

**Lempster Planning Board  
Approved Meeting Minutes  
Monday, February 14, 2022  
At Lempster Town Office**

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

Others Present: Eric Pollari, Barry Hunter, Paul Pare', Kelly Caron, Cynthia Bruder

Meeting called to order at 7:02 pm by Chairman Adams

**Review of draft minutes**

Minutes of January 10, 2022 meeting were accepted as presented.

**Correspondence**

The board received a reclamation bond renewal letter for Hersey Acres, LLC. The bond will expire on 3/7/2025 whereas the permit expires on 3/9/2025. The secretary will contact Mr. Hersey and request that the bond be extended to 4/30/2025 to allow for the renewal of the permit before the bond expires.

**Public Hearing for Newport Sand & Gravel, LLC**

Newport Sand & Gravel has submitted updated plans and an application for renewal of the excavation permit on property owned by Guildhall Sand & Gravel, LLC (Map 209, Lot 004). No company representative was present for the hearing.

Public hearing opened at 7:14 pm.

Abutters Present: Barry Hunter

The plans were reviewed by the board and found to be a continuation of the excavation currently permitted. Mr. Hunter, as an abutter, is pleased with the current operation and expressed favor for the permit to be renewed.

Public hearing closed at 7:27 pm.

There was not a payment included with the application. A motion was made by Bill Rodeschin and second by Kirt Wirkkala to renew the excavation permit for 5 years conditional on a payment of fees. All were in favor.

**Public Hearing for Eric Pollari**

Eric Pollari presented plans and an application for an excavation permit on land owned by himself (Map 209, Lots 008 and 009).

Public hearing opened at 7:46 pm.

Abutters present: Cynthia Bruder

The plans were reviewed by the board. It was noted that there is no provision for fueling or maintenance of equipment allowed by the plan. Mr. Pollari stated that fueling would be done from a mobile fuel tank in a vehicle. Also, maintenance and repairs would be done on site by a mobile service. Bill Rodeschin asked about the multiple setback buffers outlined on the map. Mr. Pollari explained that there are wetland buffers, woodland buffers and an area of shore land protection around Giles Brook.

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**Public Hearing for Eric Pollari cont.**

Cynthia Bruder, as an abutter, expressed concern about the driveway on the area closest to her property. The driveway location and construction standard for this was set by NHDOT when the driveway permit was issued. The area of excavation does not include the section of the lot near her property. Ms. Bruder is concerned particularly of sediment runoff onto her property caused by heavy rains on disturbed soils. A discussion was held about the setback requirements of approving and disapproving abutters' property lines. The board stated that there will be a yearly review of excavation operations to assure that the requirements of the plans and boundaries are followed.

Public hearing closed at 8:47 pm.

Necessary corrections to the plans were reviewed. Mr. Pollari will need to include a best practices plan for fueling of equipment as well as maintenance and repair. The abutter information will need to be corrected for the property recently purchased by Ms. Bruder. Mr. Pollari is considering a phase schedule to lessen the reclamation bond requirements which will have to be included in the plans to be authorized.

Mr. Pollari also is requesting limited Sunday operation be permitted. The board will be reviewing all current permits in consideration of equality and make a decision later.

**Old Business**

Dodge Pond Village, LLC returned with updated plans, amended development agreement, and amended road maintenance agreement. Kelly Caron and Paul Pare' presented the plans and reviewed the changes made. The latest plans are missing the right of way easement for access to lot 14 across lot 15 as well as the cistern easement on lot 17. These easements will be added into the map and reprinted. Also, wording will be added into the development agreement to assure the easements are included in the deeds affected. The development agreement and road maintenance agreement were read through and discussed to verify that they were complete and correct. A special meeting will be held on Monday, February 28, 2022 at 7:30 pm to verify corrections and provide final approval.

**New Business**

A driveway permit application was received from Gregory Jewiss for property on Cutler Rd. (Map 226, Lot 008). The application was compared against the property map. Board members familiar with this property stated that the road at that location was straight and level. Highway Department only requests that the elevation of the driveway be maintained for necessary visibility. The permit was issued with the condition of visibility being required.

Meeting was adjourned at 10:28 pm.

Respectfully Submitted,  
David Richards, Secretary