

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING**

April 10, 2014

APPROVED

Call to Order: Chairman Don Dubrule called the meeting to order at 5:35 pm.

Roll Call: Don Dubrule, Dan Brady, Chris Demers (ex-officio) and Jessica Brusseau. Tom Eighmy was excused and Laura Sjolander was present as a guest.

Approval of Minutes from December 5, 2013: Dan Brady made a motion to approve the minutes, Jessica Brusseau seconded. Motion passed.

Zoning Permit Applications: None

Review of Zoning Permits Report:

- **Williams:** Jessica Brusseau noted the garage door and most of the windows have been installed.
- **Lettieri:** The April 1 zoning officer report stated the home should be done in two weeks. Administrative Assistant Kristi Garofalo reported zoning officer Stan Borkowski and Water/Maintenance Supervisor Don Drew are doing their final checks on the home this week. Kristi Garofalo also passed along to the Board builder Bruce Elliott's appreciation for the permit extension.
- **Forge:** The March 1 zoning officer report showed first floor framing in place; the April 1 report stated framing was 60% done.

Review of Incident Reports:

- **Horne/Farr:** The March 1 zoning officer report stated the property has so much snow its' status is unknown and suggested waiting until snow melt. The Board agreed to ask *Stan Borkowski to check the property again now that the snow has melted significantly.*
- **Cristello:** The March 1 zoning officer report said inspection of the property showed no change, the house hasn't been touched. The Board reviewed a memo from Kristi Garofalo detailing a phone conversation with Mr. Cristello on March 10 in response to the letter the Board sent in February. Mr. Cristello stated his interest in selling the property and working with the Board and District on the problem, but health issues keep him from making the trip to our area himself. *Dan Brady offered to call Mr. Cristello to see if the District can be of further help in resolving the issue.*
- **Lakeside Drive:** The March 1 zoning officer report stated a pickup truck with a for sale sign was parked on Lakeside Drive. Stan Borkowski informed the office the truck was removed as of April 9 and the Board agreed to remove this item from the Incident list.
- **Lakeside and Deerfield:** The March 1 zoning officer report stated a large dumpster had been placed on the property. Jessica Brusseau noted research was done in the past on this issue and there is nothing in the zoning ordinance against the use of dumpsters. The Board agreed to remove this item from the Incident list.

- **New Incidents:**
 - **Lakeside Drive – Molnar:** Porch has collapsed recently
 - **Swiftwater Drive:** Home seems damaged and abandoned
 - Dan Brady suggested that at the next meeting, the Board meet at the office and then tour the above properties for first-hand observation. The Board agreed and asked *Kristi Garofalo to notify Stan Borkowski of the Board's concern with these properties so he could inspect as well. The Board also asked Kristi Garofalo to attempt to notify the owner of the property on Lakeside, and provide owner contact information and determine if water bill and tax payments were current on both properties.*

Old Business:

- **Zoning/Mapping Standardization:** The Board spent time looking over the maps in the District Office and discussing the differences in the covenants and easements for named and numbered sections. The Board agreed clarity was a definite issue and also agreed Don Dubrule and Dan Brady will visit Cartographic Associates in Littleton to investigate earlier maps and source documents of the area to try to locate the reason for the change/discrepancy in the Mont View/Section 5 area. They will also ask about new map costs and investigate the procedure to verify map accuracy on a regular basis. The date of the visit will be announced and additional questions for Cartographics can be forwarded to Kristi Garofalo.
- **Swimming pools:** The Board agreed swimming pools should be permitted like any other accessory use. Laura Sjolander suggested fencing be required around pools. After discussion, Dan Brady made a motion that the Board create a new ordinance or amend the current ordinance in the next 60 days regarding installation and use of swimming pools on Mountain Lakes property and present the change at the 2015 annual meeting for approval. The Board agreed to the motion and will revisit the issue at their next meeting.

New Business: None

Chris Demers made a motion to adjourn the meeting and Dan Brady seconded. The meeting adjourned at 6:54 pm

Note: The next Planning Board Meeting is scheduled for Thursday, May 8 at 5:30 pm.

Respectfully Submitted,
Kristi Garofalo