

**Lempster Planning Board
Minutes of Meeting
held on
Monday, February 8, 2021
at the Fire Station**

Members present: Mark Adams, Bill Rodeschin, Kirt Wirkkala, David Richards, Everett Thurber-ex officio. Others: Selectmen Phil Tirrell and Mary Grenier, Jason Fulton, Paul Pare, Wendy Pelletier, Danny Smith. Those present for Paul Pare presentation via zoom: Kelly Caron from Northeast Commercial Realty, Scott Geller developer; Jeff Goodrich – Owner of Pathways Consulting; Jon Thomas – Lempster Fire Chief; Alan Saucier of Pathways Consulting.

Meeting called to order at 7:00 pm by Mark Adams.

Review of draft Minutes of 1/11/2021.

Minutes approved with two changes: Benson Woodworking changed to “Bensonwood Homes” and under Adam Howard fourth sentence now reads “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.....”

CORRESPONDENCE. None.

7:15 Public hearing on Application for a Three Lot Subdivision of Property Owned by Danny Smith located on Sand Pond Road (Map 247, Lot 036)

Present: Danny Smith, Wendy Pelleiter of Cardinal Surveying & Land Planning, LLC.

After examination of the file motion was made by Bill Rodeschin, seconded by Kirt Wirkkala, to accept the application as complete.

7:20 Abutters’ hearing opened. No abutters present.

Waivers: See Cardinal Surveying and Land Planning, LLC’s Request dated Jan. 14, 2021.

The following waivers were requested:

- 4.1.3.4 – Hydrology Map
- 4.1.4. – Soils Report
- 4.1.5. – Sewage Disposal
- 4.1.6. – Water Supply
- 4.1.8.3.2. – Driveway Permit

Motion was made by Everett Thurber, seconded by Kirt Wirkkala, to grant the above waivers. Motion was passed with Bill Rodeschin abstaining.

Site walk. After discussion it was decided that no walk was necessary because the majority of the Board members were very familiar with the property.

The following items will be added to the plat: (1) a proposed driveway location will be added to the plat and plans; (2) pin set dates will be added to the plat and plans, and (3) the Board signature block will be enlarged to allow enough room for the names to be printed under each signature.

7:44 Abutters’ hearing closed.

Motion was made by Kirt Wirkkala, seconded by David Richards, to grant conditional approval of the three lot subdivision as presented. Motion passed with Bill Rodeschin abstaining.

Wendy Pelletier will add the above 3 items, and deliver the plats and plans to the Town Office. At that time the Board will sign said documents which will then be recorded with the Sullivan County Registry of Deeds.

Preliminary consultation with regard to Mountain Road Property Currently Owned by Keith and Della Fulton.

The following individuals were present in person: Paul Pare, Jason Fulton. The following individuals were present via Zoom: Kelly Caron from Northeast Commercial Realty, Scott Geller developer; Jeff Goodrich, Owner of Pathways Consulting; Jon Thomas, Lempster Fire Chief; and Alan Saucier of Pathways Consulting.

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Presenter Paul Pare provided the Board with a Narrative dated Feb. 8, 2021 and 8 individual pages from Lempster's Subdivision Regulations, each marked "2/8/20231 meeting" and filed. This presentation revealed a plan of 21 lots with two phases. Phase 1 would include 17 lots and Phase II would include 4 lots. A pond, cisterns, driveways, road maintenance, etc. were discussed.

OLD BUSINESS.

Driveway application permit. Addition of one sentence as follows: A #5 was added to page 1:

5. All work shall be complete within one year of approval date listed on page 2.

Motion to accept the additional language was made by Bill Rodeschin and seconded by Everett Thurber. Motion passed unanimously.

Chairman Adams will forward the document to the recording secretary who will see that it is placed on the Town website and copies provided to the Town Office for any applicant's use.

Newspaper ad for a new Recording Secretary.

Discussed. Linda will provide Chairman Adams with a list of responsibilities.

Motion made by Kirt Wirkkala and seconded by David Richards to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 9:48pm.

Respectfully submitted,

Linda Murgatroy,
Recording Secretary