

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD – SPECIAL MEETING
October 24, 2017
*UNAPPROVED***

Call to Order: Chairman Robert Roudebush called the meeting to order at 6:00 pm.

Roll Call:

Board Members: Robert Roudebush, Don Dubrule, Mark Johanson and alternate David Martella were present - Robert Roudebush designated David Martella as a full voting member for the duration of the meeting and declared a quorum.

Guests/Public Present: Ethan Sjolander, Laura Sjolander and Commissioner Bob Long

Robert Roudebush spoke briefly to explain the special meeting was called for one purpose only - to reconsider the Sjolander permit application. He also went over the rules of conduct for the meeting and all present individually agreed to abide by those rules. Robert Roudebush then gave a short summary of the application's progress to date as background for discussion. He noted the Board's previous review of the application paperwork led to concerns about the proposed change in the size of the porch (from 6 ½ to 8 feet wide) on a structure that is in violation of setbacks, but was "grandfathered" in. The permit was denied at the Oct. 19 meeting at Laura Sjolander's request to enable her to take the application to the ZBA and ask for a variance. Laura Sjolander called Robert Roudebush the next morning and asked for a special meeting to reconsider the denied application.

Zoning Permit Application – Sjolander – Porch Extension and Enclosure

Robert Roudebush recognized Ethan Sjolander who spoke about zoning ordinance Section 506 – "Expansion of Non-Conforming Structure". Ethan Sjolander said their plan was to extend the current deck by 18 inches which was within the 20% allowed by Section 506. Robert Roudebush read Section 506 to the Board and led the discussion as Board members reviewed the permit application. Some of the questions for the Sjolanders produced the following responses:

- the main reason for enlarging the porch from 6½ to 8 feet is to allow space for a dining table and chairs;
- the Sjolanders recently purchased the adjacent Lot 112, but do not want to merge the lots or ask for a lot line adjustment from the Town.
- the 18 inch expansion would be in the direction of the front of the lot (towards Westview Drive);
- the porch enclosure would be screened only, no windows or heat;
- the enclosure would have a green steel shed roof to match the existing home

Robert Roudebush noted the drawings originally submitted with the application have been lost and asked Ethan Sjolander to create a new set of drawings, this time with details showing the existing porch dimensions, the proposed porch dimensions, location of the stairs, and various views of the project. Once done, the Board reviewed the drawings. After further discussion, David Martella made a motion to approve the application. Don Dubrule seconded and the motion passed with Robert Roudebush abstaining. Mark Johanson asked Ethan Sjolander to provide clearer drawings for the records since the current ones were done quickly; Ethan Sjolander agreed to provide such drawings. Laura Sjolander said they plan to install concrete posts for the porch project this fall, but will probably not start the rest of the project until spring. Robert Roudebush told her if more time is needed to complete the project, the permit expiration may be extended upon request.

Next Meeting Date and Time: The next meeting will be Thursday, Nov. 16 at 6:00 pm. Robert Roudebush will be out of town and vice-chair Mike Bonanno will lead the meeting.

Adjournment: David Martella moved to adjourn; Mark Johanson seconded. The meeting adjourned at 7:17 pm.

Respectfully submitted,
Kristi Garofalo