

MOUNTAIN LAKES DISTRICT  
PLANNING BOARD MINUTES

Thursday, April 10, 2008  
District Office 6:00 P.M.

- 1) **Call to order** - The meeting was called to order at 6:03 P.M. by Sandy Schmid.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Chris Demers (Ex-Officio), Carol Modrell (regular), Florence Hartmann (alternate acting as regular for Tom Eighmy).

**Absent** – Tom Eighmy (regular)

**Visitors** – Eric Hansen with Eric Hansen Carpentry Services, Fred and Cynthia Harris

- 3) **Agenda Approval / Additions** – No changes or additions.
- 4) **Minutes of Previous Meeting (03.06.08) Changes and Approval** – Schmid identified two errors in the minutes. In section 7.c. Severne corrected to Severance. In section 10. Annual Meeting time 9:30 A.M. corrected to 10:30 A.M. Hartmann moved to approve the minutes, seconded by Modrell. Motion passed.
- 5) **Correspondence** – Schmid introduced some possible grant opportunities that she will present at the next meeting.

6) **Zoning Permit Applications**

**Fred and Cynthia Harris (MAP 202, LOT 42)** – Schmid opened the discussion and introduced Eric Hansen who will be the builder for this project. Hansen has built in Mountain Lakes but not within the last four to five years. The Harris's plan to begin an addition to their home in May with a finish date tentatively set for November. The addition will be two floors with radiant heat. Schmid called attention to item K on the Construction Questionnaire referring to best management practices. Schmid then summarized the application process. The board reviewed the plan and the application and a brief discussion followed. Demers moved to approve the permit as written, seconded by Modrell. Motion passed.

7) **Pending Business**

- a. **Master Plan / Governance – Form Committee And Schedule** – Schmid has a draft copy of the Town Of Haverhill's Master Plan, which will be presented for approval at the next Haverhill Planning Board meeting. Schmid pointed out that the Mountain Lakes Master Plan has not been changed in the last ten years. Schmid would like to form a sub-committee for the purpose of coming up with what we need to put a Master Plan together. Neubauer and Demers volunteered for the Master Plan sub-committee. The following people were mentioned as possible additional members: Robert Roudebush, Beverly Jacobs, Tom Eighmy, Peter Olander, Joel Godston, Kerry McCall, and Margaret McGovern. Schmid will ask for additional volunteers at the next commissioners meeting. The preliminary meeting is scheduled for April 23, 2008, 6:00 P.M. at the District Office. Prior to this meeting Schmid and Neubauer will comprise a list of things that need to be done.
- b. **Lake / VLAP** - Schmid has scheduled the VLAP testing for August 7, 2008 at 9:00 A.M. with the intention that Eighmy will be able to attend. Eghimy has a copy of the VLAP report from last year.
- c. **Zoning Officer / District Office**  
The board reviewed the Zoning Officer report for the month of March. The Zoning Officer has asked for clarification of what to do if there is a violation. Discussion followed. Neubauer and Demers stated that the Commissioners are the enforcers but the Zoning Officer needs to get a letter sent out right away when

there is a violation. The board then drafted a template letter for the Zoning Officer to use when a property owner is in violation.

Schmid read to the Board section 308 relating to outdoor parking. Schmid requested and received from the Planning Board authorization to write a letter to Rodney Thompson regarding the parking violation.

Doris Faughnan responded to the letter she received notifying her that she is in violation because of her incomplete garage (MAP 204, LOT 57). Faughnan detailed numerous reasons for not being able to complete the garage. Schmid will draft a letter to Faughnan instructing her to have the roof and the garage doors on the structure by June 30, 2008.

An invoice in the amount of \$5,225.00 was sent on April 9, 2008 to the US Bank in Newton, MA for fines levied relating to violations on the Avery property which the bank now owns through foreclosure on the Avery property.

- d. **Haverhill Planning Board / Select Board / Master Plan** – Schmid has been elected to Vice Chair for the Haverhill Planning Board.
- e. **Board Information / Education** - OEP Spring Workshop 04.26.08: The Office of Energy and Planning (OEP) is conducting workshops on April 26th in Manchester NH. Schmid stated that there is money in the budget for everyone to attend. Schmid passed out the workshop descriptions and requested that board members contact her within the next few days with the courses they would like to attend.

8) **New Business**

- a. **Fencing** – Schmid stated that Don Drew has a call in to Twin Mountain Fencing to confirm the schedule for the fence installation to protect the wells. The price is higher than it was at the beginning by a couple thousand dollars.
- b. **Culvert Mapping** – Schmid requested volunteers to continue the culvert mapping. Modrell and Hartmann volunteered to assist on this project.
- c. **Election Of Officers** – Schmid nominated Neubauer for Vice-Chair, seconded by Modrell. Nomination passed. Neubauer nominated Schmid for Chair, seconded by Modrell. Nomination passed.

9) **Other** - None

- 10) **Adjournment** – There was no further business and the meeting adjourned at 7:30 P.M. The next meeting will be on Thursday, May 8, 2008 at 6:00 P.M. at the District Office.

Respectfully submitted by:

\_\_\_\_\_  
Michelle G. Chamberlain

\_\_\_\_\_  
Date

Approved by:

\_\_\_\_\_  
Date