

**Lempster Planning Board
Minutes of Meeting
held on
Monday, December 14, 2020
at the Fire Station**

Members present: Mark Adams, Bill Rodeschni, Kirt Wirkkala, David Richards, Everett Thurber-ex officio.
Others: Phil Tirrell, Mary Grenier, Shaun Carroll, Jr. and Shaun Carroll, III, Paul Pare, Kelly Caron, and Adam Howard.

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

Review of draft Minutes of 11/9/2020.

Minutes approved as written.

OLD BUSINESS.

CIP

012 Town Bldg Repair – no funds requested
013 Town Record Preservation – no funds requested
010 Municipal Bldgs Complex - no change - \$30,000
027 Appraisal of Property – no change - \$3,342
030 Town Hall/Meetinghouse – no funds requested
037 Town Office IT System – No change - \$5,000
042 Fire Station – no change – loan
053 Mountain Road Recon & Paving – no change – loan

There was discussion concerning the new project – Planning Board, Project No. 058 - and whether the amount should exceed \$5,000 this year due to broadband installation in Lempster and the pandemic, both of which seem to be the cause of a rapid increase in the population of Lempster. The increase may result in more subdivision work which would increase the expenditures of the Planning Board's normal budget request. It was decided to leave the number at \$5,000 for 2021.

Mary Grenier, Selectboard member, suggested that perhaps a one question survey could be handed out at the town meeting; said question concerning what each resident would like to see in this community.

Adam Howard. Property located at 1610 Route 10 (Map 201, Lot 011).

Mr. Howard presented a site plan done by Connecticut Valley Designs of Littleton, N.H. His proposal: he will own the entire parcel and rent the mobile homes/camp(s) which will all be two-bedroom units. He said the water table is 28" down.

The Board reviewed the plan and was unsure of their rights and responsibilities concerning the addition of mobile homes/camps on the property, the existing pond, etc. It was decided that the Board would confer with UVLSRPC (Upper Valley Lake Sunapee Regional Planning Commission) and seek their advices.

NEW BUSINESS.

Shaun Carroll, Jr. and Shaun Carroll, III (Newport Sand & Gravel)

The Planning Board had conducted their annual review of the excavation site on Route 10 on October 5, 2020 and were concerned about the steepness of the middle of the pit and had requested that a remedy plan be presented to the Board. Mr. Carroll stated that 130,000 yards of material had been moved and he would see that the steepness was cut down even more if that's what the Board wished. The Board would like to see that happen and Mr. Carroll will see that it is done as expeditiously as possible.

Mountain Road Subdivision currently owned by Keith Fulton.

Mr. Pare and real estate agent, Kelly Caron, were present.

Mr. Pare represents the prospective buyer of the property and presented the Board with a rough sketch of the plan for the development. The plan included 13 lots, one of which would be the owner's parcel. His presentation included many photos of the style of the homes to be built with a large pond in the middle of the entire parcel. Mr. Pare said he himself would be the construction agent and would manage the entire project.

After lengthy discussion the Board reiterated that they would like to see an actual proposal for the project.

Driveway Application.

The addition of a sentence to the form stating that all work must be completed within one year of the approval date of the application and the application expires in one year was discussed and Chairman Adams will create a sentence for approval at the next meeting.

Motion made by Everett Thurber and seconded by David Richards to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 9:10pm.

Respectfully submitted,

Linda Murgatroy,
Recording Secretary