

**Lempster Planning Board  
Meeting Minutes  
Monday, September 9, 2024  
At Lempster Town Office**

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

Others Present: Joe Brookens, Laura Brookens, Maya Haviland, Brian C. Holmes, Read Gildner-Blinn

Meeting called to order at 7:01 pm by Chairman Adams. Scott Goodspeed was seated in the absence of Kirt Wirkkala.

**Review of draft minutes**

Motion was made by Everett Thurber and second by Scott Goodspeed to approve the minutes of the 9/9/24 meeting. Minutes were approved as presented.

**Old Business**

None

**New Business**

Joe Brookens presented a conceptual plan for a subdivision on his property on Keyes Hollow Road (Map 213, Lot 12) to be annexed to the neighbor's property. Patrick Dombroski has been selected as the surveyor. Documents will need to be submitted to the Planning Board by 9/27/24 to notice for the public hearing to be at the October meeting.

A request was made by the Highway Supervisor through the Select Board to look at a driveway cut onto Grandview Road that has not been permitted. RSA 236:13 authorizes the Planning Board to permit driveway access onto town roads. Lempster Highway Access Ordinance requires permits for all temporary or permanent driveway accesses. A letter will be sent to the land owner.

**Miscellaneous**

Annual excavation site visits were scheduled:

Thursday, 9/26/24 5:00 pm, Della Fulton; 5:45 pm, Newport Sand & Gravel

Friday, 9/27/24 5:00 pm, Eric Pollari; 5:30 pm, Howard Family Holdings; 6:00 pm, Hersey Construction

Craig Richards inquired about regulations for Accessory Dwelling Units. No regulations are in place regarding ADUs. It was recommended to construct the ADU in consideration of setbacks to allow for future subdivision of the property.

Motion made by Everett Thurber and seconded by Bill Rodeschin to adjourn the meeting. All were in favor. Meeting was adjourned at 8:35 pm.

Respectfully Submitted,  
David Richards, Secretary