

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING**

January 7, 2016

UNAPPROVED

Call to Order: Acting Chairman Mike Bonanno called the meeting to order at 6:04 pm.

Roll Call: Chris Demers and Mike Bonanno. David Selent and Bob Long were also present.

Mike Bonanno made a motion to suspend the meeting and swear David Selent in as a full member of the Planning Board. Chris Demers seconded and the motion passed. Chris Demers administered the oath to David Selent and the meeting resumed.

Approval of Minutes – December 8, 2015: Chris Demers made a motion to approve the minutes; David Selent seconded and motion passed.

Mike Bonanno asked that future agendas include “Approval of Agenda” as a regular item. *Kristi Garofalo will make the change to future agendas.*

Zoning Permit Applications:

- **No new applications**
- **Prater – Deck** – The Board agreed the permit application should remain tabled, but asked that the homeowner be contacted to request the status of the purchase/merging of the adjoining lot. *Kristi Garofalo will contact the homeowner.*

Review of Zoning Permits Report:

- **Long – New Home** – The zoning officer report stated the home is approximately 90%.
- **Krull – Addition** – The zoning officer report stated the new project area has been erected and enclosed.
- **Sanzo – Enclosed Porch/Addition** – The zoning officer report stated the project is now complete. *Kristi Garofalo will ask the zoning officer to sign off on the permit.*

Review of Incident Reports:

- **Swiftwater Circle – Ciotti:** No new information.
- **Lakeside Drive –Prater:** See above notes.
- **Edwards – Unregistered vehicle** – Certified letter sent to owner on 10/6/15; still no response.
- **Pawtuckaway Drive – Weeks** – A cease and desist letter was sent by certified mail on 12/15/15, but homeowner didn’t pick it up from the post office. Kristi Garofalo said Stan Borkowski asked if the Board would be willing to compromise on their requirement that a survey be done; he said he would be willing to work with the homeowner to find where the lot line would reasonably be expected to be if the Board would accept that. The Board discussed the need to treat all residents the same and to accurately locate the lot lines. David Selent made a motion to have the District’s legal counsel send a letter to the homeowner stating the structure needs to comply with the zoning ordinance or be removed, otherwise legal action could be taken. Chris Demers seconded and the motion passed. *Kristi Garofalo will contact the District’s attorney.*
- **Swiftwater Circle – Hudson** – The zoning report stated an RV was set on the undeveloped lot, but it hasn’t been connected to anything and doesn’t seem to have been used since it was placed. The zoning officer asked if the Board wanted a letter sent to the homeowner. The Board agreed a letter

should be sent with a reference to the zoning ordinance regarding travel trailers parked on lots.

Kristi Garofalo will contact the zoning officer with the Board's decision.

- **Bear Road – Wright** – Kristi Garofalo said Stan Borkowski has met with the owner regarding work on the lot and the owner is planning to apply to the ZBA for an exception to clear more trees than allowed in the zoning ordinance.
- **Valley Road – Ruppert** – The zoning report stated some brush was cut, but there is no equipment or logs on the lot. Kristi Garofalo reported she talked to the neighboring homeowner; he purchased the lot to use as a turnaround for his work trailer and stated no construction or further clearing of the lot is planned. The Board agreed to remove the incident from the report.
- **Windsor Avenue - ???** – The zoning report stated Stan Borkowski will call the realtor to have the for sale sign removed.
- **Windsor Avenue – Sorrentino** – The zoning report stated there is a small hen house, but no chickens were seen. The zoning officer asked if the Board wanted a letter sent to the homeowner; the Board agreed a letter should be sent with a reference to the zoning ordinance about not allowing livestock in the District. ***Kristi Garofalo will contact the zoning officer with the Board's decision.***

Old Business:

- **Zoning/Mapping Standardization: Tabled**
- **Swimming pools: Tabled**
- **Maintenance/Rebuild Requirements – Accessory Definition: Tabled**

New Business:

- **Zoning Officer Job Description** – The Board reviewed the zoning officer's job description and agreed they would like to meet with him. Kristi Garofalo said maybe Stan Borkowski felt coming to a Board meeting was like being "called on the carpet" and that's why he hasn't responded to the Board's invitation. Mike Bonanno said Stan Borkowski would be welcomed, not criticized. Chris Demers said the Board wants to touch bases on what Stan Borkowski needs from them, not what the Board needs from Stan Borkowski. The Board directed ***Kristi Garofalo to invite Stan Borkowski again to set a time he would be available to meet with the Board*** and they will make every effort to meet when convenient for him.
- **Legislative Update from District's Legal Counsel** – The Board reviewed the annual letter from attorney Bernie Waugh which gave updates about recent changes to New Hampshire RSAs. Members took their copies home for further reading.

Chris Demers moved to adjourn and David Selent seconded. The meeting adjourned at 6:45 pm.

The next Planning Board meeting will be Thursday, February 4 at 6:00 pm at the District Office.

Respectfully submitted,
Kristi Garofalo