

**Lempster Planning Board
Meeting Minutes
Monday, July 12, 2021
At Lempster Town Office**

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

Others Present: Paul Pare', Kelly Caron, Jeff Goodrich, Mary Grenier, Jon Thomas, Scott Goodspeed, Tom Dombroski

Meeting called to order at 7:02 pm by Chair Mark Adams

Review of draft minutes

Motion made by Kirt Wirkkala and second by Everett Thurber to accept 6/14/21 and 6/21/21 minutes as presented. All were in favor.

Old Business

Mark Adams reviewed the process leading up to the hearing for Dodge Pond Village, LLC. Chairman Adams met with town council Michael Skhlar to discuss the legal method to proceed as this is the first amended subdivision brought before the board. Mr. Skhlar stated to include the term "amended" in the title of all plans and reference the previous plans approved for G&K Designs, LLC.

Jeff Goodrich of Pathways Consulting, LLC. spoke about the boundary markers. Mr. Goodrich will verify the plan of True Engineering for all boundaries not being adjusted. He will be waiting for preliminary approval of the amended plan before setting pins for all boundaries. Discussion was held about the Sullivan County Registry of Deeds requirements for plans being presented for recording. Mr. Goodrich will review the requirements to produce acceptable plans.

Public Hearing for Dodge Pond Village

Abutters hearing opened at 7:27 pm with no abutters present.

Paul Pare' differed to Jeff Goodrich to present the plan. Mr. Goodrich presented the amended plan in comparison to the True Engineering plan. Details of the cistern and cul-de-sac changes were discussed. There will be sufficient room at the cistern in lot 17 to qualify for the intermediate turn around required with the moving of the cul-de-sac. The town will be granted an easement for access to the cistern recorded in the deed of lot 17. Plans were presented for road construction at the new location of the cul-de-sac. Fire Chief Jon Thomas reviewed the plans and agreed that they would meet the needs of the Fire Department.

Mr. Goodrich spoke about the wetlands crossing permits required for road and driveways. The current wetlands permits have expired and will need to be applied for again. The wetlands area affected by alteration of terrain is below the threshold that requires mitigation. Mr. Goodrich believes that since the new applications have not changed from the previous permits, there should be no reason to be denied.

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Paul Pare' presented three applications for merger of lots as needed for steps 1 and 2 to proceed. These mergers will be based on the True Engineering plan already recorded in Registry of Deeds. Chairman Adams provided voicemail from the town administration stating that the development road was officially named "Fulton Heights Road" with NH 9-1-1 in May of 2016. There is a process to change the name of a road if desired by the new owners. Pathways Consulting will be verifying the road base material to certify that it will meet the requirements of the subdivision agreement. The extension of the road and top layer of travel surface is not expected to be completed until next spring. Pathways Consulting will also be overseeing all driveway construction to verify that it meets requirements included in the agreement.

Paul Pare' and Kelly Caron presented the latest draft of the amended development agreement. The agreement was read through and changes needed were discussed. Lot 22 will be moved from step 1 to step 3 as this lot requires the new plat to be approved. Lots 1, 2 and 21 will be formed by merger of current lots. The term "state certified engineer" was used to allow change of engineering company without requiring a new approval. Various grammatical and clarification changes were noted.

Jeff Goodrich indicated that he could have new plans available in 2 weeks. The hearing was requested to be continued to Monday, July 26, 2021 at 7:30 pm.

Mr. Pare' requested that he be excused from the meeting to complete the changes needed in the agreement and return for approval. The board agreed to table the Dodge Pond Village items until the end of the meeting to allow time for corrections.

Old Business, continued

Tom Dombroski presented a conceptual subdivision plan for Van Son, owner of Map 227, Lot 23, 95 Second NH TPK. Mr. Dombroski was concerned that the abnormally shaped lot caused by the anticipated house site would not meet the 4:1 size ratio in section 5.7.7 of subdivision regulation. The narrowest point is less than width needed for the total length but the road frontage and back of lot exceed needed width. A four point average including front line, back line, narrowest point and halfway between was calculated and met minimum requirements. Mr. Dombroski will be returning with a waiver request to use the average width in calculating ratio.

New Business

Bob Porter, Building Inspector requested to be moved to the August meeting due to a prior obligation and the length of the meeting anticipated from the agenda.

Merger of lot applications for Dodge Pond Village, LLC. were brought before the board.

Motion made by Bill Rodeschin and second by Kirt Wirkkala to grant merger for Map 227, Lot 80 and Map 227, Lot 73. All were in favor.

Motion made by Kirt Wirkkala and second by Everett Thurber to grant merger for Map 227, Lot 74 and Map 227, Lot 79. All were in favor.

Motion made by Kirt Wirkkala and second by David Richards to grant merger for Map 227, Lot 76 and Map 227, Lot 77. All were in favor.

Dodge Pond Village continued

Paul Pare' and Kelly Caron returned with the corrected amended development agreement. The document was reviewed again and considered complete. Discussion was held about the requirements for the amended plans and agreement to be presented at the continuation meeting on July 26, 2021. Pathways Consulting will be producing paper plans to the standards required by Sullivan County Registry of Deeds and waiting for preliminary approval to produce Mylar copies for filing. Metes and Bounds not being changed will be verified and transferred from the original plat of True Engineering.

Motion made by Bill Rodeschin and second by Everett Thurber to continue the hearing on Monday, July 26, 2021 at 7:30 pm. All were in favor

Correspondence

A copy of the letter from Town of Lempster Administrative Assistant to the owners of 580 Hurd Rd was received by the board. Members of the board verified that the required cutting of vegetation along the road has not been completed as required by the driveway permit. RSA 236:13, Section VI was reviewed in regards to the enforcement procedure for such requirements. The Board decided that a certified letter is to be sent with a 30 day deadline to complete the clearing. If the Town has to contract for the clearing of the area, the land owner is responsible for the cost.

A letter was received from NH DES informing the board of an application for Alteration of Terrain by Eric Pollari Construction. The board has received a copy of this application from Mr. Pollari already.

Miscellaneous

None

Motion made by Kirt Wirkkala and seconded by Everett Thurber to adjourn the meeting. All were in favor. Meeting was adjourned at 10:19 pm.

Respectfully Submitted,
David Richards, Secretary