

**Lempster Planning Board  
Meeting Minutes  
Monday, April 12, 2021  
At Lempster Fire Station**

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

Others Present: Phil Tirrell, Mary Grenier, Scott Goodspeed, Paul Pare, Kelly Caron

Meeting called to order at 7:10 pm by Mark Adams.

**Review of draft minutes of 3/8/2021**

Minutes approved as presented.

**7:21 Public hearing for Dodge Pond Village (previously known as G&K subdivision) design review phase.**

Present: Paul Pare, Dodge Pond Village, LLC and Kelly Caron, Northeast Commercial Realty  
Joining via Zoom: Scott Geller, Dodge Pond Village, LLC and Jeff Goodrich, Pathways Consulting  
Application deemed complete enough to proceed by Bill Rodeschin. Application presented to the board with new owner as Dodge Pond Village, LLC. Motion to accept application by Bill Rodeschin and second by Kirt Wirkkala. Paul Pare, representing as manager, presented a modified version of the previous design from True Engineering and discussed notable changes desired. Lot numbers decreased while lot sizes increased by use of annexations and lot line adjustments. Fire cistern was moved to lot 17 from cul-de-sac. Cul-de-sac was moved further away from Mountain Rd. No lots will be accessed from Camp Kirkham Rd, only the recreation area bordering Dodge Pond. Road will be paved and utilities will be underground. Lot 17 has a driveway crossing lot 18 and lot 14 has a driveway crossing lot 15. There will be no home owners association but will be a road maintenance agreement. Discussion of details for these proposed changes as well as state permitting and phase plans from previous agreement.

8:36 pm Decision was made to continue this hearing on April 26, 2021 at 7:00 pm at Lempster Fire Station. Chairman Adams requested that the board members review the phase requirements of the G&K subdivision agreement before the continued meeting.

**Old Business**

Chairman Adams distributed copies of the draft Highway Access Ordinance for review by the board.

**Correspondence**

Driveway permit application for Christopher and Vicky Moore. Application was sent to Highway Department for review and recommendations.

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**Miscellaneous**

Kirt Wirkkala resigned as secretary for the board. Motion made by Everett Thurber to accept the resignation and appoint David Richards as secretary and seconded by Bill Rodeschin. All were in favor.

Motion made by Bill Rodeschin and seconded by Kirt Wirkkala to adjourn the meeting. All were in favor. Meeting was adjourned at 9:04 pm.

Respectfully Submitted,

David Richards,  
Secretary