

**Lempster Planning Board  
Approved Meeting Minutes  
Monday, August 12, 2024  
At Lempster Town Office**

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

Others Present: Rob Turner, Ron Swatt

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

**Review of draft minutes**

Minutes of the 7/8/24 meeting were approved as presented.

**New Business**

Ronald Swatt presented a merger of lots application to the board. Mr. Swatt recently purchased Map 241, Lot 20 and would like to merge with his existing abutting lot Map 241, Lot 19. Mr. Swatt presented copies of the deeds showing ownership of both lots. Motion made by Bill Rodeschin and second by Everett Thurber to merge the lots. All were in favor.

A driveway permit application was received from M. Robert Turner III for his property on Sand Pond Road (Map 247 Lot 36.1 and 36.2). Mr. Turner had presented the application with the merger at the previous meeting. Recommendations from the Highway Department were to keep brush trimmed back for sight and not to change the drainage otherwise a culvert will be necessary. Motion made by Bill Rodeschin and second by David Richards to approve the driveway permit. All were in favor.

A driveway permit application was received from Gary A. Caron for his property at 50 School Rd (Map 218, Lot 11). Kirt Wirkkala stated that there is an existing logging access at this location. Highway Department recommendation was the brush is kept clear for sight. All were in favor of approving the driveway permit.

**Correspondence**

A reclamation bond renewal was received for Howard Family Holdings and placed on file.

An email was received from Mary Cox of FEMA. This was to notify the Planning Board of the update to the Flood Insurance Rate Map. Since the flood hazard area map was part of the land use ordinance that was defeated, the Board is not able to update the map.

**Miscellaneous**

The August work session will be used to develop the questionnaire for Master Plan update.

The September work session will be used to present and explain the CIP request forms to the department heads.

The October work session will be used to receive the CIP request forms from the department heads and discuss requests.

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**Miscellaneous cont.**

The Board will schedule the annual excavation site visits at the next regular meeting.

Chairman Adams was approached by a property owner concerning how to preserve property from development. The property owner considered adding deed restrictions prohibiting development. Concern of the Planning Board is how to identify deed restrictions before allowing development of property. The surveyor is supposed to do deed research to check for any restrictions. The Board will consider this as a question in future subdivision requests.

Motion made by Kirt Wirkkala and seconded by Everett Thurber to adjourn the meeting. All were in favor. Meeting was adjourned at 9:38 pm.

Respectfully Submitted,  
David Richards, Secretary