

**Lempster Planning Board  
Minutes of Meeting  
held on  
Monday, October 12, 2020  
at the Meetinghouse**

Members present: Kirt Wirkkala, David Richards, Everett Thurber-ex officio.  
Others: Phil Tirrell, Mary Grenier, Keith and Jason Fulton, Kelly Caron, Bruce Nadeau, Adam Howard, Jim Beard, Cheryl McGinnis

Meeting called to order at 7:06 pm by Kirt Wirkkala.

**Review of draft Minutes of 9/14/2020.**

Minutes approved as written.

**Review of draft Minutes of 9/15/2020.**

Minutes approved as written.

**CIP.**

Sheriff's Dept. No new projects requested  
Conservation Commission – No new projects requested.  
Town Clerk. No paperwork received.  
Cemetery Trustees. After discussion, no new projects requested.

New Project: 057 Highway Grader, purchase price: \$350,000, \$30,000 per year.

**Conceptual Consultation.**

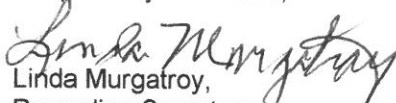
Present: Bruce Nadeau, Kelly Caron (realtor), Keith and Jason Fulton.  
The conceptual proposal for a development plan currently owned by Keith and Della Fulton was presented by Bruce Nadeau, a Goshen resident. He proposed a retirement community for individuals 55 years of age and over with no children. There would be a minimum of 100 single family homes, streets with sidewalks, a large pond for fire department use and recreational use with the starting price of homes at \$139,000 plus a homeowner's association fee. This would be a "no lot line subdivision" project with the homeowner owning the home and Mr. Nadeau would have ownership and pay taxes on the entire parcel of land including any infrastructure of such buildings as a community building, etc. He estimated that perhaps 65% of the homeowners may not be in Lempster in the winter.  
Mr. Nadeau will attend the next meeting with a conceptual drawing. He emphasized that he would continue with the project only if the Planning Board and Selectboard want this type of project in Lempster.

**New Business.**

Adam Howard conceptual consultation. Mr. Howard now owns 17 acres with buildings thereon on Route 10 (formerly owned by Howard Caron). He is considering putting 4 mobile homes or erecting 4 two-bedroom cabins on the site around the pond on said property. This was discussed and Mr. Howard will attend the next meeting with a drawing.

Motion made by David Richard and seconded by Everett Thurber to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:52 pm.

Respectfully submitted,

  
Linda Murgatroy,  
Recording Secretary