

# MOUNTAIN LAKES DISTRICT PLANNING BOARD MEETING

August 6, 2015

**\*UNAPPROVED\***

**Call to Order:** David Martella called the meeting to order at 6:04 pm.

**Roll Call:** Don Dubrule was absent and excused; David Martella was present and authorized to vote and act as chair in his absence. Dan Brady was absent and excused; Tom Eighmy was present and authorized to act in his place. Chris Demers was present. Mike Bonanno was present and sworn in by Commissioner Bob Long as a full member of the Board. Bob Long, Danielle Krull and Craig Schulz were present as guests.

## **Approval of Minutes:**

- **July 16 Meeting:** Kristi Garofalo noted a change needed to be made to last month's minutes. The sentence reading "Chris Demers was absent and excused; David Martella was authorized in his place" should be changed to "Chris Demers was absent and excused; David Martella was authorized to act in place of Laura Sjolander who was also absent." Chris Demers moved to approve the minutes with the change: David Martella seconded and motion passed.
- **June 11 Meeting:** Chris Demers moved to approve the minutes; Tom Eighmy seconded and motion passed.

## **Zoning Permit Applications:**

- **Fallon – Deck** – After review of the application documents and brief discussion, Chris Demers moved to approve the permit application. Mike Bonanno seconded and motion passed.
- **Krull – Home addition** – The Board reviewed the plot plan and drawings for the proposed addition. Contractor Craig Shulz was present and answered questions from the Board. Chris Demers expressed concern that the planned addition violated setbacks and suggested the homeowner seek a variance. Mike Bonanno moved to deny the permit; David Martella seconded and motion passed. Bob Long said he would provide Danielle Krull with the information needed to apply for a variance and assist her in completing the documents.
- **Prater – Deck** – The Board reviewed the permit documentation and the zoning officer report, noting the recently built deck is larger than the old deck. The Board felt the new deck violates the setbacks and possibly even the property line, but it is hard to tell since pins could not be located to clarify the lot lines. The homeowner is also looking into buying the lot next door and could possibly merge the lots if the purchase is successful. Mike Bonanno made a motion to table the permit application until the next meeting; David Martella seconded and motion passed. The Board agreed *Kristi Garofalo will send a letter to the homeowner notifying them the Board is requiring a survey of the property and requesting a status update on the possibility of purchasing the lot next door.*
- **Long – New Construction** – The Board reviewed the documentation for the permit application and the request to place the new home 35 feet from the front lot line which is not within setback requirements. Mike Bonanno made a motion to deny the permit; David Martella seconded. The motion passed with Tom Eighmy recusing himself from the vote. The Board

also agreed one line on the Construction Questionnaire form was redundant. Mike Bonanno made a motion to remove “Area of ground floor” from section “e” on the form; Chris Demers seconded and the motion passed. *Kristi Garofalo will make the change.*

#### **Review of Zoning Permits Report:**

- **Bessette – Deck** – Project is completed; okay to remove from the report.
- **Weeks – Deck/Ramp** – Project is completed; okay to remove from the report.
- **Dubrue – Covered entrance** – Project is completed; okay to remove from the report.
- **McKean – Shed** – Project is completed; okay to remove from the report.
- **Heartt – Shed** – The zoning officer’s report said project is finished, but neighbors report project is still in process. The Board agreed *Kristi Garofalo will ask Stan Borkowski to recheck the status of the project.*

#### **Review of Incident Reports:**

- **White Mountain Ext. – Killer Hill – Horne/Farr:** Chris Demers left a message with Don Hammond of the North Haverhill Fire Department to see about burning the slash pile as a training opportunity.
- **Lakeside Drive –Prater:** See above permit application discussion.
- **Swiftwater Circle – Ciotti:** Bob Long suggested contacting local realtor Stan Davis to see if he had any information on the property and/or its owners since he handled rentals of the property at one time. *Kristi Garofalo will contact Stan Davis.*
- **Aldrich – Trash** – Tom Eighmy said he cleaned up the trash around the burn pile and someone has mowed the property. The Board agreed it was okay to remove the incident from the report.
- **Edwards – Unregistered vehicle** – Kristi Garofalo reported state statute allows one unregistered vehicle on a property and the town of Haverhill has a process in place if there are more than one vehicle, but they can’t help if the problem is one vehicle. The District zoning ordinance does not allow any ungaraged unregistered vehicles. The Board agreed *Kristi Garofalo will notify the owner by letter that removal or garaging of the vehicle is required.*
- **Baldwin and Dukette – Signs** – All signs have been removed – okay to remove from report.

#### **Old Business:**

- **Master Plan:** See Master Plan Committee minutes
- **Zoning/Mapping Standardization:** Tabled
- **Swimming pools:** Tabled
- **Maintenance/Rebuild Requirements – Accessory Definition:** Tabled

#### **New Business: None**

Mike Bonanno made a motion to adjourn and David Martella seconded. The meeting adjourned at 7:14 pm.

The next Planning Board meeting will be Thursday, September 10 at 6:00 pm at the District Office

Respectfully submitted,  
Kristi Garofalo