

**Lempster Planning Board  
Meeting Minutes  
Monday, June 14, 2021  
At Lempster Town Office**

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

Others Present: Paul Pare', Kelly Caron, Scott Goodspeed, Mary Grenier, Carolyn Kapchensky, Tom Dombroski, Van Son, Elizabeth Nim

Meeting called to order at 7:03 by senior member Mark Adams

Motion made by David Richards and seconded by Kirt Wirkkala to keep the same officers. All were in favor. Chairman Mark Adams, Vice-Chairman Bill Rodeschin, Secretary David Richards

**Review of draft minutes**

Meeting minutes from 05/10/2021 approved as presented, motion by Everett Thurber, second by Kirt Wirkkala

Meeting minutes from 05/24/2021 approved as presented, motion by Kirt Wirkkala, second by Everett Thurber

Carolyn Kapchensky requested a copy of the Highway Access Ordinance. Chairman Adams indicated that the ordinance that she was seeking has yet to be reviewed and accepted. The copy in Chairman Adams possession could be read but must be returned. Mrs. Kapchensky agreed to wait until later in the meeting to address this item.

**Old Business**

Dodge Pond Village, LLC.

Present: Paul Pare', Manager and Kelly Caron, Northeast Commercial Realty

Mr. Pare' distributed latest draft Amended Development Agreement. Mark Adams has had town counsel Michael Shklar review the document. Discussion was held pertaining to the steps proceeding into final application hearing. David Richards has spoken with Fire Chief Jon Thomas and concluded that the cistern location at proposed lot 17 will qualify as an intermediate turn around per NFPA 1411 5.2.17.3 provided minimum size requirements are met. Mr. Pare' is seeking final application hearing at the July 12 meeting.

**New Business**

Map 227, Lot 23, 95 Second NH TPK

Present: Van Son, owner, Tom Dombroski, surveyor, Elizabeth Nim

Mr. Dombroski presented plans for 2 houses to be built on a single property. Both houses will share a well and septic system. Building Inspector Bob Porter had informed the owners that they are not allowed to build 2 residences on a single property. Clarification was requested of the owner as to their intentions. Van Son will own the property and 1 house. Her sister, Elizabeth Nim will own the second house without any property ownership. The board cited previous issues in town from similar situations. Mr. Dombroski presented a conceptual subdivision plan with both sisters owning individual land and building but share driveway, well and septic with the appropriate legal agreements in place. This was determined to be preferred for the long term.

**Planning Board draft minutes 06/14/2021**

Map 203, Lot 21, 580 Hurd Rd

Present: Carolyn Kapchensky, abutter

Carolyn Kapchensky presented her concern about the driveway permit approved for her neighbor's lot. Mrs. Kapchensky stated that she considered this location to be unsafe and feels that the driveway should not have been allowed at this location. The permit provided to the previous owner was reviewed and conditions were discussed. Currently, the brush and trees have not been cut back as required by the original permit. Everett Thurber advised the board that a letter has been sent to the current owner advising them of the requirements of the permit. Mrs. Kapchensky stated that she did not want the brush and trees to be cut but rather that the board should require that the driveway be moved to the north end of the property or onto Stark Rd. Chairman Adams clarified that the conditions of the original permit transferred with the sale of the property and that the new owner would be required to complete the required clearing of brush and trees but would not be required to relocate the driveway. The board will request a copy of the letter sent by the town administration and review the situation at the next monthly meeting. Chairman Adams requested that the board members individually visit the site before the next meeting.

### **Correspondence**

Anthony Costello of A. C. Engineering and Consulting sent a copy of the alteration of terrain application and excavation plan that was submitted to the state on behalf of Eric Pollari Construction.

Reply from Ron Beard indicating that he did not need any further information since speaking with the building inspector.

Reclamation bond renewal until 04/30/2022 received for Newport Sand & Gravel was placed on file.

### **Miscellaneous**

Chairman Adams has requested that building inspector Bob Porter be requested to attend the next regular monthly meeting. The planning board and building inspector should discuss regulations about multiple occupancies on single lots.

### **Adjournment**

Motion made by Kirt Wirkkala and seconded by Everett Thurber to adjourn the meeting. All were in favor. Meeting was adjourned at 9:50 pm.

Respectfully Submitted,  
David Richards, Secretary