

1 **FINAL**

2 Newbury Conservation Commission Meeting  
3 December 12, 2023  
4 Newbury Town Hall  
5

6 **MEMBERS PRESENT:** Katheryn Holmes (Chair), David Rhodes, Bob Stewart (Vice-chair),  
7 John Magee  
8

9 Chair Holmes called the meeting to order at: 7:10pm  
10

11 **ADMINISTRATIVE**

12 **Minutes**

13 Mr. Stewart moved to accept the November 28, 2023 minutes with several suggested  
14 clarifications and Mr. Rhodes seconded. Approved.  
15

16 Mr. Magee will send the final minutes from July 6 through November 28, 2023 to the Newbury  
17 Conservation Commission (NCC) members.  
18

19 **INTENT TO CUT**

20 There were no Intent to Cut applications to review.  
21

22 **TREE APPLICATIONS & NCC COMMENTS IN PROTECTED SHORELAND:**

- 23 • Brena 358 Bowles Rd
  - 24 • Beckert Trust 159 Bay Point Rd.
- 25

26 **NHDES: SHORELAND STANDARD APPLICATIONS:**

- 27 • Shoreland Standard - Celcil/Paul Slye 212 Rt103A - #Impact 11,508 square feet (SF) of the  
28 protected shoreland in order to demolish the existing residence structure and guest house and  
29 construct a new residence with detached guest house and associated site and drainage  
30 improvements, and renovation of the existing boathouse. PERMIT APPROVED (Horizon)
- 31 • Shoreland Standard \_ JOSEPH P YOST 2022 REV TRUST (2) - 21 Lakewood Manor  
32 Rd.#2023-02918-impact 4,980 square feet of protected shoreland in order to construct  
33 pervious pathways, rebuild a retaining wall, construct a rain garden and modify the existing  
34 driveway. Impervious Surface Percentage Approved: 28.9%Natural Woodland Area  
35 Required per RSA 483-B:9,V, (b): 0 square feet PERMIT APPROVED( db Landscaping  
36 LLC)
- 37 • Shoreland Standard - CYNTHIA BAKON; JOHN WORRALL 110 Rt103A. #2023-02798 -  
38 Impact 1,608 square feet (SF) of the protected shoreland in order to replace existing with a  
39 new tank in a new location. Project includes the removal of vegetation and a replanting plan.  
40 Impervious Surface Percentage Approved: 28.7%Natural Woodland Area Required per RSA  
41 483-B:9, V, (b): 995 SF. Temporary Waiver Granted: Temporarily re-duce Grid "C" of the  
42 Waterfront Buffer in which each grid along the waterfront buffer must maintain the tree and  
43 sapling points required per RSA 483-B:9,V,(a)(2)(D) for the purposes of installing a new  
44 septic tank further from the reference line. Impervious Surface Percentage Approved: 2.7%

1 Natural Woodland Area Required per RSA 483-B:9, V, (b): 10,060 SF. PERMIT  
2 APPROVED (Gradient PLLC).

- 3 • Shoreland Standard -59 LAKEWOOD MANOR ROAD LLC #2023-02828. Impact 3,555  
4 square feet (SF) of the protected shoreland in order to realign, regrade and resurface the  
5 existing driveway and build a retaining wall to slow and direct the stormwater to catch basin  
6 and infiltration areas. A pervious path replaces the existing path from the driveway to the  
7 existing boathouse. Disturbed areas to be revegetated using native plantings. Impervious  
8 Surface Percentage Approved: 34.3% Natural Woodland Area Required per RSA 483-B:9,  
9 V, (b): 0 SF. PERMIT APPROVED (DANIEL BRUZGA).

### 10 11 **COMMUNICATIONS:**

- 12 • EcoLink NHDES – sent to NCC members via email
- 13 • Drinking Water Matters -NH Department of Environmental Services (NHDES) - sent to  
14 NCC members via email
- 15 • Winter Events-ASLPT - sent to NCC members via email
- 16 • ASLPT Ethics Policy - sent to NCC members via email
- 17 • “Argus Champion” article, 2003, regarding issues with new parking lot and sewage  
18 lagoons. Written by Catherine Bushueff of Sunapee, including “The parking lot is  
19 proposed for land along the access road north of the wastewater lagoons. How will it  
20 affect the Beck Brook, water resource protection and future expansion of the wastewater  
21 spray field? A 260-car lot accommodates resort growth, but does not enhance parkland  
22 beauty and land conservation.” (Sent to NCC Chair by John Magee and distributed to  
23 NCC members via email). Chair Holmes mentioned that she wrote a letter to then  
24 Governor Jeanne Shaheen in about 1997 with similar concerns.

### 25 26 **OLD BUSINESS**

27 Work on Tree Application update: discussed the Tree/Vegetation Cutting Application in  
28 the Protected Shoreland and made suggested revisions. Mr. Rhodes will revise the application  
29 based on the discussion.

30 Mt Sunapee update: Chair Ms. Holmes emailed Rick Ruggles, with cc to Seth Prescott of  
31 NH Department of Natural and Cultural Resources (DNCR) and Mr. Uwizeye of New  
32 Hampshire Department of Environmental Services (NHDES) Wetlands Bureau on December 11,  
33 requesting all documents and plans that were sent to NHDES in response to the most recent  
34 Request for More Information (RFMI), and have not yet heard back, although it has been only  
35 one day. If Chair Holmes has not heard from Mr. Ruggles by close of business December 13,  
36 Chair Holmes will email Mr. Prescott and Mr. Uwizeye, with cc to Mary Ann Tilton of NHDES  
37 Wetlands Bureau and request the documents.

38 A question was raised: Based on the recent changes to the proposed work for the parking  
39 lots, is a revised site plan review required by the Planning Board?

40 Mr. Magee sent a timeline to the NCC members with a narrative about the Mt Sunapee  
41 parking lot proposal, including dates regarding state permits. This is to ensure all know the

1 timeline and relevant dates involving the review of the applications including comments from  
2 stakeholders.

3

4 **NEW BUSINESS**

5       Between the Mts. Easement Monitoring. Property is owned by Ausbon Sargent Land  
6 Preservation Trust, and the conservation easement is held by the NCC. Mr. Beauchemin (not  
7 present) will take the lead on the monitoring and will contact the NCC members to schedule a  
8 monitoring date/time.

9

10 Mr. Rhodes moved to adjourn, Mr. Stewart seconded. Adjourned at 9:02pm. Meeting minutes  
11 recorded by John Magee, member of the NCC.