

**Lempster Planning Board
Meeting Minutes
Monday, August 9, 2021
At Lempster Town Office**

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

Others Present: Bob Porter, Scott Goodspeed, Bill Strolin, Gabriella Strolin

Meeting called to order at 7:01 pm by Chairman Mark Adams

Review of draft minutes

7/12/21 grammatical correction to change “meets and bounds” to “metes and bounds”

Motion made by Everett Thurber and second by Kirt Wirkkala to accept as corrected. All were in favor.

7/26/21 addition of “abutter” to the heading to read “Dodge Pond Village continued abutter hearing from 7/12/21”.

Motion made by Kirt Wirkkala and second by David Richards to accept as corrected. All were in favor.

Chairman Adams moved new business to before old business to accommodate people in attendance.

New Business

Building Inspector Bob Porter was requested to discuss standards for multiple residences on a single property. Mr. Porter has been referring applicants for building permit to the planning board to have properties subdivided before building multiple residential buildings. The Planning Board inquired as to the regulation that would prohibit multiple residences on single properties. Mr. Porter advised that only life safety code and wastewater disposal requirements must be met before occupancy would be allowed. Chairman Adams also referenced RSA 356:B Condominium Act as it may apply to some of these arrangements. Discussion about failed arrangements in the town history led to a conclusion to recommend subdivision as the best way to protect all involved parties but is not able to be mandated.

Bill Strolin presented a conceptual design for rental cabins on his property Map 222, Lot 8. Mr. Strolin is considering building cabins for short term rental. Discussion included access road and wastewater system. Currently, there is a site engineer designing the best lot layout including well and septic system. Since there will be a single owner of all buildings and property, there is not a development plan required. Chairman Adams will check with Upper Valley Lake Sunapee Region Planning Commission for any guidance they could provide.

Old Business

Driveway status of 580 Hurd Rd tabled to next meeting to allow for the 30 days to complete the clearing required.

Correspondence

Eric Pollari forwarded a reply from DES with requirements to complete the alteration of terrain application. A copy of this letter will be placed in his file.

Correspondence continued

Application for renewal of excavation permit for Fulton Construction was received. The current permit expires on 9/12/21 and the next meeting is 9/13/21. Motion made by Kirt Wirkkala and second by David Richards to extend the current permit by one day to prevent a lapse in permitting. Application will be reviewed for completeness and abutter notices will be sent for a hearing at the next meeting.

Driveway access permit application received from David Morin for Map 232 Lot 025.2 on Olds Rd. Application has been reviewed by the Highway Supervisor and he recommended to clear and maintain cleared vegetation for visibility. Motion by David Richards and second by Kirt Wirkkala to grant the permit with Highway recommendations. All were in Favor.

Office of Planning and Development sent the annual survey of Municipal Land Use Regulations. Survey was reviewed and only found that the contact information needed to be updated. David Richards will complete the survey and return to OPD.

Motion made by Kirt Wirkkala and seconded by Mark Adams to adjourn the meeting. All were in favor. Meeting was adjourned at 8:49 pm.

Respectfully Submitted,
David Richards, Secretary