

**Lempster Planning Board
Draft Meeting Minutes
Monday, September 14, 2026
At Lempster Town Office**

Members present: Mark Adams, Bill Rodeschin, Kirt Wirkkala, David Richards, Daryl Simino (ex-officio), Scott Goodspeed (alternate), Read Gildner-Blinn (alternate)

Others Present: Jason Fulton, Melanie Kraus, Phil Tirrell, Renee Theall, Gardiner Stetson

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

Review of draft minutes

Minutes of the 8/10/2026 meeting were approved with the addition of the date in the title.

Old Business

Secretary Richards spoke with Town Counsel concerning the Grandview Heights Realty Trust excavation permit not being completed due to the lack of reclamation bond. Town Counsel requested the opinion of the Municipal Association legal counsel. Secretary Richards is working with the town office staff to reach Municipal Association.

New Business

An application for a driveway permit was received from Phillip Tirrell for his property on Lovejoy Rd. (Map 224, Lot 007). This will be for a future building site. The highway department recommended a culvert and keeping brush cleared back for visibility. A Motion was made by Mark Adams and seconded by David Richards to approve the permit with the Highway Department's recommendations. All were in favor. Mr. Tirrell requested to place stone to provide access for the land clearing equipment until a culvert could be installed. The stone was approved for temporary access.

Public Hearing

Jason Fulton DBA Fulton Site Services applied for a renewal of the excavation permit on his property off Melody Lane (Map 232, Lot 25.1). The plan was reviewed and the property boundaries were updated since the last permit. The remainder of the plan has not changed. The new property boundary updates were signed by the surveyor, but the engineer did not sign the plan since the changes. A motion was made by Bill Rodeschin and seconded by Kirt Wirkkala to accept the application.

An abutters hearing was opened at 7:20 pm with no abutters present. The plan was reviewed and the changes were deemed to be consistent with the previous plan for engineering. A new engineered plan will be produced for the Alteration of Terrain renewal. The reclamation bond is an account held by Claremont Savings Bank. The abutters hearing was closed at 7:25 pm.

A motion was made by Kirt Wirkkala and seconded by Daryl Simino to renew the permit with the same requirements until September 14, 2031. All were in favor. A renewal permit was signed by the Board.

Upper Valley Lake Sunapee Regional Planning Commission

Renee Theall updated the Board on project progress. They are working to provide a calculation formula for tax impact by warrant article. Without zoning, impact fees are limited and are an exaction cost recovery. UVLSRPC is auditing the subdivision regulations and expects to have a report for the November meeting. The Board requested a preliminary review of the master plan and an update on demographic data. Although the UVLSRPC will be closed on the October meeting date, Ms. Theall will attempt to have some updated demographic information for the October meeting. Also, the Board is seeking any projected future growth data.

New Business

Gardiner Stetson sent an email to request the Board's approval on incidental to agriculture excavation. The Board discussed with Mr. Stetson what he was looking to do for work. It was determined that the Board will visit his site when conducting the excavation site annual reviews.

Motion made by David Richards and seconded by Kirt Wirkkala to adjourn the meeting. All were in favor. Meeting was adjourned at 8:56 pm.

Respectfully Submitted,
David Richards, Secretary