

**Lempster Planning Board
Meeting Minutes
Monday, May 10, 2021
At Lempster Fire Station**

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

Others Present: Phil Tirrell, Mary Grenier, Scott Goodspeed, Paul Pare', Kelly Caron, Jon Thomas, Jason Fulton, Eric Pollari

Meeting called to order at 7:03 pm by Mark Adams.

Review of draft minutes of 4/26/2021

Minutes were approved with addition of continuation in heading of Dodge Pond Village and clarification of previously approved agreement.

Eric Pollari – Route 10 property

Eric Pollari presented to the board requirements for a driveway permit received from NHDOT. NHDOT is requiring removal of material near the entrance onto state road to provide for sight requirements. Mr. Pollari requested that the material be allowed to be removed from site as incidental to construction of the driveway (RSA 155-E:2-a). The board requested of Mr. Pollari that he provide an update of his current status for excavation permitting on the abutting lot as presented previously. Mr. Pollari will have his engineer contact the board with a status update.

Dodge Pond Village (previously approved for G&K Design, LLC) design review phase

Present: Paul Pare', Dodge Pond Village, LLC and Kelly Caron, Northeast Commercial Realty
Joining via Zoom: Scott Geller

Mr. Pare' presented a draft amended development agreement and reviewed with the board.

The term "phases" has been removed and replaced with "steps" throughout the agreement.

Step 1 is to allow proposed lots 1, 2, 21 and 22 to be marketed immediately and buildable with no further development requirements.

Step 2 allows remaining proposed lots (excluding common lot) to be marketed and buildable but withhold Certificate of Occupancy until fire cistern has been installed and approved.

Mr. Pare' presented the board with a draft of the proposed private road maintenance agreement.

Jason Fulton presented the current status of road construction and planned road extension. Current section is complete to previous G&K agreement standard excluding final surface material.

Discussed the plan for Camp Kirkham Rd. and common lot between Dodge Pond and Camp Kirkham Rd. Mr. Pare' stated that there are multiple options being considered and that he was waiting for contact with Camp Kirkham before deciding what option would be recommended.

Dodge Pond Village continued

Fire Chief Jon Thomas presented NFPA 1141, section 5.2 as standard for requiring road to be paved if greater than a 10% grade. Chief Thomas also addressed the cistern needs and cited NFPA 1141, section 10.1.2 to require cistern to be installed and tested before occupancy. Cistern construction will require an access area that allows for an attached truck to be clear of the road while retaining 2 full passable travel lanes.

Consensus for step 1 was to require an agreement for road maintenance and common land to be attached to all deeds before any lot will be sold.

Step 2 was reduced to proposed lots 3, 4, 19 and 20 to be marketed and constructed without allowing a Certificate of Occupancy until cistern requirements are met. Chief Thomas cited NFPA 1141 section that requires approved temporary fire protection be approved before flammable building materials are allowed to be stockpiled on site. Scott Geller expressed the desire to have purchasing party select the building design and location within the lot before construction begins.

Step 3 will need to be added for remaining lots after all fire protection requirements have been met.

Mr. Pare' agreed with the board to include a requirement for a residential sprinkler system if a driveway exceeds 400 feet in length from the road. Any driveway exceeding 10% grade will require paving.

Road is anticipated to be paved but will not be required unless necessary to be required by NFPA 1141.

Mr. Pare' spoke about a no further subdivision clause to be added in the deeds. Board will seek guidance from Upper Valley Lake Sunapee Region Planning Commission on this.

Mr. Pare' will return with an updated document to include changes discussed.

Continuation scheduled for Monday, May 24, 2021 at 7:30 pm at the fire station.

Old Business

Documents will review and digitized for website use at a later time.

Current documents to be reviewed: Subdivision Regulations, Master Plan and procedural guides

Board will seek input from UVLSRPC on Highway Access Ordinance.

Driveway permit application for Christopher and Vicky Moore had no recommendations from Highway Dept. Permit was approved as requested.

Consensus of the board to provide a board member that is performing the recording secretary duties with the compensation provided to a hired recording secretary. Job opening has received no applicants and will remain open until filled.

New Business

Mark Adams presented ideas for digitizing and archiving of old records. Board will discuss in future meetings and form a plan.

Correspondence

Discussed email received from Ron Beard. Board was unable to conclude what was being requested. Mr. Beard will be requested to attend a meeting to discuss what he is seeking for information.

Board reviewed driveway permit application for Robert J. Minkle. Highway Dept. recommends a culvert with specified direction of outlet. Board approved permit with requirement of culvert as recommended by Highway Dept.

Caron Excavating reclamation bond renewal was placed in file.

Miscellaneous

None

Adjournment

Motion made by Everett Thurber and seconded by Kirt Wirkklaa to adjourn the meeting. All were in favor. Meeting was adjourned at 10:23 pm.

Respectfully Submitted,
David Richards, Secretary