

**Lempster Planning Board  
Minutes of Meeting  
held on  
Monday, January 11, 2021  
at the Fire Station**

Members present: Mark Adams, Bill Rodeschin, Kirt Wirkkala, David Richards, Everett Thurber-ex officio.  
Others: Selectman Phil Tirrell, Andy Zmugg and his Bensonwood Homes project manager, Jonathan Wright.

Meeting called to order at 7:07 pm by Mark Adams.

**Review of draft Minutes of 12/14/2020.**

Minutes approved with two changes: Heading – "...at the Fire Station" instead of at the Meetinghouse. Under Adam Howard, second paragraph, first sentence changed to read "The Board reviewed the plan and was unsure of their rights and responsibilities concerning the addition...."

**CORRESPONDENCE.** None.

**NEW BUSINESS.**

Since Mr. Zmugg and Mr. Wright were present the driveway permit application was taken before Old Business.

Driveway Permit Application of Andrew Zmugg.

Mr. Zmugg and his Bensonwood Homes project manager, Jonathan Wright, were present.

After review and discussion of the application it was decided to include a recorded copy (Book 2129, Page 608) of the document "Agreement, Release and Acknowledgement of Non-Liability Regarding Building Permit for Class VI Highway" and any minutes of the Selectboard to the driveway application. Motion was made by David Richards, seconded by Kirt Wirkkala, to approve the application with its attachments. Motion passed unanimously.

Dan Smith – Sand Pond Rd. Property (Map #247, Lot #036)

No one present.

**OLD BUSINESS.**

Adam Howard. Property located at 1610 Route 10 (Map 201, Lot 011).

Chairman Adams informed the Board of his conversations with Mr. Howard and his abutting property owner, Robert Nickerson, encouraging them to meet with each other in an effort to amicably settle their differences. Chairman Adams also spoke with Vickie Davis of UVLSRPC (Upper Valley Lake Sunapee Regional Planning Commission), who in turn spoke with her staff. They all agreed that the Planning Board has no oversight with respect to what Mr. Howard is proposing, i.e., camps/mobile homes on his property.

Paul Pare Mountain Road Property.

No one present.

Driveway application permit – addition of one sentence.

Rescheduled to February meeting.

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**MISCELLANEOUS.**

Master Plan Update.

Chairman Adams spoke with Vickie Davis who felt that the Board members were, naturally, more familiar with their Town than UVLSRPC and suggested that the Board would be more suited to begin review of the present Plan. It was decided to begin review of the Master Plan at a separate meeting once a month.

CIP.

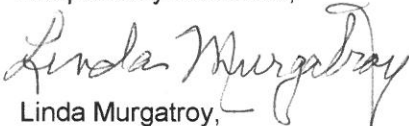
Recording secretary Linda Murgatroy informed the Board that Project No. 027 Appraisal of Property, column "Operating Budget" figure of \$3.342 was deleted.

Retirement.

Linda Murgatroy advised the Board that she is retiring as the current recording secretary and is willing to work until March 31<sup>st</sup> to assist a new employee.

Motion made by Bill Rodeschin and seconded by Everett Thurber to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:50pm.

Respectfully submitted,



Linda Murgatroy,  
Recording Secretary