

**MOUNTAIN LAKES PLANNING BOARD
MEETING MINUTES
May 10, 2012**

Call to Order: Pauline Bonanno called the meeting to order at 6:04 P.M.

Roll Call: Pauline Bonanno, Mike Bonanno, Elizabeth McCall, Tom Eighmy, and Christopher Demers.

Guests: David R. Martella and Spencer Richardson.

Minutes of the Previous Meeting: Christopher Demers made a motion to accept the minutes of the January Meeting. Pauline Bonanno seconded the motion. The motion passed unanimously.

1. Current Status of the Zoning Applications:

Borkowski – sunroom – essentially complete

Warren – carport – complete

Dirienzo – garage - complete

2. Incident Report:

Hilltop Drive – complaint of pallets, etc. Pallets removed to end of Hilltop and will be disposed of.

Valley Road – Joe Fiore, contractor – had permission to clear front area and a fairly large area has been created.

Montview & Vernon – Harris – Both owner and tenant contacted. Tenant took immediate action, said to check back . Property currently looks decent.

Montview – Green – box trailer was parked in front to house furnishings after house flooded. Renovations nearly complete; starting to return furnishings. Mrs. Green promises trailer gone by mid to late May.

Deerfield – Mello – old deck removed and house being renovated. No change in footprint but will need permit from town to restore deck.

Lakeside Drive – Corbett – letter sent regarding cars parked in front yard. One has been removed to date.

Westview – O'Malley – letter sent regarding motor home parked in front yard. No response yet.

Hanover Drive – Vassela – Complaint just received of derelict vehicle in front yard; Confirmed, letter to be sent.

Westview – Eramo – field inspection revealed that owner was clearing a small area

on adjacent lot he owns for additional parking and picnicking. Area was to be accessed off of existing driveway to house. Work being done by Spencer Richardson. Letter was sent followed by extensive conversation with both contractor and owner. Richardson states he had road agent to site who agreed using existing drive was better than creating a second drive due to line of sight issues. Steve Eramo states no intent at this time to merge lots, wants to keep options open. Continued below.

3. New Zoning Applications:

Cole – 40 Windsor Lane – Map 203 – Lot 61 - Deck

Mike Bonanno made a motion to approve the application. Christopher Demers seconded the motion. The motion passed unanimously.

4. Westview Drive – property owned by Steve Eramo

Spencer Richardson came to the meeting to discuss with the Planning Board the project involving an existing driveway. The owner, Mr. Eramo, wants to create additional parking as well as a picnic area adjacent to the property by removing several trees and creating a curve in an existing driveway. Mr. Eramo owns both lots, a home is built on one of them. The layout of the property does not allow for a clear view in accessing the road, therefore he would like to use a portion of the adjacent lot for this purpose. At this time he does not wish to merge the two lots.

At first, the Planning Board voted to request that he merge the two lots, after further discussion this was rescinded.

Christopher Demers said that since Mr. Eramo was not substantially changing the lot, nor was he clearing a large portion of the lot, we really do not have the power to force the merger of the lots.

Mike Bonanno made a motion to approve the enlargement of the driveway. Christopher Demers seconded the motion. The motion passed by 4 to 1, Tom Eighmy abstaining.

5. Don Dubrule has expressed an interest in returning to the Planning Board. He is now a registered voter in the Town of Haverhill. Mike Bonanno recommended that he be an alternate.

Pauline Bonanno said that she is not seeking another term as Chairperson. Pauline Bonanno nominated Mike Bonanno as the Chairperson. Christopher Demers seconded the motion. The motion passed unanimously.

Mike Bonanno said that Mike Bielarski has expressed an interest in becoming a Planning Board Member. Christopher Demers suggested that Mike be asked to attend a meeting.

Mike Bonanno made a motion to adjourn the meeting. Christopher Demers seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 P.M.

Respectfully Submitted,

Cynthia Harris

