

**MOUNTAIN LAKES DISTRICT
SPECIAL PLANNING BOARD MEETING
November 18, 2013
*APPROVED***

Call to Order: Don Dubrule called the meeting to order at 5:34 pm.

Roll Call: Don Dubrule (Chairman), Chris Demers (ex-officio), Dan Brady and Jessica Brusseau

Visitors: Mike Bonanno, Pauline Bonanno, Bob Long, Jeff Davis (builder), Cathy Forge, William Cote and Karen Rajsteter

New Zoning Permit Application: The Board reviewed the zoning permit application and other materials for a new log home to be built on Deerfield Drive for Keith and Cathy Forge. Don Dubrule said the paperwork looked in order, but the Board had some concerns about the required vegetation buffer. Cathy Forge said they left twelve feet of seedlings under twenty feet high on each side and in the back, all the white birch and seedlings twenty feet tall and below were left. She said two large storm-damaged maples were recently removed, but most of the lot clearing was done in 2010 by a different contractor. Mike Bonanno asked if the lot was cleared before the new ordinance became effective; Chris Demers and Don Dubrule agreed that was the case.

Dan Brady asked if the owners had planted any new trees; Cathy Forge said they have not done so yet, but do plan to plant more white birch in the front yard when the house is finished. Dan Brady asked if they would be willing to plant more small trees to build up the buffer on the sides. Cathy Forge said a lot of the younger seedlings are growing quickly on all three sides, but they would be willing to replant if necessary. Pauline Bonanno asked if any further cutting needed to be done in the building process; Jeff Davis said they did not need to disturb any more trees.

Dan Brady suggested putting on the permit that no other growth should be removed; he also suggested requiring the planning of additional seedlings. Chris Demers said he felt the seedlings were already there in natural regrowth. Don Dubrule said the vegetation needs to cover 30% of the area, but it doesn't need to be uniform. Jessica Brusseau said the regulation calls for a twelve foot buffer around the sides and as long as they abide by that, she didn't see any issue.

After further review of the materials by the Board, Jessica Brusseau made a motion to approve the application for Keith and Cathy Forge for their property on Deerfield Drive, Map 201, Lot 169. Dan Brady seconded. Vote in favor of approval was unanimous.

Other Business:

- **Email from Don Drew, maintenance/water supervisor:** The Board reviewed an email communication with photo from Don Drew regarding the addition on Wildcat Drive. His concern was the height of the project as it is being built versus what was applied for on the permit application. Chris Demers asked Kristi Garofalo to pull the homeowner's file and the Board reviewed the drawings.

After review, Chris Demers stated the question apparently arose from the two story addition built over what was requested to be a root cellar six feet below grade. Don Dubrule said it

wasn't a violation of the ordinance, but the owner didn't conform to the drawing as in the application.

The Board recommended a letter be sent to the homeowner to tell them of the Board's concern about an "error in the process of the documentation" presented to the Board and notify them of the need to amend their permit information by identifying the purpose of the addition project and including an "as built" drawing of the project with elevations. ***Kristi Garofalo will work with Dan Brady to send a letter to the homeowner.***

- **Budget Recommendations:** Dan Brady asked the Board for their recommendations on budget lines for the zoning officer and other Planning Board expenses for next year. The Board discussed the possibility of having Stan Borkowski do building inspections. Dan Brady reported Haverhill is looking at hiring a building inspector and recommended waiting for their decision.

Bob Long stated the Planning Board line is budgeted at \$1,000 right now and the question came up at the Budget meeting regarding whether there should be money in the line for legal expenses. Dan Brady said if the Planning Board had a line item budget, it would establish a precedent that the Board has a budget for pursuing legal options against those who violate the zoning ordinance. Don Dubrule said he didn't know if the psychological effect of having a budget for legal fees was sufficient reason to make it a separate line item. Jessica Brusseau suggested the Board send out notifications with the next water bills reminding everyone the Board has the right to take legal action if the District guidelines are not followed. Dan Brady suggested an open letter from the Planning Board be placed in the annual meeting booklet. Pauline Bonanno suggested sending copies of the covenants and easements in a District-wide mailing.

Dan Brady made a motion to ask the Budget Committee to reassign \$1,000 from the District Legal line into a new line titled Planning Board Legal. The motion died for lack of a second.

Bob Long stated he wasn't sure of the effect a separate line would have on conformance, but if the Board wanted a separate line, he would support it. Chris Demers said his concern was the \$1,000 could be voted down as Planning Board Legal and essentially leave the District Legal line with less than if the two amounts stayed together in one line.

After further discussion, Dan Brady again made a motion to ask the Budget Committee to reassign \$1,000 from the District Legal line to a new line titled Planning Board Legal. Chris Demers seconded and motion was approved.

Dan Brady moved to adjourn and Chris Demers seconded. The meeting adjourned at 6:51 pm

Note: The next Planning Board Meeting is scheduled for Thursday, December 5 at 5:30 pm.

Respectfully Submitted,
Kristi Garofalo