

**Lempster Planning Board  
Draft Meeting Minutes  
Monday, January 8, 2024  
At Lempster Town Office**

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

Others Present: Read Gildner-Blinn, Patrick Dombroski, Daryl Simino

Meeting called to order at 7:09 pm by Chairman Adams.

**Review of draft minutes**

Minutes of the 12/11/23 meeting were approved as presented.

**Old Business**

Application for subdivision submitted by Ken & Sarah Gover on School Road (Map 218, Lot 7) was reviewed. A motion was made by Bill Rodeschin and second by Kirt Wirkkala to accept the application, all were in favor. Patrick Dombroski represented the applicants. Mr. Dombroski presented the plans to the board. A separate lot of approximately 10.6 acres will be created. A request was made to waive requirement 4.1.3.1.5 because a complete boundary survey would not be practical due to the total parcel size. A request was made to waive requirement 4.1.3.1.13 because a scale of 1 inch to 1,000 feet would not be practical due to the total parcel size. The request for waivers was approved. The abutter's hearing was opened at 7:35 pm. Kirt Wirkkala was the only abutter present with no objection. The abutter's hearing was closed at 7:39 pm. A motion was made by David Richards and second by Bill Rodeschin to approve the subdivision. Kirt Wirkkala abstained as an abutter, all others were in favor. Conditional approval was provided pending additional copies of the plans.

Application for subdivision and annexation submitted by Elaine Miller on Mountain Road and Route 10 was reviewed. Elaine Miller will subdivide a parcel from her property (Map 227, Lot 30) to be annexed to the abutting property of Daryl & Deborah Simino (Map 227, Lot 28). Patrick Dombroski represented all the applicants. Mr. Dombroski presented the plans to the board. Approximately 1.21 acres will be transferred with no new lot created. A request was made to waive requirement 4.1.3.1.13 because a scale of 1 inch to 1,000 feet would not be practical due to the total parcel size. The request for waiver was approved. The abutter's hearing was opened at 7:57 pm. David Richards and Daryl Simino were the abutters present. Mr. Simino stated that his plan to acquire this property would be to allow him to remove trees close to his building and to provide a place for snow removal from his parking area. Mr. Richards has no objection. The abutter's hearing was closed at 8:12 pm. A motion was made by Kirt Wirkkala and second by Bill Rodeschin to approve the subdivision and annexation. David Richards abstained as an abutter, all others were in favor. Conditional approval was provided pending additional copies of the plans.

**Old Business Cont.**

Application for subdivision and annexation submitted by Della Fulton Trust on Brown Road was reviewed. Della Fulton will subdivide a parcel from her property (Map 232, Lot 25-1) to be annexed to the abutting property of Michael & Traci Homol (Map 232, Lot 28). Patrick Dombroski represented all the applicants. Mr. Dombroski presented the plans to the board. Approximately 9.36 acres will be transferred with no new lot created. A request was made to waive requirement 4.1.3.1.5 because a complete boundary survey would not be practical due to the total parcel size. A request was made to waive requirement 4.1.3.1.13 because a scale of 1 inch to 1,000 feet would not be practical due to the total parcel size. The request for waivers was approved. The abutter's hearing was opened at 8:26. No abutters were present; Everett Thurber stated that the town as an abutter has no objection. The abutter's hearing was closed at 8:27pm. A motion was made by Bill Rodeschin and second by Kirt Wirkkala to approve the subdivision and annexation. All were in favor. Conditional approval was provided pending additional copies of the plans.

**Correspondence**

Read Gildner-Blinn presented the board with a copy of the RSA's pertaining to the Development of Regional Impact request. Mr. Gildner-Blinn stated that he does understand that there is no application before the Planning Board at this time from Drift New England. The only foreseeable application will be to the Building Inspector and a request by petition has been made for him to rule on the DRI per RSA 36:57, section IV.

An updated rate sheet was presented by David Richards. The only price change was to accommodate the cost increase in certified mail by the USPS.

Motion made by Kirt Wirkkala and seconded by Bill Rodeschin to adjourn the meeting. All were in favor. Meeting was adjourned at 9:39 pm.

Respectfully Submitted,  
David Richards, Secretary