashua used to have an ordinance where you had to build a sidewalk to connect.

Ald. Kelly said that they still do.

Commissioner Sloan said that he thinks it makes more sense to connect to the other sidewalk on the north side of the road.

The Commission discussed the location of current sidewalks.

Mr. Zajac said that they were really trying to avoid adding curbing and sidewalk along this side of the road. It detracts from the rural feel of the road. They would have to add some drainage, and the grade is very tight there. The wetland line is directly along the property line as well. There would certainly be a wetland impact, and he reminded the Commission that they are trying to stay away from some of their resources in terms of wetlands and vernal pools. This wetland has a vernal pool associated with it.

Commissioner Sloan said why build a sidewalk on part of the site if it doesn't go anywhere? If you connect up to the one in the east, you connect to everything. If you leave it where it is, it connects to nothing.

Mr. Zajac said that the residents would have access back to the conservation land, and indicated the trails.

Commissioner Sloan said it's a long way to go just to access Yudicky Park.

Mr. Zajac said that he's not arguing it's a more direct connection, but they're trying to avoid more wetland impact.

Chairman Dutzy said that if she remembers it correctly, it's not a flat piece of land.

Mr. Zajac described the sidewalk for Yudicky Park as wide and set back far from the road, and said they don't have that opportunity here. Here there is a wetland right on top of the right of way.

Commissioner Sloan said the sidewalk was pretty close to the road. Maybe 3-4 ft.

Mr. Zajac said no, it's probably 20-30 ft of greenspace between the edge of the pavement and sidewalk. There's a good buffer there.

Commissioner Sloan said he might be right, but he doesn't remember it that way. He's out there quite often.

Mr. Zajac said the sidewalk is 10-ft wide in the area. The buffer is at least double that. He said they don't have the opportunity to do that same thing here. If a sidewalk was constructed in this location, it would have to be right on top of the road. He said they could probably do a widened gravel shoulder, but they would likely be impacting the wetland buffer, not only because of the horizontal distance but also because of the grade change.

Chairman Dutzy asked if what they are proposing is for the sidewalk to end until the city develops the land and creates sidewalks on the other side of the road.

Ald. Kelly said they can't guarantee that.

Mr. Zajac said that the sidewalk connected to the Rail trail is about a half mile from their site.

The Commission discussed the property across the street. Chairman Dutzy said they don't want people walking across the road from the development over to the sidewalks.

Commissioner Sloan and Ald. Kelly volunteered to walk the area and look for solutions. He said that the worst case is they could connect up top.

Chairman Dutzy said the other possibility would be to widen the road shoulder.

Commissioner Sloan asked if this was an adult community.

Mr. Zajac said no.

Commissioner Sloan said there would be kids on bikes and people wanting to access the conservation lands.

Chairman Dutzy asked if it was possible to do the walk before the ZBA meeting and make a presentation at the ZBA.

Commissioner Sloan and Ald. Kelly said yes.

Ald. Kelly said that from a strategic standpoint they shouldn't put in sidewalks that go nowhere. As we keep adding these things, it's important to think about the totality of it for walkability. Ald. Kelly said connectivity is a constant issue, and it's very expensive to put sidewalks in.

Mr. Zajac said that they will be at the ZBA hearing in a week, and part of the discussion will be on sidewalks. Is that a conversation that's better had in the Planning board realm? The ZBA will be looking to the Commission to talk about the special exception and the application that is before them. They were expected to address sidewalks at Planning Board.

Commissioner Sloan said it's a wetland buffer, that's why it concerns the Commission.

Mr. Zajac explained what would be addressed at both the ZBA and Planning Board. He is sure that at the Planning Board level they will be discussing sidewalks.

Ald. Kelly asked that if they decide to move the sidewalks somewhere else and impact the wetlands, does that impact their application to the ZBA?

Mr. Zajac said correct.

Chairman Dutzy asked if they would have to come back to the Commission.

Ald. Kelly said yes.

Chairman Dutzy said that several of them could go out and look at the area, and make recommendations to the Planning Board.

Ms. McGhee said that the topic of sidewalks is definitely a conversation they will have at the Planning Board, and they will have comments from the Engineering Dept.

Commissioner Sloan said that the eastward sidewalk looks as though it was constructed with the intent to keep going at some point.

Mr. Zajac said that it's tight there. They could probably get a gravel sidewalk in there, but it would be right on top of the road. He asked if they could act on the current application before them.

Commissioner Porter asked if they could stipulate that they install sidewalks if the sidewalk easement can be extended along Groton Rd, impacting no further than 15-ft into the wetland buffer, in order to maintain continuity along the north side of Groton Rd.

Chairman Dutzy said that they don't know if it's a buffer or wetlands.

Commissioner Porter said this looks like it's actually wetlands.

Chairman Dutzy asked Mr. Quigley to speak to that.

Brendan Quigley, Wetland Scientist, Gove Environmental Services.

Mr. Quigley said that any kind of modern sidewalk beyond a widened shoulder would require some kind of impact here. He said you would practically fall off the road into the wetland.

Chairman Dutzy asked if the land falls off sharply.

Mr. Quigley said yes. He doesn't see how a sidewalk could be put on that side without some wetland impact. He said that sidewalks are good and he understands their goals, but that is definitely an issue as far as the wetland application.

Mr. Zajac said that they were asked to avoid, minimize, and mitigate within the wetland, and there are conflicting goals here.

Commissioner Sloan said the whole project is conflicting.

Mr. Zajac said he thinks there's a reason that the city stopped constructing sidewalks where they did. There is an existing easement that was created during the 2010 subdivision that conveyed all the conservation land there.

Commissioner Porter suggested a boardwalk rather than a sidewalk.

Commissioner Sloan asked if they could approve this application if they couldn't find a somewhat feasible way to have some kind of connection to that sidewalk.

Chairman Dutzy said they could probably put in a stipulation that the developer create a sidewalk on the eastern side that has the least minimal impact to the wetlands.

Commissioner Porter said feasibility is in the eye of the beholder.

Chairman Dutzy asked Mr. Zajac what kind of distance they were talking.

Mr. Zajac said to build that sidewalk they would need about 300-350ft to make the connection.

Chairman Dutzy said that the boardwalk in Buck Meadow Marsh is 400-ft. It wouldn't have to be that wide.

Commissioner Sloan said it would have to be ADA compliant, at least 5-ft wide.

Chairman Dutzy asked Mr. Zajac what he thought of the proposal.

Mr. Zajac said he thought it would be extremely difficult. He understands their goals.

Commissioner Sloan said it would be cheaper than a sidewalk.

Mr. Zajac asked Mr. Quigley if it would be considered a wetland impact.

Mr. Quigley said yes.

Mr. Zajac said they're not avoiding any impact. This is not the only review board they are subject to. They are subject to the DES's review for wetland impacts, and while connectivity is important the DES Wetlands Bureau might not see it that way, especially with a vernal pool in that wetland. They're doing that best to utilize development and provide connectivity as they see fit. There is a reason why they didn't make that connection, and there's a reason why the city didn't either. He said they can widen the gravel, but is it really safe?

Commissioner Sloan described the Buck Meadow boardwalk, and asked if it would be less impact.

Mr. Quigley said that the state would consider some less amount of impact, but to them it would still be a road to nowhere. He said he can't recall ever having wetland permit impacts for a sidewalk unless it's in conjunction with a crossing. That might be an element that has to be justified.

Chairman Dutzy said if they did something architecturally interesting, it adds charm and curbside appeal to the development.

Mr. Zajac asked if they were envisioning the sidewalk right along the frontage?

Commissioner Sloan said not necessarily, as long as it connects.

Mr. Zajac said that the road falls off, but they also have topography along that boardwalk that isn't flat.

Chairman Dutzy said the Buck Meadow boardwalk definitely had impacts, but it got people from point A to B. It is an interesting architectural point along the trail. It certainly wouldn't be a detraction to add in, and it does make a connection to the Terrell property. It could be a marketing feature.

Mr. Zajac asked what the goal of connection would be.

Chairman Dutzy said to allow residents to leave their homes and walk easterly on the sidewalk to the Terrell property and other trails. Then they don't have to be on Groton Rd. It brings the whole conservation and environmental together.

Mr. Zajac showed the Commission their connection across the property. He said they can't make a half mile connection to the Rail Trail. They're just talking about getting the residents to the Rail Trail or to the conservation land, and they feel they're doing it in the best manner here. They're trying to avoid wide areas of wetlands to impact, and the Commission is talking about crossing in a location that's 200-ft wide for 25 units. That's going to be a tough sell, never mind the cost.

Chairman Dutzy said that doesn't mean they can't put it in as a stipulation if they want to.

Commissioner Gillespie asked about the existing cart path, and said there was an NRCP pipe going through it. Will it remain, and is it the right size for that particular flow?

Mr. Zajac said yes. The culvert is a 21-inch pipe, and will remain in place. They will also install a 24-inch pipe farther downstream. Both are properly sized for a 50-year storm.

Chairman Dutzy asked about the DES review and endangered species found nearby.

Mr. Quigley said that what he's been told is that a lot of these sightings of species are from finding them dead on the road. That suggests that there is some movement across the road. It's a bit hard to retrofit existing roads for future projects like that. He explained the Fish and Game review. He said they have received a lot of requests to make part of the construction requirements that all construction workers be made aware of turtles and other species potentially onsite, and what to do if spotted. He said that Fish and game will also be interested in what goes into the condo documents.

Chairman Dutzy asked if he expects that habitat to be disturbed during construction.

Mr. Quigley said no. The turtles use the pond, but they don't stay there the whole time, especially during nesting. They seek out sandy banks during that time. That's an obvious conflict. It's not that the habitat will be disturbed; it's that they're using other areas. The stormwater best management practices are designed to exclude them from areas where they will be in trouble.

Chairman Dutzy asked if they would be putting in the stewardship plan how to care for the reptiles in the area? Will Fish and Game have more input on it?

Mr. Quigley said yes. It would be simple to add.

Commissioner Gillespie said they noticed quite a few invasive species during the site walk. Can they address that?

Mr. Zajac asked where.

Mr. Quigley said that all of the edges have that component to them. The reason they didn't come up with a formal invasive species removal plan is because it's along the edges. A lot of the areas that have them will be dealt with over the course of development. The other half of that would be maintaining the fields.

Commissioner Pierotti asked if that was something that could be added into the condo bylaws, along with the pesticide restrictions.

Mr. Quigley said yes, it is a part of that. He went into detail with some of the invasive species.

Chairman Dutzy said she wanted to stipulate that they include the management of invasive species in the stewardship plan.

Mr. Quigley said there is a balance between managing them and not. Invasives are still habitat for wildlife.

Chairman Dutzy said it may not be an issue of eradication as it is an issue of management.

Commissioner Pierotti said he'd like to stipulate that the condo bylaws require landscape maintenance and fertilizer/pesticide application be done by one contractor, hired by the association for the entire complex, as opposed to individual homeowners being left to hire their own for maintaining the chemical aspect of their lawn. He would like the contractor to be licensed by the NHPC. He would also like to stipulate that that the snow removal contractor only use sand and environmentally friendly CMA ice melt to treat roads, as opposed to raw rock salt.

Chairman Dutzy referred back to Mr. Quigley's summary, and said that there will be one licensed landscaping contractor.

Commissioner Pierotti said that they should then stipulate towards that document.

Commissioner Porter said that winter treatment can be handled by stipulating they hire a Green Snowpro contractor, certified by the DES, for winter road maintenance.

Commissioner Porter asked if the applicant was familiar with companies in southern New Hampshire with that certification.

Mr. Zajac said yes.

Commissioner Porter said this is a common stipulation for shoreland activities.

Mr. Zajac asked how the Commission would stipulate a sidewalk, with an eye towards the future process with Zoning and Planning Boards. Anything open ended might cause a delay and bring them back to the Commission in 2-3 months if they had to build a boardwalk across a wetland.

Chairman Dutzy said what she had down was to stipulate that they build a walkway from the southwest side of 35 Groton Rd be continued to the Terrell homestead sidewalk with the least impact to the wetlands.

Commissioner Porter said to extend the planned walkway eastward along the north side of Groton Rd.

Mr. Zajac said essentially the Commission was requiring a further impact.

Commissioner Porter said they can't mandate anything, they can only advise the Planning Board.

Mr. Zajac said that these are only recommendations to the Zoning Board. And oftentimes unless they get up before the Zoning Board next week and protest, it would be carried through. He was hoping they could soften the language to allow them to evaluate a connection, but not require one. The right of way itself is within the buffer, so we would at least have an additional buffer impact. But as the testimony was tonight, because of the proximity to the roadway, grade change, and location of the wetlands, they are almost guaranteed a wetland impact whether by a boardwalk or traditional fill. The Commission may be asking them to do something that the DES won't allow them to do. He'd like language that would allow them to work with Planning Dept. staff or the Planning Board on evaluating that connection.

Commissioner [unknown] said the Planning Board will throw it back to the Commission to evaluate if it's ok or not. Whether it's financially feasible is another story.

Kevin Slattery, Etchstone Properties Inc.

Mr. Slattery said they can certainly pursue the process to see whether it's feasible. He is concerned whether something like this would get caught up in the Engineering Dept. review. The relationship of the area they're talking about is right on the road. The minute they get away from the road it becomes quite a long so-called boardwalk, which is a totally different application than when you're out in the middle of a trail. The structure would have to be fairly substantial at a minimum, and he's not sure that Engineering Dept. would be willing to endorse something like that.

Commissioner Sloan asked if they had a better way of phrasing it. They would like to see if it is doable at all, but they don't want to make it an impossible task.

Mr. Slattery said it may be that we can't do it.

Chairman Dutzy said that if they require the walkway, and it's found by Engineering Dept. and Planning Board reviews that it can't be done, wouldn't the stipulation go away?

Mr. Slattery said he can imagine that Engineering Dept. would ask to see the length, substructure, and design of what they are planning. It's not out in the woods and crossing a small brook. It would have to be fairly intense because of the expanse and the desire to minimize the amount of impact. The soils there will likely require them to dig deep to find any kind of substructure. He thinks it's not only financially unfeasible, but from a design perspective he doesn't know where to go with this.

Commissioner Sloan said their problem is that they would have to approve it or not approve it without knowing.

Mr. Slattery said they can certainly pursue it with the Engineering Dept.

Chairman Dutzy asked if they have a relationship with Lynch's Landscaping.

Mr. Slattery said yes.

Chairman Dutzy said that company built the boardwalk at Buck Meadow Marsh, and said he could give them an idea of the cost and extent required. She doesn't think that the project they're asking about would be as in depth.

Mr. Slattery said he could certainly talk to him.

Commissioner Porter said they either need to say yes or no with a stipulation, so what kind of stipulation?

Commissioner Gillespie said he's not sure they can actually require them to build a boardwalk or even a sidewalk. It's not within their [inaudible].

Chairman Dutzy said they can stipulate it.

Commissioner Gillespie said he doesn't think they can stipulate that the applicant build a sidewalk. It's not within what they do.

Commissioner Sloan asked if they can recommend it if possible.

Chairman Dutzy said that they could phrase it as "if feasible, the Commission recommends the extension of your sidewalk through to the beginning of the Terrell Homestead".

Mr. Zajac said they can certainly evaluate it. He's already thinking ahead to Engineering Dept., Fish and Game, DES, and all the other parts of this. If the Commission wants to say that they recommend alternate pedestrian connections in lieu of the gravel trail they can, but he's not sure if they can require them to do something that they may not have the ability to do.

Mr. Quigley recommended phrasing he's seen from other Commissions in the area, in that they are strongly interested in the connection, and wants the Planning Board to require the applicant evaluate the feasibility of the connection. He said that there is a big difference between a boardwalk through the woods and the side of a road. There's a good chance that they'll require a guardrail for protection, which presents more issues.

Ald. Kelly said that sidewalks create snow removal issues for the city.

Mr. Slattery said that they are currently proposing a connection. It's a bit circuitous, but it is a connection going through the existing cart path. He asked if they should enhance that pathway to become more welcoming.

Commissioner Sloan said maybe at least back to the sidewalk and leave the other part as is. If you follow the trail the other way it brings you to the Rail Trail.

Mr. Slattery said correct.

Commissioner Sloan said it would be better than nothing. If they can't get a sidewalk or boardwalk in there, at least it gets all of the residents out of there and over to the park without taking their life into their hands.

Chairman Dutzy said that's what they have on their plan now, isn't it?

Mr. Slattery said yes, but he was wondering if there was a way of enhancing that connectivity from where it currently stops. He indicated a section of trail, and asked the Commission if it could be improved there.

Commissioner Sloan said yes, I think you could. It's kind of wide open there anyways, and not taking away from the rural atmosphere. That might actually work better.

Mr. Slattery said it wouldn't be impacting anything, and it would improve the area in lieu of a sidewalk. He said the connection is there, just more circuitous, and asked if they can improve this so people could use the property more.

Chairman Dutzy asked if they would be creating a trail.

Mr. Slattery said there is currently one there, but it's not super inviting.

Chairman Dutzy asked if they would be improving it.

Mr. Slattery said yes, they could look into it.

Commissioner Sloan asked what their access trail would be.

Mr. Slattery said they had planned on a recycled asphalt product.

Commissioner Sloan said if they brought that down to the sidewalk, that might be the better way to go.

Mr. Slattery said that's something they can control and agree to, or at least say that they'll look at the feasibility of it. They're probably going to be able to, but he thinks that the boardwalk proposal is going to be fraught with people weighing in on it.

Commissioner Sloan said it's good that they're avoiding the wetland that way too.

MOTION by Chairman Dutzy to accept the proposal as written with the following stipulations:

1. The Land Stewardship Plan comprises at a minimum the seven points contained in the May 21st, 2019 letter from Gove Environmental Services Inc., and that Land Stewardship Plan include management of invasives and recommends a Green SnoPro certified by the NHDES for snow maintenance.
2. Wetland buffer markers shall be posted where appropriate.
3. The Commission recommends the developer improve the existing trail that extends from the Terrell Homestead up to the planned connection from their property.
4. Stormwater Best Management Practices, specifically regarding silt fences, shall be required along wetland buffers.
5. The Land Stewardship Plan shall include information on the management of endangered and threatened species that are known to exist there.
6. Stone walls and the vegetated buffer along Groton Rd to be preserved and maintained where possible.

SECONDED by Commissioner Porter

MOTION CARRIED 6-0

Mr. Slattery offered to meet any of the members onsite to evaluate a connection. Three of the Commissioners agreed to meet him Friday, May 7th, at 8AM.

➤ ***Update on Conservation Commission Website***

Chairman Dutzy said that everyone has received a copy of a proposal from Ms. Weatherbee for the website.

Ald. Kelly said she talked to Community Dev. Dir. Sarah Marchant about doing this through the city, and she said it's feasible. She wants to know what the Commission would get out of someone custom building a website versus using the city.

Chairman Dutzy said that they are barely able to get updates to the city website. What they were looking for is a link to a page that would have maps of the area, stewardship plans, and be a marketing tool for the conservation areas they have. It

was their understanding that there was no vehicle within the city to get that done.

Ald. Kelly said that's not how it was explained to her by Ms. Marchant. She said it's a little bit templated, but it's doable. Ald. Kelly said that she works in this industry, and this is a high estimate.

Chairman Dutzy asked if she has gone onto any other local Conservation Commission websites.

Ald. Kelly said yes.

Chairman Dutzy said that what they would really like to do is create a marketing information education tool.

Ald. Kelly said she is all for that.

Chairman Dutzy said that they'll be meeting with Planning Director Roger Houston about it.

Ms. McGhee said Mr. Houston asked her to coordinate availability for a meeting with IT to see what they can do.

Chairman Dutzy said this is just information at this point.

Ald. Kelly asked where the budget is going to come from.

Chairman Dutzy said it would come from the Conservation Commission fund, and they would make a request to the Board of Aldermen for approval.

Ald. Kelly asked what is in their fund currently.

Chairman Dutzy said \$1.7 million dollars.

Commissioner [unknown] said it's not getting replenished.

Chairman Dutzy said that \$500,000.00 of that is going to Sullivan Farms.

Ald. Kelly agreed. She'd like to see a few other bids and talk about what's feasible by the city.

Chairman Dutzy asked if the IT Dept. could do it.

Ald. Kelly said let's have that meeting and find out.

➤ **Update on Joyce Park Land Management Plan**

Chairman Dutzy said she performed a site walk with Ethan Bellair, and he is in the process of writing up his ideas. Once they receive that list they can start making plans.

Chairman Dutzy passed around notes from the site walk. She asked Ms. McGhee to compile a list of what parcels they own, what parcels they have easements on, what easements are in the process of being made, and what properties they need to contact for easements.

➤ **Update On Previously Approved Cases**

- **978 West Hollis St:** Chairman Dutzy said she talked to George Hurd, the owner and applicant previously before the Board. They are still planning to continue with their application, they just never removed the For Sale sign. She plans to distribute informational brochures and appropriate signage to him for his project near Joyce Park.

G. NCC Correspondence and Communications

None

H. Nonpublic Session per RSA 91-A: 3 II (d) concerning land (Roll call vote required).

Nonpublic session was not required.

I. Commissioners Discussion

- **Sidewalks:** Ald. Kelly led a discussion the findings of the city's infrastructure meeting, and the current issues with connectivity. The Commission referred to the application at 35 Gilson Rd over the course of the discussion, as well as communication with other city departments and boards.
- **Alderman Liaison:** Ald. Laws will replace Ald. Kelly as their liaison by August.

J. Adjournment

MOTION to adjourn by Commissioner Porter at 8:42 PM.

SECONDED by Commissioner Sloan

MOTION CARRIED 6-0

APPROVED:

Richard Gillespie, Clerk, Nashua Conservation Commission

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Prepared by: Kate Poirier