

Letter to City of Nashua Zoning Board of Adjustment

To:

City of Nashua Zoning Board of Adjustment
Attn: Planning Department
229 Main Street
Nashua, NH 03060
Email: zb@nashuanh.gov

From:

Rody Arantes
3 Jolori Lane
Nashua, NH 03062

Date: October 12, 2025

Subject: Opposition to Case #1 – 25 Teak Drive / 840 West Hollis Street – Special Exception under Land Use Code §190-112

Dear Members of the Zoning Board,

I am writing as a resident of the Teak Drive area to respectfully express my opposition to **Case #1** — the City's request for a special exception to construct a gated driveway from Teak Drive to the Four Hills Landfill property for the proposed Fire Training Facility.

This project presents significant zoning, environmental, and public-safety conflicts that are incompatible with the surrounding residential area and with the subdivision's recorded land-use restrictions.

1. Zoning and Land-Use Conflicts

The parcels at **21 and 25 Teak Drive** (Book 5097, Page 1666) are legally designated as “Not Buildable Lots – To be used for a drainage retention area.” Converting these parcels into a roadway would violate the original subdivision plan (Plan #12120) and compromise the storm-water system serving nearby homes. The surrounding **R-9 Residential Zone** was never intended to accommodate heavy municipal truck traffic or training-facility access.

2. Wetland and Environmental Impacts

According to **Conservation Commission minutes (July 1, 2025)**, the project would disturb approximately **2,500 sq ft of wetlands** and **9,500 sq ft of wetland buffer**, including a vernal pool and an existing storm-water basin. A proposed 36-inch drainage pipe and associated fill would permanently alter regulated wetlands. These impacts conflict with the purpose of **Land Use Code §190-112** and violate the intent of **RSA 482-A**, which safeguards New Hampshire's wetland

resources.

3. Public Safety and Neighborhood Compatibility

Teak Drive is a quiet residential street with no sidewalks and frequent pedestrian use by families with strollers and children of all ages on bikes, rollerblades, and skates. It is also popular with local runners and walkers seeking a safe, low-traffic area for recreation.

The proposed fire-apparatus road would require a **24–26 ft** paved width and roughly **30–40 ft** of total clearing for shoulders and drainage. This would introduce industrial-scale noise, vibration, and heavy vehicle traffic into a neighborhood never designed for such use, raising clear safety and quality-of-life concerns.

4. Procedural Concerns

No traffic study, environmental-impact report, or drainage analysis has been publicly released showing how this project would affect residents, storm-water flow, or wildlife habitat. Abutters have not received detailed engineering plans showing roadway width, grade, or mitigation measures. Given these omissions, the proposal warrants a full review by the Zoning Board and should not be advanced under a special exception.

5. Lack of Transparency and Public Communication

To date, no public budget or cost information has been presented regarding the construction, maintenance, or long-term financial responsibility of this proposed access road and training facility relocation. Residents have not been provided with details on project funding, anticipated expenses, or fiscal impact.

There are also serious concerns about the potential future use of this roadway. Once built to accommodate large fire apparatus, it would easily support heavy truck traffic. Because the proposed route directly connects to the Four Hills Landfill, residents are concerned that the **Department of Public Works**, which manages Nashua's garbage and recycling operations, could eventually begin using the same entrance. This would introduce substantial and continuous waste-collection vehicle traffic through a quiet residential area, compounding the project's long-term impacts.

For a project of this scale — affecting wetlands, residential property, and public safety — the City must ensure clear, transparent, and inclusive communication before moving forward.

6. Existing Access Routes Make the New Road Unnecessary

The Four Hills Landfill already has two direct ingress points from West Hollis Street (840 and 848) that safely accommodate large municipal vehicles. Creating a third industrial access route through Teak Drive provides no demonstrated benefit and would impose unnecessary environmental and community harm.

Request

For the reasons stated above, I respectfully urge the Board to **deny the special exception for Case #1 – 25 Teak Drive / 840 West Hollis Street**.

- 1 A comprehensive environmental impact study is completed and publicly reviewed, documenting how wetland and buffer disturbances will be mitigated;
- 2 An independent traffic and public-safety analysis is performed to evaluate the risks and cumulative impacts of emergency and landfill-related vehicles in a residential zone;
- 3 The proposal is found to be fully conforming with all zoning, subdivision, and land-use restrictions — as the current plan to construct a roadway on designated non-buildable drainage lots conflicts with established land-use designations; and
- 4 The full project cost, including both immediate and future financial impacts to the City and taxpayers, is disclosed and made available for public review.

Thank you for your time and thoughtful consideration of this matter, and for your continued commitment to protecting the safety, environmental health, and character of our community. It is deeply concerning that discussions and planning appear to have progressed for nearly a year before residents were first contacted, underscoring the urgent need for genuine transparency and public involvement moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rody Arantes', written in a cursive style.

Rody Arantes
Nashua Resident