

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MINUTES
APRIL 8, 2010**

1. **Call to Order:** Pauline Bonanno called the meeting to order at 6:00 PM.
2. **Roll Call:** Pauline Bonanno; Cynthia Harris, Vice Chairman; Don Dubrulle, Tom Eighmy, Elizabeth McCall, and Christopher Demers, ExOfficio.
3. **Absent:** Florence Hartmann, Alternate and Beverly Hasbrouck, Alternate.
4. **Visitor (s):** Charles and Pamela Plante.
5. **Minutes of the Previous Meeting (3/4/10):** Elizabeth McCall made a motion to accept the minutes as written. Don Dubrulle seconded the motion. Tom Eighmy made a motion to accept the minutes as written with the change in wording under 11. to read: The Board discussed the idea to change the chart "Mountain Lakes Building Process" to require a perk test, septic design, driveway permit before any **clearing** rather than logging can begin. The motion passed unanimously.
6. **New Zoning Permit Applications:** A zoning permit was submitted by Charles Plante for property owner David P. Fox for a second floor bathroom dormer over existing first floor level space. The property is located at 28 Lakeside Drive, map 201, lot 244.

After reviewing the application, Christopher Demers made a motion to approve the permit. Cynthia Harris seconded the motion. The motion passed unanimously.

A starting date of April 23 is planned by Charles Plante with a finish date of May 23.

7. Discussion of Zoning Officer Report and Incident Report:

Christopher Demers informed the Planning Board that due to a detached retina, Stan Borkowski is unable to appear this evening and there will not be an update to the Zoning Officer Report. Other than the changes that were listed last month, there has been no other change.

Incident Report: It has been reported that Lot 181, Map 203, Swiftwater Circle has what appears to be a used oil tank dumped on the lot. This lot owner has been requesting fill for this lot and at present it is unknown if the lot owner is responsible or if someone else dumped the tank. This will be followed up with notification to the lot owner. This is not an acceptable item to be buried.

It has also been reported that Lot 057, Map 204, Wildcat Drive has not been completely cleared of rubbish that was left after the removal of the garage in 2009. This is in violation of Zoning Ordinance 406.7. This will also be followed up with notification to the owner.

8. Correspondence: None.

9. New Business: Pauline Bonanno suggested that the Planning Board request a meeting with North Country Council. In speaking with members of the Council, Pauline said that they could offer advice on clarification of the Mountain Lakes Zoning Ordinances as well as other problems we have encountered. Pauline said that a meeting could be arranged after July 4th.

10. Governance: Tom Eighmy made a motion to nominate Pauline Bonanno as Chairman as her present term ended in March 2010. Don Dubrule seconded the motion. The motion passed unanimously. The motion will be given to the Commissioners at the next meeting, Monday April 12, with their approval, her term will be extended until March 2013.

11. Pending Business: The remainder of the meeting was spent discussing the changes the Planning Board will make to the Zoning Permit process in order to limit the amount of clear cutting in the future.

A suggestion to change the title of the chart “Mountain Lakes Building Process”. The change reads as follows:

“Mountain Lakes District Permitting Process”

“Mountain Lakes District is a Zoned Residential Community”.

“Any Disturbance to the land, vegetation, or water table requires the land owner to abide by Mountain Lakes District Zoning Ordinance 901.7..

The proposed Ordinance 901.7 reads as follows:

“No lot may have disturbed vegetation or change to the water table unless the following conditions have been met. A minimum of 30% of the basal area of trees and a minimum 30% of the total number of saplings (as defined in RSA 483-B:4) shall be left on the lot, healthy, and distributed so as to buffer the building site from streets and abutting properties. Unless a variance is granted by the Zoning Board of Adjustment, building construction shall begin no later than 6 months after tree clearing begins.”

(Existing 901.7 would become 901.8.)

Additional work by the Planning Board will continue on this subject.

Adjournment: Christopher Demers made a motion to adjourn the meeting. Cynthia Harris seconded the motion. The motion passed unanimously. The meeting adjourned at 8:06 PM.

Respectfully Submitted,

Cynthia Harris