

**MOUNTAIN LAKES DISTRICT  
PLANNING BOARD MEETING  
November 6, 2014  
\*UNAPPROVED\***

**Call to Order:** Chairman Don Dubrulle called the meeting to order at 5:40 pm.

**Roll Call:** Don Dubrulle, Chris Demers (ex-officio), Tom Eighmy, Dan Brady, Laura Sjolander and David Martella were present. Bob Long was present as a guest.

**Approval of Minutes:** David Martella moved to approve the minutes, Don Dubrulle seconded. Motion passed.

**Zoning Permit Application:**

**Flaherty – White Mountain Road – deck work:** The Flahertys are rebuilding and extending their existing deck in preparation for moving to Mountain Lakes full-time. The Board reviewed the permit paperwork and drawings. After discussion, Don Dubrulle moved to approve the permit. Dan Brady seconded and the permit was approved.

**Review of Zoning Permits Report:**

- **Sjolander:** Addition is mostly enclosed and roof is on according to the zoning officer report.
- **Robinson:** Garage is complete according to the zoning officer report. The Board agreed to remove this permit from the tracking list.
- **Jackson:** Framing is nearly finished per the zoning officer. Dan Brady suggested the District should require builders/homeowners to return local roads to their previous condition when construction is finished. After discussion, Dan Brady made a motion requiring that roads be returned to their preconstruction condition before the District's Zoning Compliance Checklist can be issued. David Martella seconded and the motion passed. *Kristi Garofalo will make the changes to the ZCC.*
- **Bessette:** Shed has been set and inspected according to the zoning officer. The Board agreed to remove this permit from the tracking list.

**Review of Incident Reports:**

Dan Brady suggested house numbers be added to the Incident Report and the Board agreed. *Kristi Garofalo will add that information to future reports.*

- **White Mountain Ext. – Killer Hill – Horne/Farr:** Bob Long said the plan is to burn the slash pile this fall or after snow fall.
- **Lakeside Drive –Prater (New Owner - formerly Molnar):** The Board agreed to keep this incident on the list for monitoring. *Kristi Garofalo will find out the name of the new owners.*
- **Swiftwater Circle – Ciotti:** Dan Brady attempted to call the homeowner, but couldn't reach anyone. After discussion, the Board decided to get photos of the property and send them with a new certified letter. *Kristi Garofalo will get photos and draft a letter, then send it to Don Dubrulle for approval. Once approved, she will send copies to Dan Brady and Chris Demers.*
- **Dartmouth Road – Knapp:** Chris Demers confirmed that the additional lot purchase has taken place, but there is no confirmation yet that the lots have been merged. After discussion, the Board agreed *Kristi Garofalo will find out when the Haverhill Planning Board meets next and whether the Knapp petition to merge is on their agenda.*

- **Stratford Drive – Davis:** Kristi Garofalo reported some permit application information has been received, but asked that the Board review it to see if anything else was needed. The Board agreed they still need photos of the shed in question and a plot plan with dimensions showing the location of the shed. *Kristi Garofalo will contact the homeowner to get the additional information.*

#### **Old Business:**

- **Zoning/Mapping Standardization:** Chris Demers reported Lynn Wheeler has not gotten back to him yet regarding helping the Board with the search of old records. Don Dubrule said he went to the registry of Deeds and sent some time researching maps. After discussion, the Board agreed to reaffirm their June 12, 2014 decision that "...the MontView/Section 5 area in question should be known as Section 5, a numbered section, for purposes of the Covenants and Easements...". After further discussion, Chris Demers made a motion that a new map showing the change be created, Laura Sjolander seconded and the motion passed. *Don Dubrule will get a cost from Cartographics and report back. Tabled*
- **Swimming pools:** Don Dubrule reported he and Laura Sjolander are working on a draft policy and bring it to the Board for the December meeting. **Tabled**
- **Maintenance/Rebuild Requirements:** The Board agreed to leave this item tabled on the agenda for now and any questions that may arise will be dealt with on a case-by-case basis.

#### **New Business:**

- **Sign Removal:** Bob Long said he has heard reports of non-compliant signs being removed from properties. He explained that we don't have the legal authority to go on someone else's land and that the proper procedure is to report the sign to the office to be given to the zoning officer for action, usually a letter requesting removal.
- **Winter meetings:** David Martella will be unable to attend meeting for the next few months as he will be in the warmer climate of California.

Chris Demers made a motion to adjourn and Don Dubrule seconded. The meeting adjourned at 6:55 pm

Note: The next Planning Board Meeting is scheduled for Thursday, December 4 at 5:30 pm.

Respectfully Submitted,  
Kristi Garofalo