

# MOUNTAIN LAKES DISTRICT COMMISSIONERS MEETING MINUTES

**January 13, 2007**

(Not approved)

The meeting was called to order at 9:35 AM. Commissioners present were Commissioner Demers, Commissioner Schmid and Commissioner Farr.

Residents in attendance were Sandy Schmid, Annemarie Godston, Mike Bonanno, Beverly Jacobs, June Soule, Bill Schmidt, Peter Olander, Margaret McGovern, Joel Godston, Edward Westman and Robert Roudebush.

June Soule asked about hunting in Mountain Lakes. Commissioner Schmid stated that we do not have an ordinance at this time. We would have to post the land for no hunting. Mike Bonanno stated that people can hunt 300 feet from an occupied home. June Soule asked if we could adopt an ordinance.

Bill Schmidt stated that years back we went through this and we decided that we didn't want to create bad relations with hunters and residents by telling them that they couldn't hunt. Commissioner Schmid stated that we might want to post some areas and not others. We need to talk to Haverhill.

The motion was made by Sandy Schmid and seconded by Peter Olander to accept the minutes.

The minutes of the December 9, 2006 Commissioners Meeting were accepted.

## **Planning Board Update:**

Mrs. Schmid stated that the Planning Board is working on amendments to the zoning ordinance. Last month, we thought we would have two public meetings, but now we will only have one. This is for public input and the planning board may make changes at that time.

Mrs. Schmid stated that right now the Zoning Officer is the only one that approves or disapproves Zoning Permits. The big change in the Zoning Ordinances will be that the planning board will also review the Zoning Permits. Also private roads will be affected because Mountain Lakes will step in if Haverhill does not. We will have more regulations in place for new homes to be built. Such as a building review plan so new homeowners cannot throw up whatever they want. Commissioner Schmid stated that we are changing the process. Mrs. Schmid said that we are working on a certificate of occupancy. It will be a zoning compliance checklist. This will need to be reviewed prior to the water being turned on.

Mrs. Schmid stated that the watershed advisory committee is meeting on Tuesday, January 16, 2007 at the Lodge. The public hearing for the new zoning ordinance changes is on Saturday, February 3, 2007 at 10 a.m. here at the district office. The zoning ordinance amendments will be available to review at the district office Wednesday January 19, 2007. Mr. Olander asked if there is a time constraint on how long a home can be in process before it is finished. Mrs. Schmid said yes it is six months. Commissioner Schmid stated that Mr. Robbins mentioned several of these homes in his December report. We are sending letters to these homeowners because they are in violation of our

rules. Mr. Olander asked how long before tear them down. Commissioners Schmid said I don't know yet. Mrs. Schmid stated that Mr. Morehead was refused by the Zoning Board of appeal at the Town of Haverhill because he was 100% in the buffer zone. The next step for Mr. Morehead is to take out the foundation. Mrs. Schmid stated that the commissioners need to write him a letter. Mr. Godston said that the Town of Haverhill is going after Mr. Morehead and Mountain Lakes does not have to go after him. Commissioner Schmid stated that we haven't heard that from the Town of Haverhill and please have them contact us. Mr. Godson said that a Commissioner should call Glenn English and ask for more information.

Mr. Godston said that Mr. Robbins is wrong for calling the building permit a Zoning Permit. Commissioners Schmid says that our lawyer said it is a zoning permit not a building permit. We have to distinguish ourselves from the Town of Haverhill. Mr. Godston said that we can send it. A resident of Bath that has a violation should receive a letter according to the Covenants and Easements.

Mr. Westman asked if Mr. Bouchard has the authority to put up signs for snowmobile trails.

Mr. Olander is concerned with the number of unfinished and abandoned houses we are seeing here in Mountain Lakes.

### **Water Update:**

Commissioners Schmid stated that the data on the graph for the water usage is good. The water usage is up a little without a good reason, but it is still well down from years past. We just received the copper and lead testing report and two of the homes failed because they have elevated lead results. We now have to send letters to all homeowners we will need to retest for lead and copper.

### **Dam Project Update:**

Commissioners Schmid stated that we finished installing the new valve and Dubois & King came out to check it over. The valve was then closed and subsequently leaked. We opened and closed it again and left it overnight, and it did not stop leaking. We then opened it back up, but with the rain, the lakes filled up significantly and now we have to drain the lake again so covert rehabilitation can come back and fix the leak.

### **Recreation Update:**

Commissioner Farr said that we haven't had a recreational committee for a while. She had a meeting with the Town of Haverhill recreation director Glenn Hatch on December 28, 2006 here at Mountain Lakes District Office. Everyone that attended had ideas about how to stay separate from the Town of Haverhill, but to utilize all the benefits and do some activities together. The meeting was productive, on January 3, 2007. Commissioner Farr stated that she went to the Town of Haverhill recreational committee meeting and is now going to join the Town of Haverhill recreational committee. Commissioner Farr stated that she would like to create a subcommittee here in Mountain Lakes and needs volunteers.

In February, we are going to introduce a winter carnival at the Lodge for all of the residents of the Town of Haverhill. The dates for the winter carnival are approximately February 18-25, 2007; these dates are subject to change. Some other activities that the Town of Haverhill offers are stretching for adults and lots of things for children. You can find a list of all of the activities at the Town of

Haverhill website. Glenn Hatch the Recreational Director of the Town of Haverhill is willing to help us with all kinds of things.

Mr. Olander stated that the town is not going to invade Mountain Lakes they will not invade our beaches because the point is to share some of our recreational facilities on a town basis such as the winter Carnival and possibly tennis tournaments. Mr. Godston stated that Diane Rappa was the administrative director here in Mountain Lakes for many years. She has a lot of knowledge to share. Mountain Lakes is about projects and programs some of which include the lakes. He feels that this is good public relations for Mountain Lakes to include the Town of Haverhill. In some activities, he stated that this is breaking down fences that have been built over some years and feels that this is a great idea.

Mrs. Schmid asked if there was a reason to have a Mountain Lakes subcommittee vs. a Mountain Lakes Recreational Committee. Commissioner Farr stated that we are trying to follow Haverhill's style. Commissioners Schmid said we don't want all of our recreational planning to be fed into Haverhill because of the beaches. Mrs. Schmid said that she would like information on the winter Carnival information to her as soon as possible so we can be posted on the web. Commissioner Farr said that if anyone would like to volunteer for the recreational committee please contact her through the District Office.

### **Financial Update:**

Commissioners Schmid stated that we have been talking about changing the fees for the Lodge and Zoning Permits we want to change the Lodge fee from \$50-\$75. Please remember that the limit of people is still 75. Mr. Godston stated that if someone goes over the limit of 75 people, then they won't be allowed to use the Lodge again, and the police can shut the event down. Mr. Schmidt said that for years the people have paid taxes to overhaul the Lodge, which got it into shape and he feels that the public shouldn't have to pay to use it. Commissioner Schmid said that the idea of increasing the fees is because we are incurring more expenses. Commissioner Farr said that the three commissioners have agreed that the top priority for the Lodge is Mountain Lakes of functions. Mrs. Godston asked if it might be reasonable to double the \$50 deposit to \$100 and if they do not leave the Lodge clean they will not receive their deposit back. Commissioners Schmid stated that there is no perfect objective person for how clean the Lodge should be left. So rather than making judgment calls we are going to just charge a fee. Mr. Godston said, maybe you need to triple the deposit. Commissioners Schmid said that's an imperfect process. Mrs. Jacobs said that it is being used every night. Commissioners Schmid said we can't check it immediately after each use. Mr. Godston suggested that we need to leave a time gap between events so that someone from district can check the Lodge. Commissioners Schmid said that we have less and less volunteers these days. Mr. Godston said that it should not be a volunteer but a paid employee. Mrs. McGovern said that we should charge on lot more and have someone from Mountain Lakes clean it. Mr. Roudebush said that this immediately concerns him because he is renting the Lodge this summer for a wedding and would like to know if the fee will be \$75 per day and if they can still need to clean it. He stated that Mountain Lakes needs to make it clear to every one renting the Lodge that they are responsible for leaving it clean and that the fee is per day and the deposit is for damage etc. Commissioners Schmid stated that we don't want people to rent it for multiple days.

Mr. Bonanno asked if the new vacuum cleaner has been purchased and bags for the Lodge. Mrs. Schmid said that we need to add it to the budget.

Commissioners Schmid stated that we are going to change the Zoning Permit fees. In order to have more services as well as inspections done we have decided to change the fees to a graduated fee schedule. They will be \$100 fee for a new house, a \$50 fee for a garage, and a \$20 fee for all other items. This will begin on February 1, 2007. The zoning compliance review form will be \$200 when it takes affect at the annual meeting March 14, 2007. It only applies to new homes. We are working our way toward building codes.

Commissioner Demers stated that the Zoning Compliance review will cover the Zoning Officer to go to the property that the house is built on and check for compliance as well as backflow preventers pressure regulators, before the water to that residents is turned on permanently. Commissioners Schmid said that we will not be turning the water on to new homes until a certificate of operation for the septic system is submitted to the District Office.

Mr. Olander said that he has a close friend building a house and that friend stated that he could not understand why no one has inspected his home during the process.

Commissioner Schmid stated that we handed out in the Commissioner meeting booklet today a year end summary for how the district and the water department did in 2006.

The motion was made to adjourn the meeting by Mrs. Schmid and seconded Mr. Olander. The meeting was adjourned at 10:52 am.

The next Commissioner's meeting will be held on February 10, 2007 at 9:30 am in the Community building.

Respectfully submitted,

Renee L Cota  
Office Manager