Lempster Planning Board

Draft Meeting Minutes

Monday, October 12, 2026

At Lempster Town Office

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

Others Present: Alan Chandler, Melanie Kraus, Renee Theall

Meeting called to order at 7:02 pm by Chairman Adams. Read Gildner-Blinn was seated in absence of Secretary David Richards and was asked to record the meeting.

Review of Draft Minutes

Minutes of the 9/14/26 meeting were accepted **after a wording change. ("Fulton Site Services will self-bond, with moneys held in an escrow account at Claremont Savings Bank.")**

Old Business

Grandview Heights Update — no new information. See board minutes for 9/14/26.

New Business

Excavation site visit **dates were determined**; **pit owners are to be notified**.

CIP: Members asked how soon town departments could meet with the board to discuss CIP requests. A work meeting was scheduled for 11/16/26. Chairman Adams said he'd like to improve the clarity of CIP information for taxpayers at town meeting.

Correspondence

Chairman Adams received emails from an individual considering a land purchase in Lempster. The person hoped to discuss a conceptual approval for a proposed subdivision plan. Chairman Adams pointed out that conceptual approvals are not granted under **Lempster town ordinance**, but he would invite the person to meet the board to discuss ground rules for a development.

Miscellaneous

UVLSRPC: Renee Theall was in attendance, and she provided a cost calculation formula (using the "3-Finger Rule") to allow taxpayers to assess the impact each CIP item would have on a tax bill. Bill Rodeschin pointed out that ongoing CIP items do not increase the tax bill; only new CIP items do. Ms. Theall also provided demographic data sets to be used as part of the update to Lempster's Master Plan.

Public Participation

A member of the community expressed concern about activity on Stage Road. He asked whether the Planning Board had authority to intervene. Chairman Adams said the board had no authority in such cases, but the matter could be taken to the Select Board and DES.

Motion was made by Kirt Wirkkala and seconded by Bill Rodeschin to adjourn the meeting. **All were in favor.** Meeting was adjourned at 9:45.

Respectfully Submitted,

Read Gildner-Blinn (seated alternate, recording)

DRAFT