

MOUNTAIN LAKES DISTRICT
PLANNING BOARD MINUTES
Thursday, September 11, 2008
District Office 7:00 P.M.

- 1) **Call to order** - Sandy Schmid called the meeting to order at 7:06 P.M.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Chris Demers (Ex-Officio), Tom Eighmy (regular), Florence Hartmann (alternate, acting as full member in Carol Modrell's absence).
Absent – Carol Modrell (regular), Beverly Hasbrouck (alternate).
Visitors – Margaret McGovern, David Long, Robert Roudebush, Richard Borkowski.
- 3) **Agenda Approval / Additions** – Schmid added New Wood Boiler Law to 9. Other.
- 4) **Minutes of Previous Meeting (08.07.08) Changes and Approval** – Demers moved to approve the minutes as written, seconded by Hartmann. Motion passed.
- 5) **Correspondence – David Long Letter** – Long summarized the letter he sent to the Planning Board regarding options for gaining access through Mountain Lakes property to a piece of property his brother-in-law wants to give him. Demers stated that covenants and easements state no further subdivision. Long responded that it is not a subdivision but a lot line adjustment and he wouldn't need more than 50 feet for driveway access. Long will be going to the next Town Of Haverhill Planning Board meeting to request approval for the lot line adjustment. Schmid explained to Long that because it's Mountain Lakes property it's not a matter of exchange, it has to come before a public meeting and Long would have to bear the cost of that. Also, T&C isn't really a road so the Town Of Haverhill isn't going to give you a driveway permit. And Long must keep his house 50 feet from Mountain Lakes property line. Long's next step is to go to the Town Of Haverhill Planning Board.
- 6) **Zoning Permit Applications**
 - a. **Richard Borkowski [MAP 204 LOT 086]** – Borkowski submitted an application to build a garage on his lot located on Wildcat Dr. Schmid stated that this lot is in a part of Mountain Lakes that requires a 50 foot set back, therefore the Planning Board cannot approve the application as it goes against zoning. Schmid recommended that Borkowski contact the Zoning Board of Adjustment to request a variance. Demers moved to deny permit for Borkowski for MAP 204 LOT 086 because the garage cannot fit on the property to meet zoning of 50 foot set back, seconded by Neubauer. Motion passed.
 - b. **Allan Robbins [Map 203 Lot 061]** – Robbins submitted an application to build a modular house with white vinyl siding on his lot located on Windsor Lane. A driveway permit has been obtained, a survey has been completed, the septic plan has been approved and the plan meets set back requirements. A brief discussion followed. Hartmann moved to approve the application with conditions that it meets the Road Agents recommendations and that he provides a sample of the siding material to the Planning Board, seconded by Demers. Motion passed.
- 7) **Pending Business**
 - a. **Master Plan / Governance** – The Master Plan Sub-Committee has finished Section II and is 2/3 of the way through Section III. Utilities will be the next section followed by Recreation.
 - b. **Watershed To Wildlife [09.05.08, 09.16.08]** – John Severence and Elise Lawson came September 5th and did phase one of their two day field days of looking for wetlands. Demers asked if they put flags on

properties and Schmid replied that they did not. An issue of concern is being able to get a map of the wetlands overlaid on our tax map. Severence and Lawson will be here again next Tuesday to finish up the field days.

- c. **Lake - VLAP Report** – Eighmy received the report today and will try to have something ready for the Commissioners meeting this Saturday.
 - d. **Zoning Officer / District Office** – The Zoning Officer, Steve Robbins, sent a letter of resignation to the Commissioners, effective October 1st. Schmid and the Commissioners have interviewed one candidate and will be interviewing another on Saturday. Schmid has gone through the zoning application files to prepare them for the new Zoning Officer. Schmid has also revised the *Mountain Lakes Current Status of Zoning Applications* form, but would still like to have the 911 addresses in addition to the map and lot numbers. Demers suggested that the date at the bottom of the form should be a revision date and not the printed date. Schmid also briefly reviewed the Incident Report process and stated that she would like the Zoning Officer to be familiar with our Zoning Ordinance and use the Commissioners for clarification when necessary.
 - e. **Haverhill Planning Board** – No report.
 - f. **Board Information / Education**
 - i. **CSPA Conference [Sept 11]** – Neubauer and Eighmy attended the Comprehensive Shoreline Protection Act workshop. Neubauer gave a summary of the conference in addition to a Question and Answer handout and a copy of the Navigating the New CSPA Permitting Process handout. Neubauer stated that anyone with shoreline property must go through DES and she recommends writing a letter to all the shoreline property owners regarding the new laws and volunteered to draft the letter and include the DES publication RSA 483-B ... A Summary of Standards. After a lengthy discussion Schmid stated that she didn't want to rush off and send a letter because this issue involves a lot of things.
 - ii. **Watershed Conference [Saturday, November 15, 2008]** – There will be a Watershed Conference on November 15th and all Planning Board members are encouraged to attend. See Schmid for details.
- 8) **New Business** - None
- 9) **Other**
New Wood Boiler Law – There was a brief discussion regarding incorporating new state regulations in Mountain Lakes Zoning Ordinance.
- 10) **Adjournment** – There was no further business and the meeting adjourned at 8:50 P.M. The next meeting will be on Thursday, October 9, 2008 at 7:00 P.M. at the District Office.

Respectfully submitted,

Michelle G. Chamberlain