

Planning Board
April 21, 2026
FINAL

Board Members Present: Chris Hernick, Vice Chair; Michael Bedard, Gary Keane, Wayne Seaholm, Richard Wright, Members.

Public: Whitney Hilton, Dan Bruzga, George Chadwick, John Quinn, Greg Swick, Peter Coffin, Thomas Sokoloski, Aran Lafontaine, Scott Wheeler, Deborah Wheeler, Patrick Dombrowski, and others.

Mr. Hernick opened the meeting at 7:00 p.m.

ADMINISTRATIVE:

Minutes:

The Board reviewed the minutes from the March 17, 2026, Planning Board meeting.

Mr. Wright made a motion to accept the minutes as written. Mr. Bedard seconded the motion. All were in favor.

CASES:

Mr. Hernick asked if the Board would consider swapping the order of the cases and hear the preliminary design review before the conditional use permit to clarify the site plan information before getting into the conditional use permit.

Mr. Seaholm questioned if this would be okay since Mr. Millette is not here. Mr. Seaholm was concerned that Mr. Millette was not aware of this change. Mr. Seaholm asked if Mr. Hernick thought it was in the best interest to change the order around and Mr. Hernick said he said he thinks it is in the Board's best interest to change. Mr. Hernick proposed voting on this change on the agenda.

Mr. Hernick made a motion to swap the cases around. Mr. Bedard seconded the motion. All were in favor.

Case 2026-001 - Preliminary Design Review Site Plan – OKB, LLC (owner), db Landscaping and Bedford Design (agents) for Preliminary Design Review – Site Plan proposing six detached hotel units/cabins located at Route 103B, Newbury, NH, Tax Map 007-579-239 (Continued from February 17, 2026).

Mr. Hernick invited the applicant to approach the Board to give a quick recap of the project. Mr. Bruzga introduced himself and his team. He gave a brief recap of the project and said there were updates from when they last presented to the Board.

1. The applicant has redone the drawings based on the public and Board's past input.
2. The applicant attended both an LSPA meeting and a Newbury Conservation Commission. Mr. Bruzga said the Conservation Commission meeting went very well.

Mr. Bruzga said they have been in touch with both the Highway Department and the Police Department but have not heard back from either department.

Mr. Bruzga said the following changes have been made since they last presented to the Board:

- Mr. Bruzga said the Shoreland Overlay Plan now shows Chandler Brook.
- The Applicant has reduced the impervious surface on site to less than 18.2% from about 20%.
- The Applicant decreased the impact within the 75' wetland buffer by a bit.
- They have added a catchment area for the well.
- An architect has done a design review.
- One unit will be an ADA accessible unit with a pathway to the parking area.
- They reduced their parking a bit, but there will be two spaces per unit with a couple spaces for the fire department to be able to turn around.
- They have changed the width of the road coming in from 20' to 24' as per the request of the Board and the Fire Chief.
- They currently have all of the State permits including: Septic permit, Dock permits, DOT driveway permit, Shoreland Permit.
- They will be building a huge septic system because rules have recently changed and they will need to put a two bedroom for each unit.
- They updated the lighting plan with layout and fixtures.
- Bedford Design did a stake out so all Board members could go out and take a look at the site.
- They updated the snow storage plan.

Ms. Hilton said when they met with LSPA and the Conservation Commission, they showed how this property is not unique to this area and is in a spot with other hotels and tourism.

Mr. Bruzga showed some photos of the current conditions of the lot. He does not think you will see the cottages from the lake.

Mr. Bruzga made the service building smaller.

Mr. Hernick opened up to questions by the Board.

Mr. Wright asked about the location of the well and is wondering if the well can be placed different than right next to the swamp. He said he has concerns about it being contaminated being right next to the swamp. Mr. Wright thinks it should be moved back a bit. Mr. Bruzga said they are adhering to the geologist's recommendation to treat it like a public water supply in terms of well radius. Due to this, the well is placed in a certain location because they are trying to treat the stormwater. Mr. Bruzga said they will hire a company that does this and to be certain there is no contamination from the swamp. Mr. Wright said if they were to move it 15'-20' it will be better than putting it in the swamp. Mr. Chadwick said they will take a look at this.

Mr. Bruzga said they will look more into this and move the well if they can.

Mr. Bruzga said the water will be coming into the service building in case they need to have it filtered.

Mr. Keane said the location of the septic system seems to be a high ground with big boulders and wants to know how this will work. Mr. Wright said they would pump to it. Mr. Bruzga said they did a test pit and the design was approved based on the analysis. Mr. Bruzga said he was trying to be cognisant of the neighbors and therefore put the septic system in between them and the units. Mr. Bruzga said the boulders will go back to the surface to make things look natural.

Mr. Chadwick said it is a state approved septic system. He said they are surface boulders.

Mr. Bedard asked if generators are going in. He said smaller generators might go in. Mr. Bruzga said he would like to add a permanent generator to the site plan.

Mr. Hernick said you can very clearly see the neighbors near the last unit. He is glad to see screening on the landscaping plan. Mr. Bruzga said they will add vegetation and it will be screened.

Mr. Hernick opened up public input.

Mr. Quinn said he is there to protect the lake and make sure the purity of the lake is preserved. Mr. Quinn said he appreciates all the changes that were made. He said the right of way has a lot of conditions on it and one of the conditions is that on both sides of the fence they need to have room to push snow. He said when the applicant builds the barrier, they need to be aware of the 6' snow removal area.

Mr. Bruzga said they are happy to make changes as needed.

Mr. Swick said the Planning Board has never noticed the Sunapee Planning Board or the Regional Planning Board. Mr. Hernick said they were noticed informally because they are still in the preliminary stages. He said when it gets to the final stages, they will notify them formally.

Mr. Swick said he did a survey of Chandler Brook this past weekend. He said there is a beaver pond on the other side of Route 103B. He said it has pushed water back through the culvert and has increased the level of water on that property. He sent some pictures along to show the Board.

Mr. Coffin said Mountain View Lake is a small precious lake. He said it is a 12% slope on that lake and it fills up extremely fast with a lot of discharge. He said there is a 23' drop between Mountain View Lake and Lake Sunapee. That is a lot of water to get downhill. He hasn't heard anything about the dam. He said it has no improvements since 1928 when it was put in. Mr. Swick does not understand the Shoreland Permit showing Chandler Brook. Mr. Bruzga said they were required to show Chandler Brook as well as the lake. Mr. Hernick said they do have an approved shoreland permit in the application.

Mr. Hernick read the following two letters into record that were received in support of this project:

March 10, 2026

To: Newbury, NH Planning Board via: dfinneral@newbury.nh.gov
Cc: Newbury Conservation Commission

Re: Preliminary Site Plan Review Case #2026-001 and Conditional Use Permit Case #2026-003 -
Boutique Detached Hotel Proposal on Route 103B

Dear Members of the Planning Board and Conservation Commission,

I reside locally in the Lake Sunapee Region and am writing to express my full support for the proposed boutique detached hotel project on Route 103B.

The small scale of this proposed project is particularly appealing. With only a limited number of hotel rooms, the development offers visitors a way to experience the beauty of nature onsite and in the greater Lake Sunapee Region.

Historically there were many more small, detached hotel properties in the area and they are part of what makes this area feel special.

This well thought out plan strikes a balance between functionality, protecting the environment, and aesthetics. The small footprint of the detached units and architectural approach respect the rural and character of the area while blending into the surrounding natural landscape. This is a well thought out design that balances natural and human habitat and is precisely the type of development that we should be supporting and encouraging.

The applicant has shown that they are doing their best to protect the lakes, the wetlands, and the overall water quality. The stormwater will be filtered and treated. The Proposed native plantings will help bolster the riparian buffer. In addition to providing environmental stewardship, this design provides safe engineered access for visitors, as well as fire and emergency services.

Projects like this help support local businesses, encourage responsible visitation, and allow people to experience the Lake Sunapee Region in a way that aligns with the values many residents care deeply about. We all want to protect the landscape and support the local economy.

For these reasons, I respectfully support the approval of the Site Plan Review (Case #2026-001) and the Conditional Use Permit (Case #2026-003) for this project.

Thank you for your time and consideration.

Sincerely,

Debbie Samalis

Sunapee, NH

Debbie Samalis
Wildwood Smokehouse
Sunapee Harbor

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3/12/26

March 11, 2026

Re: Preliminary Site Plan Review Case #2026-001 and Conditional Use Permit Case #2026-003 - Boutique Detached Hotel Proposal on Route 103B

To: Newbury Planning Board
Cc: Newbury Conservation Commission

Dear Members of the Planning Board and Conservation Commission,

We are writing as both local residents and real estate professionals who work throughout the Lake Sunapee Region to express our support for the proposed boutique detached hotel project on Route 103B in Newbury.

In our work, we regularly see how many people first experience this region as visitors before eventually choosing to become homeowners or full-time members of the community. Providing opportunities for people to spend time here in a responsible and thoughtful way plays an important role in helping others discover and appreciate what makes this area special.

The small scale of this proposed project is particularly appealing. With only a limited number of units, the development offers visitors a way to experience the beauty of the Lake Sunapee Region while avoiding many of the traffic, parking, and service demands typically associated with larger hotel developments. Projects of this scale can introduce people to the area in a way that feels consistent with the character of the surrounding community.

We also appreciate the thoughtful approach taken with the design of the project. The plan reflects an effort to strike a balance between functionality, environmental awareness, and aesthetics. The smaller footprint and architectural approach appear intended to respect the rural character of the area while blending into the surrounding natural landscape. A visually harmonious design that considers both aesthetics and sustainability is an important component of responsible development in our region.

Projects like this can help support local businesses, encourage responsible visitation, and allow people to experience the Lake Sunapee Region in a way that aligns with the values many residents care deeply about, protecting the landscape while maintaining a vibrant local economy.

For these reasons, we respectfully support the approval of the Site Plan Review (Case #2026-001) and the Conditional Use Permit (Case #2026-003) for this project.

Thank you for your time and consideration.

Sincerely,



Dan and Christina O'Halloran
16 Winslow Circle
New London, NH 03257

Mr. Bedard asked if the dock gets pulled in the winter and Mr. Bruzga said yes, it would be pulled in the winter.

Mr. Seaholm asked about the units all being the same and Mr. Bruzga said they will all have pitched roofs.

Mr. Hernick said that Mr. Millette had hesitation about was if these are residential units in which would density allow for this. Mr. Hernick personally thinks they fit into the hotel/motel which our zoning does not define.

Mr. Bruzga said Mr. Beauchemin of the Conservation Commission said the difference is that it is a kitchenette not a full kitchen. The kitchenettes would have a mini fridge, microwave and sink.

Mr. Seaholm asked about how many amps will be going into each unit. Mr. Bruzga said he thought they were around 50-60. Mr. Bruzga said there would be a disconnect at each unit.

Mr. Seaholm asked about the space between unit 5 and unit 4 that goes from the Lake to the pond. Mr. Seaholm also asked about the number of units. Mr. Bruzga said they already reduced the amount of units they were hoping for. They originally were going to put in 8 units.

Mr. Keane asked if they would build these units in stages, and Mr. Bruzga said they would do the whole project at once.

Mr. Hernick closed the case.

Case 2026-003- Conceptual Use Permit – OKB, LLC (owner), db Landscaping and Bedford Design (agents) for Final Approval Conditional Use Permit for development in a wetland buffer located at Route 103B, Newbury, NH, Tax Map 007-579-239. (Continued from February 17, 2026).

Mr. Bruzga showed the conditional use permit and what is within the 75' buffer. The applicant is requesting a conditional use permit for the driveway because it was determined by the DOT and they need to have a permit from the Town of Newbury. Mr. Bruzga said there is a stormwater basin planned as well as infiltration trenches next to all the paving, and there will be native vegetation to protect the wetlands. Mr. Bruzga said they have implemented a stormwater plan as described above. The parking spaces will be pervious. Mr. Bruzga said the 24' width for the driveway has been added and the service building has been made smaller. He said they are going to limit the sodium chloride used onsite in the winter and they will use calcium chloride and sand instead.

Mr. Chadwick said they do have a stormwater maintenance plan that will be adhered to.

Mr. Hernick asked the Board members if they had any questions.

Mr. Hernick asked how they felt about approving a conditional use permit even though they are still in the preliminary stage.

If the Board decides to rule on this, they will need to address all three items in 8.7.1.

Mr. Sokoloski said drainage from this development would go toward the wetland and vegetation. The stormwater management will happen within the buffer in between the development and the wetlands. There will be a basin that will collect runoff from the parking area, the driveway and rooftop runoff.

Mr. Hernick opened up to public input.

Mr. Coffin asked if there has been any research on the impact to Mountain View Lake, not just Chandler Brook and Lake Sunapee.

Mr. Sokoloski said a small area does drain toward the lake, but most goes toward Chandler Brook. Most roof runoff will go in the ground, not toward the lake.

Mr. Chadwick said the entire site has been graded toward the wetland. All the area toward the lake is the pervious walkway and the firepit area.

There being no more comment, Mr. Hernick closed public input.

Mr. Hernick said they need to go through each three requirements of 8.7.1 separately.

Mr. Seaholm wants to wait to vote until the Chair is in attendance. Mr. Bruzga said they are really looking to move on this.

Mr. Hernick asked Mr. Finneral about whether they can continue and Mr. Finneral said there is a 65-day rule once the case is opened to make a decision.

Mr. Hernick asked if the applicant would want to waive the 65-day rule.

Mr. Bruzga asked if they can go through the three requirements even though it will not be voted on.

1. The use cannot be implemented outside of the wetland buffer.

Mr. Bedard said he is satisfied. Mr. Finneral reminded Mr. Seaholm that anyone has 30 days to appeal if Mr. Millette did not agree with the findings. Mr. Hernick said that he is satisfied as well.

2. The location in the wetland buffer will have the least impact. Mr. Hernick asked if the Board is satisfied that this would be the case. There was no comment.

3. The method of implementation will minimize impact to the wetland buffer. Mr. Wright said he is satisfied with that.

Mr. Hernick asked if the applicant is okay with waiving the 65-day rule so they can vote at the next meeting. Mr. Bruzga said as long as it is definitely voted on next time, he would be okay with it.

Mr. Bedard and Mr. Wright both agreed it should be voted on at this meeting. Mr. Chadwick would love to have the vote happen this evening.

Mr. Seaholm made a motion to wait to vote until the Chair is present. There was no second to the vote.

Mr. Wright made a motion that the use cannot be implemented outside of the wetland buffer. Mr. Keane seconded the motion. All were in favor.

Mr. Wright made a motion that the location in the wetland buffer will have the least impact. Mr. Keane seconded the motion. Mr. Hernick voted aye, Mr. Wright voted aye, Mr. Keane voted aye and Mr. Bedard voted aye. Mr. Seaholm voted nay. The vote passes 4-1.

Mr. Wright made a motion to approve the method of implementation will minimize impact to the wetland buffer. Mr. Bedard seconded the motion. All were in favor.

Mr. Wright would like to add a condition regarding the well. Mr. Chadwick asked if it could be worded “as far as practical while still maintaining the 125’ setback).

Mr. Wright suggested requiring the relocation of the well maintaining the 125’ setback but keeping away from the proximity of the swamp.

Mr. Bedard made a motion to approve the conditional use permit with the condition as written above. Mr. Wright seconded the motion. All were in favor.

Case 2026-005 – Final Approval-Minor Subdivision – Deborah Wheeler (owner), Patrick Dombroski (agent) for a Final Approval Subdivision/Annexation, proposing creating a new lot from existing 55-acre parcel for property located at 211 Brown Road, Tax Map 024-168-035.

Mr. Hernick read the application for completeness. Mr. Hernick found the application complete.

Mr. Hernick made a motion to accept the application. Mr. Wright seconded the motion. All were in favor.

Mr. Dombroski said the lot is actually 60.2 acres rather than 55 acres. They would like to subdivide into two lots and to carve out a little more than 6 acres for a second lot. The Board had no questions for the applicant.

Mr. Hernick opened up public input. There being none, he closed public input.

Mr. Wright made a motion to approve the subdivision as presented. Mr. Seaholm seconded the motion. All were in favor.

The Board signed the mylar.

Other Business:

Mr. Wright made a motion to adjourn. Mr. Keane seconded the motion. **All in favor.**

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Donna S. Long
Recording Secretary