

## **Lempster Planning Board**

### **Approved Meeting Minutes Monday, November 13, 2023 At Lempster Town Office**

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

Others Present: Read Gildner-Blinn, Mark Lightner, Carol Stamatikis, Phil Tirrell, Patrick Dombroski

Meeting called to order at 7:01 pm by Chairman Adams  
Scott Goodspeed was seated in Bill Rodeschin's absence at 7:16 pm

#### **Review of draft minutes**

Minutes of the 10/9/23 meeting were approved as presented

#### **Old Business**

Excavation sites were all found to be within permitting and no safety issues were found.

#### **CIP**

The CIP work session is included on a separate sheet

#### **New Business**

Gary Caron submitted a letter requesting to close the excavation permit for his property on Caron Drive. The Board had reviewed the status of the site at the time of inspection. Motion made by David Richards and second by Kirt Wirkkala to declare the Caron excavation site has met the minimum reclamation standard included in the plan, all were in favor. Everett Thurber requested that the letter be notarized before filing; Mark Adams will contact Mr. Caron to have this done. The secretary will draft a letter declaring that the permit is closed.

Mark Lightner requested the board's input on the sale of town property located at Long Pond. Phil Tirrell stated that the original designation for the lot was 56A and is now Map 241, Lot 20. In the original development, this lot was not sold and reserved for a water tower. The Select Board has received a request from an abutting property owner to purchase the property. Mr. Tirrell stated that the Conservation Commission objected to the sale of the lot since it was the only access in that area to the area in conservation easement. The Planning Board concluded that there was no opinion of the board in regard to this property.

Patrick Dombroski presented conceptual subdivision for three clients.

Elaine Miller (Map 227, Lot 30) to subdivide 1.21 acres to be annexed to Daryl and Deborah Simino (Map 227, Lot 28).

The Della Fulton Trust (Map 232 Lot 25-1) to subdivide 9.36 acres to be annexed to Traci and Michael Homol (Map 232, Lot 28).

Kenneth and Sarah Gover (Map 218, Lot 17) to subdivide 10.60 acres into a separate lot. Mr. Dombroski will submit formal applications and related paperwork to proceed.

**New Business Cont.**

A driveway permit application was received from Kenneth Gover for the proposed subdivided lot on School Road. Patrick Dombroski showed the location on the conceptual plan and explained that it would be the access for the newly created lot. Motion was made by Mark Adams and second by Kirt Wirkkala to grant the driveway permit. All were in favor.

A driveway permit application was received from Mats and Gretchen Barden for their property on Bugbee Drive. Also was included a letter stating that this driveway permit had previously been refused and that they were contesting the refusal. David Richards located in the 11/12/18 minutes that the driveway permit had been refused on the grounds that it was located on a class VI road. Chairman Adams will consult with town counsel before any further action will be taken.

The annual budget request will be changed by increasing the UVLSRPC to \$1,916.24 to cover the increase in dues. The professional assistance line will be reduced to keep the total budget the same.

Motion made by Kirt Wirkkala and seconded by Everett Thurber to adjourn the meeting. All were in favor. Meeting was adjourned at 9:58 pm.

Respectfully Submitted,  
David Richards, Secretary

**CIP Work Session  
Monday, November 13, 2023**

**CIP requests**

Phil Tirrell presented for Emergency Management  
CIP 004 Communications and Power Generation remain at \$500  
CIP 051 Emergency Response remain at \$500

Mr. Tirrell would like to use the money from CIP 051 to purchase an enclosed trailer to hold supplies such as cones and sandbags. The purpose of the CIP will have to be reviewed to see if this would be a qualified purchase.

David Richards presented for Forest Fire  
CIP 055 Forest Fire Truck remain at \$5,000  
The project cost is increased to \$78,000 due to new prices. Consider delaying purchase instead of increasing yearly amount.

David Richards presented for the Fire Department with notes from Jon Thomas  
CIP 006 Emergency Water Supply to be increased to \$7,000  
CIP 036 Fire Department Equipment to remain at \$15,000  
CIP 050 Rescue-Pumper is a loan payment of \$19,542

There was no response from the Rescue Squad.  
CIP 052 Rescue Equipment to remain at \$2,000  
CIP 054 Rescue Squad Truck to remain at \$8,500

Mark Lightner and Everett Thurber presented for Town Government with notes from Robin Cantara  
CIP 012 Town Building Repair to be increased to \$30,000  
CIP 013 Town Records Preservation to be reduced to \$0 for this year due to the increased funding from last year to complete the current process.  
CIP 010 Municipal Complex to be reduced to \$25,000 for this year  
CIP 027 Appraisal of Property to remain at \$7,900  
CIP 030 Town Meetinghouse Restoration will remain at \$0 until a new project is planned  
CIP 037 Town Office IT System to remain at \$3,500  
CIP 042 Fire Station is a loan payment of \$29,759  
CIP 053 Mountain Road Repaving is a loan payment of \$97,468

Mark Lightner and Everett Thurber presented for Public Works with notes from Daryl Simino  
CIP 018 Town Bridge Repair and Reconstruction increased to \$30,000 for this year  
CIP 026 Highway Department Equipment increased to \$30,000  
CIP 048 Road Paving and Reconstruction decrease to \$30,000  
CIP 056 Highway Department Truck is a loan payment of \$19,425  
CIP 057 Highway Department Grader increase to \$40,000  
CIP 059 Highway Department Utility Truck is a loan payment of \$9,680  
New project requested for repaving Grandview Road at a cost of \$250,000. This was questioned due to the reduction in the road paving CIP. Discussion was held about the plan of not selecting a single road but to use the revolving fund with a schedule of importance. The Select Board will get clarification on this.

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Mark Lightner and Everett Thurber presented for Solid Waste with notes from Daryl Simino  
CIP 021 Transfer Station Equipment remain at \$2,000  
CIP 022 Landfill Closure increase to \$2,000

Carol Stamatikis presented for the Cemetery Trustees  
CIP 023 New Cemetery remain at \$1,000  
CIP 047 Cemetery Tree Removal to remain at \$0 this year  
CIP 060 Lawrence Johnson Estate Expendable Trust, there are no funds to be added this year

Planning Board  
CIP 058 Professional Contingency to remain at \$5,000