

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
August 11, 2016
*UNAPPROVED***

Call to Order: Chairman Don Dubrule called the meeting to order at 6:01 pm.

Roll Call: Don Dubrule, Mike Bonanno, Mike Roberts, Tom Eighmy and David Martella were present. Mark Johanson, Ryan Vizena, and Ronald Tow were present as guests. Don Dubrule designated alternates Tom Eighmy and David Martella as voting Board members for the meeting.

Agenda Change: Don Dubrule made a motion to change the agenda to consider permit applications first. Mike Bonanno seconded and the motion passed.

Permit Application – Micicche/Tow – Deck Extension: The Board reviewed the permit application to enlarge the existing deck from 5'10" x 19' by adding a 16' x 10' extension in one corner. The Board discussed whether a NH DES Wetlands Permit would be needed and agreed that the existing deck was grandfathered as a non-conforming structure. Don Dubrule read part of the applicable statute which said "... a deck or open porch extending a maximum of 12 feet toward the reference line may be added to non-conforming structures erected prior to July 1, 1994." After discussion, David Martella moved to approve the permit application, Mike Bonanno seconded and the motion passed. The Board directed ***Kristi Garofalo to fax the permit approval over to the town of Haverhill after the meeting.***

Permit Application – Fullbrook – Enlarge Lakeside Deck/Move Deck Stairs: The Board reviewed the permit application to enlarge the lake side deck from 5' x 5' to 15' x 10' and move the stairs on the deck attached to the house from the lake side to the north side of the house. Contractor Ryan Vireza of Ammonoosuc Contracting was present and told the Board he was aware the lake deck project would require a NH DES Wetlands Permit. They have already applied for one and are waiting on the response from the state. After discussion, the Board agreed the two projects required two sets of application paperwork and the lake deck project would require a Special Exception from the ZBA after the Wetlands Permit was received. Mike Bonanno moved to approve both projects with the following conditions: 1) paperwork was to be provided for the second project permit, 2) the Wetlands Permit was to be approved and a copy provided to the office for the file, and 3) application paperwork for the Special Exception was to be completed and turned into the District Office. David Martella seconded and the motion passed. Don Dubrule moved that once the Wetlands Permit was received, the file should be passed on to the ZBA for approval of the Special Exception. David Martella seconded and the motion passed.

Permit Application – Dawson – Shed: The application was tabled at the last meeting pending the receipt of corrected and additional information. Don Dubrule said he received and reviewed the new information from the homeowner and signed the permit on July 27. (See Review of Zoning Permits Report below).

Approval of Minutes

- **July 7, 2016:** Mike Roberts moved to approve, Mike Bonanno seconded. The motion passed with Tom Eighmy abstaining.

Approval of Agenda: Mike Bonanno moved to approve the agenda with the change to consider permit applications first as noted above; David Martella seconded and the motion passed.

Review of Zoning Permits Report:

- **Long – New Home** – Zoning officer report: House enclosed; roofing on.
- **Krull – Addition** – Zoning officer report: Some areas have been sided.
- **Roberts – Addition** – Zoning officer report: Addition is enclosed and roofed.
- **Sjolander – Shed** – No report.

- **Lamm – Deck/Dock** – Zoning officer report: The house deck is basically complete.
- **Johanson – Shed** – Zoning officer report: Shed finished and inspected.
- **Kennedy – Deck** – Zoning officer report: Work is essentially complete.
- **Dawson – Shed** – Zoning officer report: Shed is up and framed.
- **Tow/Micicche – Deck** – Zoning officer report: Application being reviewed (see above).

The Board agreed ***Kristi Garofalo will ask Stan Borkowski to check the status of the Lamm, Johanson and Kennedy permits and if completed, to sign off on the permits.***

Review of Incident Reports:

- **Ciotti – Swiftwater Circle – Property in Disrepair:** No report from zoning officer.
- **Edwards – Valley Road – Unregistered Vehicle:** No report from zoning officer; no response from owner.
- **Weeks – Pawtuckaway Drive – Yard Debris:** No report from zoning officer.
- **Pixley/Jenks – Swiftwater Circle – Camper on Lot:** No report from zoning officer. Don Dubrulle said he received an email from Robert Roudebush stating that a “Second Notice of Violation” had been sent from District attorney Bernie Waugh to the landowner via certified mail. The landowner responded to Bernie Waugh to say he signed the deed paperwork as a favor to his son and had nothing to do with the property. Robert Roudebush’s email said he asked Bernie Waugh to contact the landowner again with another appropriate letter.
- **Wright – Bear Road – Lot Clear Cut:** No report from zoning officer.
- **Davis – White Mountain Drive – Boat in Yard:** No report from zoning officer. The Board agreed to ask ***Robert Roudebush to speak to the property owner (realtor) at next opportunity.***
- **Burnham – French Pond Road – Unpermitted Structure:** Zoning officer report: Left two messages for contractor but he never called back. Kristi Garofalo said Stan Borkowski provided wording for a letter sent to the homeowner on July 12. The Board agreed to ask ***Robert Roudebush to contact the contractor about applying for a permit.***

Old Business:

- **Maintenance/Rebuild Requirements – Accessory Definition: Tabled**
- **Mantia – Vernon Drive – Tree Removal:** At the last meeting, Kevin Horne of Horne Excavating told the Board that his client purchased lots between his house and the lake and wanted to remove some trees to improve the view of the lake along with a 30 foot border along the edge of the road. Don Dubrulle said he looked at the property and if a 30 foot border is cleared, it will be more than 3,000 contiguous feet; the zoning ordinance sets a limit of 2,500. The Board discussed the need for the owner to merge his lots so he doesn’t need a zoning permit to build in order to begin cutting and also that he would need an “intent to cut” permit from the town before cutting.

Don Dubrulle moved to defer the issue and to contact the District’s legal counsel to look at Section 901.7 to see about avenues of enforcement. Mike Bonanno seconded and the motion passed.

New Business: None

Comments of the Public: None

Comments of Planning Board Members: None

David Martella moved to adjourn and Don Dubrulle seconded. The meeting adjourned at 7:20 pm.

The next Planning Board meeting will be Thursday, September 8 at 6:00 pm at the District Office.

Respectfully submitted,
Kristi Garofalo