

MOUNTAIN LAKES DISTRICT
PLANNING BOARD MINUTES
Thursday, February 12, 2009
District Office 6:00 P.M.

- 1) **Call to order** - Sandy Schmid called the meeting to order at 6:04 P.M.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Chris Demers (Ex-Officio, late arrival), Tom Eighmy (regular), Carol Modrell (regular), Florence Hartmann (alternate, acting as full member until Demer's arrival).
 - Absent** – Beverly Hasbrouck (alternate)
 - Visitors** – Elise Lawson and John Severance with Watershed To Wildlife, Kyle and Heather Batchelder, Marge McGovern, and Karl Schmid.
- 3) **Agenda Approval / Additions** – Modrell moved to approve the agenda as written, seconded by Neubauer. Motion passed.
- 4) **Minutes of Previous Meetings (01.08.09 Planning Board Meeting and Public Hearing) Changes and Approval** – Hartmann moved to accept the minutes from both the Planning Board Meeting and the Public Hearing as written, seconded by Eighmy. Motion passed.
- 5) **Watershed to Wildlife Presentation** – Elise Lawson and John Severance presented the results of the wetlands inventory they took in Mountain Lakes. In September 2008 they spent three days in the field and following the fieldwork they spent numerous hours analyzing and mapping the data. At this meeting they presented their report with a slide show, discussion session, and a handout of the slides. Their full report is available at the District Office in hard copy as well as a pdf file. Lawson opened the presentation by explaining the three parameters that must be met in NH to designate wetlands: Wetlands are delineated by field review of soils, vegetation, and hydrology. Undisturbed wetlands contain hydric soils, hydrophytic vegetation, and signs of hydrology. Schmid stated that this report and the wetlands map would be a valuable asset for the Planning Board when reviewing zoning applications. Lawson and Severance concluded the presentation with a brief discussion of their recommendations with an emphasis on the three suspected vernal pools that should be visited in the spring, which is the height of vernal pool season.
- 6) **Correspondence** – None
- 7) **Zoning Permit Applications – Kyle and Heather Batchelder MAP 204 LOT 30** – Schmid stated that if someone intends to build on a private road they must first go to the Town of Haverhill and apply for a driveway permit, which will be declined since it is on a private road. The next step is to apply to Mountain Lakes for a special use permit for the driveway. The Batchelder's did not apply with the Town of Haverhill. After a brief discussion and explanation of the appropriate process Schmid counseled the Bathchelders to go to the Town of Haverhill and apply for a driveway permit. The Batchelders expressed concern saying that when they called the District Office they wished they had been told they needed to go to the Town of Haverhill prior to submitting the special use permit to Mountain Lakes.
- 8) **Pending Business**
 - a. **Master Plan / Governance** – Schmid met with Stan Borkowski prior to this meeting and stated that there are several ordinance identified for potential amendments. Because of the Master Plan the Planning Board was unable to have the proposed amendments ready for the annual meeting. Summer to early fall is more realistic for having them ready for a public hearing. Schmid again requested input for proposed

amendments from the Planning Board.

- b. **Map / Lots** – Schmid stated that she wants Borkowski to report to the Planning Board the status of the Town of Haverhill’s progress with the abandoned lot on Kearsarge Drive. Schmid reported that Mountain Lakes has sent a registered letter to the new owners but have received no response as yet.
- c. **Lake-VLAP Testing** – Eighmy has corresponded with Sara Steiner and reported that the testing is scheduled for June 11, 2009 at 10:00 A.M.
- d. **Zoning Officer Report** – Schmid stated that after Doris Faughnan received our letter she contacted a builder who wrote up a reasonably detailed report on how he could shore up the garage that is falling down. Two weeks ago the roof caved in and the structure collapsed. The next step is to inform Faughnan that she must clean up the collapsed structure. Schmid stated that Faughnan’s original zoning application was for a garage, listed as phase one. A house has never been built.

Stan Borkowski has a major ice dam on his house and is unable to attend this meeting. A copy of both the Zoning Application Status report and the Incident report will be included with the minutes of the Planning Board and the Commissioner’s meeting.

- e. **Haverhill Planning Board / Select Board** – Mike Bonanno is the newest member of the Town of Haverhill Planning Board bringing their members to four.
- f. **Board Information / Education** – none. Schmid would prefer the board take some time to review the ordinances. Neubauer asked if we still get publications from VLAP and other organizations. Schmid hasn’t seen anything for some time but would look into it.

9) **New Business** - The Annual Meeting will be held at the District Lodge Saturday, March 14, 2009 at 10:00 A.M.

10) **Other** - None

11) **Adjournment** – There was no further business and the meeting adjourned at 8:12 P.M. The next meeting will be on Thursday, March 12, 2008 at 6:00 P.M. at the District Office.

Respectfully submitted,

Michelle G. Chamberlain