

**MOUNTAIN LAKES DISTRICT  
PLANNING BOARD MEETING  
July 7, 2016  
\*UNAPPROVED\***

**Call to Order:** Vice Chair Mike Bonanno called the meeting to order at 6:02 pm.

**Roll Call:** Mike Bonanno, Mike Roberts, Robert Roudebush and David Martella were present. Randy Berenson, Mark Johanson and Kevin Horne were present as guests. Mike Bonanno designated alternate David Martella as a voting Board member for the meeting. Don Dubrule joined the meeting at 6:06 pm.

**Approval of Minutes**

- **May 5, 2016:** Robert Roudebush moved to approve, David Martella seconded; motion passed.

**Guest** – Kevin Horne of Horne Excavating told the Board that his client, Robert Mantia of Vernon Drive, has purchased lots between his house and the lake and wants to remove some trees to improve the view of the lake. Kevin Horne asked the Board for direction on how many trees could be removed and asked what other limitations there might be. The Board discussed a few concerns including whether a DES permit was needed for work near the shoreline and then suggested Kevin Horne work with zoning officer Stan Borkowski about the plan for the lots. ***The Board also directed Kristi Garofalo to put Kevin Horne and further discussion about the matter on the agenda for the August meeting.***

**Approval of Agenda:** Robert Roudebush moved to approve the agenda, David Martella seconded; motion passed.

**Permit Application – Dawson – Shed:** The Board reviewed the application paperwork and Robert Roudebush moved to accept the packet as complete. David Martella seconded. During discussion, Board members noted there were several dimensions given that were inconsistent between forms. The motion was voted on and was not passed. The Board agreed the application needed a plot drawing as noted in Section 901.2 of the zoning ordinance, specifically with the information listed in #3, #4 and #6. Mike Bonanno made a motion to table the application pending corrected and additional information; Robert Roudebush seconded and the motion passed. ***The Board directed Kristi Garofalo to send a letter to the Dawsons listing the information needed.***

**Review of Zoning Permits Report:**

- **Long – New Home** – Zoning officer report noted roofing is underway.
- **Krull – Addition** – No report.
- **Roberts – Addition** – Zoning officer report noted work started.
- **Sjolander – Shed** – No report.
- **Lamm – Deck/Dock** – Zoning officer report noted dock is in place.
- **Johanson – Shed** – Zoning officer report noted work has started.
- **Kennedy – Deck** – Zoning officer report noted deck work is 50% complete

**Review of Incident Reports:**

- **Ciotti – Swiftwater Circle – Property in Disrepair:** Robert Roudebush reported Haverhill police informed him the home was burglarized and copper tubing stolen. ***Kristi Garofalo will add the information to the property file.***
- **Edwards – Valley Road – Unregistered Vehicle:** No response from owner.
- **Weeks – Pawtuckaway Drive – Unpermitted Shed:** Robert Roudebush reported the homeowners have made some efforts to rake and clean up trash. He said a notice of violation was delivered on 6/28/16 and he had a discussion with the homeowner's son about bear attractants. Robert Roudebush said he feels some progress is being made and NH Fish & Game officers plan to visit the homeowners to help educate them about bears. The Board agreed to keep the property on the tracking report for monitoring.

- **Pixley/Jenks – Swiftwater Circle – Camper on Lot:** Robert Roudebush reported he and Stan Borkowski visited the property and completed an inspection report which was sent to the District's attorney, Bernie Waugh, on 6/22/16. Robert Roudebush said the next step is the "lawyer letter" to the property owners.
- **Wright – Bear Road – Lot Clear Cut:** Robert Roudebush reported Bernie Waugh said the Zoning Ordinance section regarding clear-cutting was pretty near unenforceable by current state law. The Board agreed to continue monitoring the property and to consider future ordinance changes.
- **Davis – White Mountain Drive – Boat in Yard:** Kristi Garofalo said Stan Borkowski is aware of the renters' boat storage violation; Stan Borkowski will speak to the property owner (realtor) at next opportunity.
- **Burnham – French Pond Road – Unpermitted Structure:** Zoning officer report noted the "homeowners have constructed a lean-to for the purposes of storing firewood, etc. It is a structure and does need to have a permit."

#### Old Business:

- **Maintenance/Rebuild Requirements – Accessory Definition: Tabled**
- **Special Exception Language – Docks:** Don Dubrule said the process by which someone applies for and receives a special exception for the installation of a dock needs to be clarified. The Board agreed the first step was to apply for and receive a DES Wetlands Permit. The second step (the Mountain Lakes part of permitting) was the subject of much discussion. Robert Roudebush passed around a couple of handouts showing all the zoning ordinance language about special exceptions on one page for consideration. Board members are to review and plan to discuss the language and the special exception for docks procedure at the next meeting.
- **Lake Quality/Vegetative Maintenance:** Randy Berenson said he thought Tom Eighmy's email regarding lakeside mowing might have been misunderstood. He said Tom Eighmy's recommendation wasn't for the District to stop mowing shoreline areas, but instead to ask lakeside homeowners if they were willing to catch their grass when they mowed. Randy Berenson said Tom Eighmy's recommendation to help maintain lake quality was in two parts: A) Ask homeowners to catch their cut grass in bags to avoid grass getting in the lake and B) continue the required septic pumping/inspection program and add yearly (currently every other year) inspection of the Lodge and Office septic systems due to their seasonal periods of high usage. Randy Berenson said Tom Eighmy would make a presentation to the commissioners at the July 9 meeting. The Board took no action on Tom Eighmy's recommendation.

#### New Business:

- Mike Bonanno introduced Mark Johanson. Mark Johanson said he served on the Pembroke (NH) Zoning Board of Adjustment for two years and wants to help out with Mountain Lakes' Planning Board since he is now here full-time. He said he'd prefer to serve as an alternate for the time being because of travel plans. Mike Bonanno moved to recommend to the commissioners Mark Johanson be appointed as an alternate Planning Board member. Robert Roudebush seconded and the motion passed. ***Kristi Garofalo will add the appointment to the commissioner agenda.***
- Mike Bonanno said he'd noticed lumber for the new dugouts has been delivered to the baseball field by the Lodge. He asked whether the Board thought a permit should be necessary to build the dugouts. After discussion, the Board agreed to forward the question to the commissioners and ask David Long for details about the dugout project.

**Comments of the Public:** None

**Comments of Planning Board Members:** None

Don Dubrule moved to adjourn and David Martella seconded. The meeting adjourned at 7:22 pm.

The next Planning Board meeting will be Thursday, August 11 at 6:00 pm at the District Office.

Respectfully submitted,  
Kristi Garofalo