

**Lempster Planning Board  
Minutes of Meeting  
held on  
Monday, March 9, 2020  
at the Town Office**

Members present: Mark Adams, Bill Rodeschin, Kirt Wirkkala, David Richards, and Everett Thurber.  
Others: Tom Dombroski, Jason Fulton, Greg Lynch, Christopher Glass, Tom Hersey.

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

**Review of draft Minutes of 2/10/2020.**

The draft minutes were approved with one change: Under Lynch Conceptual Consultation: "Since this was a "conceptual" discussion no final decisions would (changed to "could be") made by the....

**7:10 Public hearing on application for excavation permit renewal of Hersey Acres, LLC**

Tom Hersey from Hersey Acres, LLC was present. The submission documents and the plan from the initial application were reviewed. It was noted that only the permitted phases were being utilized and Mr. Hersey was in compliance with all conditions.

Language to this effect will be added to the second page of the renewal permit – Phases 1, 2, and 3 are currently permitted and bonded. For any change regarding additional phases that may be excavated permittee must re-approach the Board and appropriate bonding must be obtained for said additional phases.

**7:30 Minor Subdivision: Continued public hearing on application for 2 lot minor subdivision of property owned by Keith and Della Fulton located off Route 10 in Lempster, N.H. (Map #227, Lot # 007).**

Surveyor Tom Dombroski was present. The extension for approval of the application for minor subdivision expired today. The Fultons withdrew their application and Mr. Dombroski will file a letter of explanation with the Board in the near future.

**8:00 Public hearing on application for an annexation of 20.11 acres from Tax Map 227, Lot 23, owned by Greg S. Lynch to Tax Map 227, Lot 13, owned by Jason Fulton.**

Surveyor Tom Dombroski, Jason Fulton, and Greg S. Lynch were present.

8:06 Abutters' hearing was opened.

8:10 Abutters' hearing closed.

Motion was made by David Richards, seconded by Bill Rodeschin, to accept the application. Motion passed unanimously. The documents and mylar were reviewed. Motion was made by Everett Thurber, seconded by Kirt Wirkkala, to approve the subdivision/annexation as submitted. Motion passed unanimously.

The mylars and plats will be signed with today's date after the driveway permit for the Lynch two lot minor subdivision has been received.

**8:30 Public hearing on application for a two lot subdivision of property owned by Greg S. Lynch (Map 227, Lot 23).**

Surveyor Tom Dombroski, Jason Fulton, Greg S. Lynch and Abutter Christopher Glass were present.

The driveway permit has not been issued as of this date. However, an email dated 3/6/2020 from the N.H. DOT was received by Mr. Dombroski which stated the following: *I do not see a reason why a second drive could not be proposed along with the subdivision. This is a Lot of Record dating back to 1971. While we complete the rest of the review, please let me know if you have any other questions. Regards, Thin.*

**(Two lot subdivision of property owned by Greg S. Lynch (Map 227, Lot 23) continued)**

Motion was made by Kirt Wirkkala, seconded by David Richards, to accept the application as presented. Motion passed unanimously. The file and mylar were reviewed and submitted waivers were acted upon as follows:

Section 4.1.4 Soils Report. Motion made by Everett Thurber, seconded by Kirt Wirkkala, to grant said waiver. Motion passed unanimously.

Section 4.1.5 Sewage Disposal and Section 4.1.6 Water Supply. Motion made by David Richards, seconded by Kirt Wirkkala, to grant said waivers. Motion passed unanimously.

8:32 Abutters' hearing opened. Questions posed by Christopher Glass were answered to his satisfaction.

8:34 Abutters' hearing closed.

Driveway permit discussion. The plats/mylars will read as submitted: Under Notes #4 – NH DOT – Driveway Permit for Lot 23-1 pending. In accordance with Lempster's Subdivision Regulations Mr. Dombroski is not required to put in the date of approval of the driveway on said plats/mylars.

Motion was made by Kirt Wirkkala, seconded by David Richards, to grant sixty (60) day (to May 11, 2020) conditional approval of this two lot minor subdivision to Greg S. Lynch. Motion passed unanimously.

Motion was made by Bill Rodeschin, seconded by David Richards to grant the approval date on the paperwork as today's date (March 9, 2020). Motion passed unanimously.

**Correspondence**

Selectmen's minutes

Motion made by Kirt Wirkkala and seconded by Everett Thurber to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:50 pm.

Respectfully submitted,



Linda Murgatroy  
Recording Secretary