

**Lempster Planning Board
Meeting Minutes
Monday, April 26, 2021
At Lempster Fire Station**

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

Others Present: Phil Tirrell, Scott Goodspeed, Paul Pare', Kelly Caron, Jon Thomas

Meeting called to order at 7:05 pm by Mark Adams.

Review of draft minutes of 4/12/2021

Minutes were approved with addition of heading for old business.

Continuation of 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

Development agreement previously approved for G&K Designs, LLC (06/04/2008) was read through by Chairman Adams. Key items were brought up for discussion.

Fire cistern size and location was considered due to change in house count and desired road layout change. Fire Chief Jon Thomas will be returning with his recommendations to the board based on standards set forth by National Fire Protection Association. Also discussed with Chief Thomas any additional requirements that may be incurred with extended length driveways, particularly driveways with steep pitch. Chief Thomas will consult NFPA standards on driveway requirements and return with recommendations.

Discussion was held on what portions of the G&K Design, LLC development agreement (approved 06/04/2008) that have already been completed. The dry hydrant at Dodge Pond has been upgraded as required. The rise in Mountain Road causing driveway sight issues has been removed. Both of these items were required with the first phase of the previous plan. Consideration of allowing building on only the lots accessed from Mountain Road with these items completed.

Discussion with Mr. Pare' regarding performance bonding and shared expenses such as road maintenance as development proceeds.

Discussed the common lot between Camp Kirkham Road and Dodge Pond.

Dodge Pond Village, LLC will be proposing an amended development agreement based on discussion points of design changes and current requirements.

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Motion made by Kirt Wirkkala and seconded by Bill Rodeschin to adjourn the meeting. All were in favor. Meeting was adjourned at 9:34 pm.

Respectfully Submitted,
David Richards, Secretary