

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
May 8, 2014
*UNAPPROVED***

Call to Order: Chairman Don Dubrulle called the meeting to order at 5:30 pm.

Roll Call: Don Dubrulle, Dan Brady, Chris Demers (ex-officio), Jessica Brusseau, Tom Eighmy, and David Martella. Laura Sjolander and James Cole were present as guests.

Resident Request: James Cole requested permission from the Board to remove several trees located on Mountain Lakes property and adjoining his property. He stated the trees were unhealthy and a danger to his home if they fell. Don Dubrulle made a motion to adjourn the meeting temporarily while the Board toured Mr. Cole's property and several other properties to be discussed later in the meeting. Chris Demers seconded, motion passed, and the meeting was adjourned at 5:45 pm.

After touring properties on Windsor Lane, Swiftwater Circle, Valley Road and Lakeside Drive, the Board returned to the District Office. Don Dubrulle called the meeting to order again at 6:40 pm.

Approval of Minutes: Chris Demers made a motion to approve the minutes, Jessica Brusseau seconded. Motion passed.

Zoning Permit Applications:

- **Sjolander – House addition:** The Board's discussion of the Sjolander zoning permit led to questions about setbacks and the current home's location on the lot. Laura Sjolander left the meeting to gather more information including lot size and existing setback. The permit application was tabled until further information could be provided.

Review of Zoning Permits Report:

- **Williams:** The zoning officer report stated the outside is nearly complete; only siding needs completion to be done. They are working on it now and it should be done shortly.
- **Lettieri:** The zoning officer report stated the project is finished and he has signed off on it. The Board agreed to remove the project from their list.
- **Forge:** The zoning officer report showed the home is enclosed, plumbing has been started, and the exterior should be done soon.

Review of Incident Reports:

- **White Mountain Ext. – Killer Hill – Horne/Farr:** The zoning officer report stated the slash pile is still on the property. *Dan Brady volunteered to check with a nearby neighbor to get more information on the history of the slash pile.*
- **Valley Road – Cristello: (Toured property)** The zoning officer report said the home is salvageable, but not secure. There are broken windows, locks missing, and the property is accessible. Kristi Garofalo reported the owner left a message stating he plans to list the property for sale. Dan Brady reported he spoke to the owner by phone and he seemed anxious to sell the property. Dan Brady suggested *Kristi Garofalo check the status of the property with the realtor and report at the next Board meeting and the Board agreed.*
- **Lakeside Drive – Molnar: (Toured property)** The zoning officer report stated the porch has fallen down and the integrity of the home is in question. Tom Eighmy noted there was no electric meter

and the entrance stairs looked unsafe. After discussion, the Board agreed *Kristi Garofalo will draft a letter to the owners regarding the home's condition and send it to Don Dubrule for approval.*

- **Swiftwater Circle – Ciotti: (Toured property)** The zoning officer report stated some windows and the electrical mast are broken and there is other damage to the home. After discussion, the Board agreed *Kristi Garofalo will draft a letter to the owners and send it to Don Dubrule for approval.*
- **Bear Road – Costello:** The zoning officer report noted the property is in disrepair and asked about its status. The Board agreed members will look at the property before the next meeting.
- **Bear Road – Clough:** The zoning officer report stated the trash issue on the property has been cleaned up, but the back yard still has a number of items. The Board agreed to remove the property from the current list, but monitor it in the future.

Old Business:

- **Zoning/Mapping Standardization:** Don Dubrule contacted Cartographics in Littleton and went through MLD sales listed in the Grafton County Registry of Deeds. He found that in June 1967 the Lakeside Drive area was called Section 5 for a couple of months, then suddenly changed to MontView Section. Chris Demers said his research showed a map of Lakeside Drive lots only (the road was called Mountain Drive then) and they were called Section 5. The next map showed the whole area and was named MontView. He said another discrepancy showed up in Lots 24 and 25 – they are adjoining lots, but one is considered Section 5, one is MontView Section. Chris Demers suggested Lakeside Drive should be considered Section 5 and the other lots in the mapped area should be considered MontView. After discussion, the Board tabled the issue for the next meeting.
- **Swimming pools:** Tom Eighmy suggested the Board write requirements for pool drainage and safety fencing. He also suggested recommending to the Water Committee that a yearly fee be charged for homes with pools. After discussion, the Board tabled the issue until the next meeting.

New Business:

- **Lakeside Drive – Corbett: (Toured property)** The homeowner sent an email requesting permission to cut down potentially dangerous trees on their property and asking for guidance on home exterior colors and siding choices. The Board agreed the trees should come down for safety reasons. *Kristi Garofalo will draft a letter to the homeowner stating the Board's approval as long as property boundaries are located and the vegetation buffer zone is maintained. The letter will also state the Board's opinion that exterior colors that complement the natural environment should be used. Kristi Garofalo will send the draft letter to Don Dubrule for approval.*
- **Windsor Lane – Cole: (Toured property)** Note: Jessica Brusseau abstained from the discussion. The Board agreed to pass along to the Commissioners Mr. Cole's request to remove the trees on MLD property and also to recommend the approval of the request with the following stipulations: a) the trees must be removed completely and b) clean-up and removal of debris should take place within 10 days of the tree cutting.
- **French Pond Road – Coughlin:** An architect called the office requesting information on a non-conforming lot on French Pond Road; specifically whether it had been subdivided before 1967 which would "grandfather" it in for building. After discussion, the Board decided more research was needed and tabled the request.

Dan Brady made a motion to adjourn the meeting and David Martella seconded. The meeting adjourned at 7:56 pm

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

Respectfully Submitted,
Kristi Garofalo