

**Lempster Planning Board  
DRAFT Minutes of Meeting  
held on  
Monday, October 22, 2018  
at the Town Office**

Members present: Mark Adams, Bill Rodeschin, Kirt Wirkkala, David Richards, Everett Thurber-ex officio.

Meeting called to order at 7:00 pm by Chairman Mark Adams.

Fulton Mountain Road Subdivision/Dodge Pond Village.

Based on a recent conversation with Jason Fulton, Mark Adams was told that the Fultons have an interested buyer for this property. The Board decided that a review of the Development Agreement of G&K Designs, LLC was in order.

The subdivision consists of 39 lots as follows: Phase 1 – 6 lots; Phase 2 – 3 lots plus the common area; Phase 3 – 14 lots, and Phase 4 – 16 lots.

Some of the noteworthy points discussed were:

- Phase 1 is the six lots along Mountain Road.
- Before any lots are sold pins or lot corners must be installed (if not already placed).
- #5 of the Agreement – *“The dry hydrant in Dodge Pond will be completed before the second building permit is issued.”* This has been done and therefore building may commence on Phase 1 and 2.
- According to the tax map Camp Kirkham doesn’t appear to own any lots on Camp Kirkham Road. This will be double checked with the Town Clerk.
- Lots can be merged but not divided.
- Page 2, Phasing Schedule, para. 3: *“Substantial completion shall mean that the road is graded and the gravel base is laid, all drainage is complete, and slopes have been stabilized with adequate vegetation, and the Town approves the road for emergency assess.”* This has been done.
- Page 3, Phase 1, Item 3: *“The Developer further acknowledges that in addition to any other restriction set forth above, certificates of occupancy for Phase One Lots shall not be issued until the off-site improvements for Lempster Mountain Road are completed.”* This has been done.

Excavation Regulations. This was put on the December agenda.

Motion made by Bill Rodeschin and seconded by David Richards to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Linda Murgatroy,  
Recording Secretary