

**FINAL**  
**Newbury Conservation Commission (NCC)**  
**July 6, 2023**

**Members Present:** Ms. Holmes (Chair), Mr. Beauchemin, Mr. Magee, Mr. Rhodes.

Public: None

Ms. Holmes called the meeting to order at 7:10 p.m.

**ADMINISTRATIVE:**

**Minutes**

The Commission reviewed the minutes of June 13, 2023. A correction was made. Mr. Magee made a motion to accept the minutes with proposed changes. Mr. Rhodes seconded the motion. Approved.

**INTENT TO CUT:**

- Marek & Anita Kitelba-Cheney Road – Acreage 14. Cut 2.7 acres. – Mr. Magee said the property is not as steep as he had originally thought. There are also no permanent streams. He sent his report to the Selectboard.

There was discussion regarding the fact that the Commission is an advisory board. There was a discussion about wetlands on properties. Mr. Magee thinks a wetlands permit is not required unless you are going to dredge or fill in wetlands during the logging process.

**TREE APPLICATIONS IN PROTECTED SHORELAND:**

- American Rev. Trust 32 – Alsubet Lane – Ms. Holmes spoke with the property owner twice.
- Peter, Nicholas, Meagan LaFauci – 38 Fowler Mill Road – This property wants to build a road down to Lake Todd. Ms. Holmes spoke with him and had a good conversation about DES and the trees. She spoke to him about erosion control measures.
- Mary Benson – 93 Lakewood Manor Road – No discussion
- Discussion on evaluating tree applications – Chair Ms. Holmes said they need to look at the three tiers of the protected shoreland when evaluating tree applications. Chair Ms. Holmes said, “Don’t say things like they need more trees. You need to say things like they don’t meet the scoring and they need to plant and then quote 7.2.3. This makes it so they have to look at the zoning regulations.”

Discussion ensued regarding tree applications.

**NHDES: SHORELAND STANDARD APPLICATIONS:**

- Shoreland Standard #2023 – 01729 – Bolduc 131 Grace Hill – Construct a new patio and rain garden within lawn/landscape area. – Under Technical Review.

- 1 • Wetlands & Non-Site Specific Permit #2023-00966 – 91 Grace Hill - Replace two 6 foot  
2 x 30 foot cantilevered piers with two 6 foot x 30 foot piling supported piers in the same  
3 location, install two piling supported boatlifts located in the center slips, a seasonal boat  
4 lift adjacent to the southern pier, two personal watercraft lifts adjacent to the northern  
5 pier, four fender pilings and four 3 piling ice clusters on an average of 283 feet of  
6 frontage along Lake Sunapee in Newbury. Approved.
- 7 • Amended Shoreland Impact Permit #2022-01623 – Tranquille – 60 Highland - Impact  
8 10,936 square feet of protected shoreland in order to install a septic system, reconstruct a  
9 gravel path, restore gravel areas within the waterfront buffer with grass and plantings,  
10 replace the foundation of the primary structure, relocate a car port, convert existing  
11 impervious areas to permeable pavers, replace a deck with a pervious patio and construct  
12 a pervious pathway. Amendment approved. Impervious Surface Percentage Approved:  
13 15.5. Natural Woodland Area Required per RSA 483-B:9,V, (b): 4,356 - Discussion took  
14 place regarding 60 Highland Ave. Mr. Magee and Mr. Rhodes went over their review of  
15 the project and Mr. Magee would like to know points needed to achieve compliancy. Ms.  
16 Holmes will talk to the Code Enforcement Officer about being inspected as the project  
17 progresses. Mr. Magee asked Ms. Holmes to find out where in the process he can suggest  
18 that the owner plants more. Mr. Rhodes said that would happen when the certificate of  
19 occupancy is issued.  
20

## 21 **COMMUNICATIONS:**

22 Ms. Holmes thanked Mr. Rhodes for getting in touch with Andrew Cobb from DES. Ms. Holmes  
23 said there will be a site review at the spray sight on Mount Sunapee with DES (either Andrew or  
24 a representative) on July 13 at 2:00 p.m. Discussion ensued regarding possible water  
25 contamination into Lake Sunapee. Mr. Beauchemin said he could attend this site review. They  
26 will be asking about spray distance volume and about the fact that there will be no filtration  
27 when they remove it.  
28

29 [Flash on the Beacon] had a lot of great information about the 125 anniversary, LSPA-looking  
30 for weed watchers.  
31

32 Chris Hernick Letter – The Commissioners read the letter. Mr. Magee said there were good ideas  
33 but didn't see that he would help. Mr. Magee liked the part about the recreational trails and he  
34 very much agreed with him but the Commission won't have the capacity to maintain those trails.  
35 Ms. Holmes said the recreational trails in Fishersfield are not in an easement, they are owned by  
36 the Town. Ms. Holmes said a lot of the trails that are on Ausbon Sargeant are maintained by  
37 Ausbon, not NCC. Mr. Rhodes said the same is true for the mountain. Mr. Magee will draft a  
38 letter back to Mr. Hernick.  
39

## 40 **OLD BUSINESS:**

41  
42 Application for LSPA- Chair Ms. Holmes made a motion to continue their membership in LSPA  
43 in the amount of \$35 and will increase to \$150 next year. Mr. Beauchemin seconded the motion.  
44 All were in favor.

1  
2 **NEW BUSINESS:**  
3

4 Old Home Day – Ms. Holmes discussed the setup for Old Home Day. She will have pamphlets  
5 and a do-it-yourself factsheet on an easel.  
6

7 Mr. Rhodes made a motion to adjourn. Ms. Holmes seconded the motion. All were in favor.  
8

9 The meeting adjourned at 9:02 p.m.  
10

11 Respectfully submitted,  
12

13 Donna Long, Recording Secretary