

**Lempster Planning Board  
Meeting Minutes  
Monday, February 13, 2023  
At Lempster Town Office**

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

Others Present: Scott Goodspeed, Patrick Dombroski, Joel Lewis, Traci Homol, Read Gildner-Blinn, Jennifer Gildner-Blinn, Shawn Howard

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

**Review of draft minutes**

Minutes of the 1/9/23 meeting were corrected to add time of adjournment and headings in the subsections of new business. Minutes were accepted as corrected.

**7:15 Della Fulton Subdivision**

Patrick Dombroski, surveyor, presented the plan on behalf of Della Fulton.

The abutters' hearing was opened at 7:28 pm. Traci Homol and Joel Lewis were abutters present.

Mr. Dombroski requested a waiver for section 4.3.3.5 boundary survey of entire lot due to size of entire lot. Motion made by David Richard and second by Kirt Wirkkala to grant waiver, all were in favor. The application was deemed to be complete after the waiver was granted. Motion was made by Kirt Wirkkala and second by David Richards to accept the application, all were in favor.

After review of the plans, it was noted that the additional owners for the Lewis property have changed since the original plan was drawn. Joel Lewis informed the board that his parents no longer share ownership of the property with him and now it is owned by himself and his wife. Mr. Dombroski will update the plan to reflect the change of ownership.

The abutters' hearing was closed at 7:34 pm. Motion made by Bill Rodeschin and second by Kirt Wirkkala to conditionally approve the plan with the correction, all were in favor. Mr. Dombroski will provide corrected plans and the board will sign them to be filed with registry of deeds.

**7:48 Adam Howard (Howard Family Holdings, LLC) Excavation**

Shawn Howard was present and Adam Howard joined by telephone.

David Richards reported that he had contacted Ridgely Mauk P.E. of NHDES. Mr. Mauk stated that an Alteration of Terrain permit was not necessary in this project if the complete project area is less than 100,000 ft<sup>2</sup>. Adam Howard was informed that a reclamation bond of \$3,000.00 per acre would be required. Mr. Howard stated that he intended to obtain a bank surety for the reclamation bond.

The abutters' hearing was opened at 8:06 pm. No abutters were present  
The plan was reviewed.

**Howard Excavation cont.**

Conditions of the permit would be as follows:

Hours of hauling are six days a week, Monday through Saturday, 6:00 a.m. to 5:00 p.m. Hauling may be done on Sundays only under extraordinary circumstances.

The permit will be for 5 Years, expiring February 14, 2028

A reclamation bond of \$3,000.00 per acre would be active until April 30, 2029

The site will be subject to an annual inspection by the board.

Adam Howard agreed to the conditions and will provide the board with a reclamation bond for one acre. The abutters' hearing was closed at 8:12 pm.

A motion was made by Bill Rodeschin and second by Kirt Wirkkala to conditionally approve the excavation permit pending the reclamation bond, all were in favor.

**Representative to Upper Valley Lake Sunapee Regional Planning Commission**

Applications were received from both Read Gildner-Blinn and Traci Homol to represent the town at the UVLSRPC. Mary Grenier, who is the current representative, presented the duties of the representative to the commission.

A Motion was made by Bill Rodeschin and second b Kirt Wirkkala to enter nonpublic session under the provision of RSA 91-A:3 II(a) to interview the candidates individually. Mark Adams voted yes, Bill Rodeschin voted yes, Kirt Wirkkala voted yes, David Richard voted yes, Mary Grenier abstained.

Read Gildner-Blinn was interviewed and discussed his ideas for the future of the town and how he felt that he could provide a benefit as the representative to the UVLSRPC.

Traci Homol was interviewed and discussed her ideas for the future of the town and how she felt that she could provide a benefit as the representative to the UVLSRPC.

The board deliberated over the two applicants. RSA 36 was reviewed to consider the purpose and duties of regional planning commissions. Under RSA 36:46 III, participating municipalities with population of less than 10,000 residents are allotted two representatives to the commission. The board unanimously decided to nominate both candidates for the Select Board to appoint.

The nonpublic session was closed and returned to the regular meeting. The minutes of the nonpublic session will not be sealed and will be entered into the public record.

Motion made by Bill Rodeschin and seconded by Kirt Wirkkala to adjourn the meeting. All were in favor. Meeting was adjourned at 10:12pm.

Respectfully Submitted,  
David Richards, Secretary