

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
February 15, 2018
*UNAPPROVED***

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

Roll Call: Robert Roudebush, Mike Bonanno, Mike Roberts and Don Dubrule were present and Robert Roudebush declared a quorum. Also present were Zoning Officer "Fin" Finnegan and guest Cindy Williams.

Approval of Minutes

- **January 18, 2018:** Mike Bonanno moved to approve; Don Dubrule seconded and motion passed.

Approval of Agenda: Mike Bonanno moved to approve the agenda with the correction of the 1/18/18 date to 2/15/18; Don Dubrule seconded and motion passed.

Zoning Permit Applications: NONE

Cindy Williams asked the Board about the need for a zoning permit for the projects her company (FHL Property Management) is doing at a home on Lakeside Drive. The Board inquired what exterior projects were planned. Cindy Williams responded the deck was removed because it was falling down; they plan to replace the deck completely and keep the same exact dimensions as the old one. The Board discussed the need for a permit and agreed that if deck replacement is the only exterior project and the dimensions of the new deck will be the same as the old one, then no permit is needed for the project.

Review of Zoning Permits Report:

- **Long – New Home** – ZO Report: House fully enclosed; pending setback measurements. Will continue to monitor.
- **Krull – Addition** – ZO Report: No exterior progress; will continue to monitor.
- **Correnti – Entry Overhang** – ZO Report: No exterior progress; will continue to monitor.
- **Gilbertson – Deck** – ZO Report: No exterior progress; will continue to monitor.
- **Sjolander – Porch Enclosure** – ZO Report: No exterior progress; will continue to monitor.
- **Smith – New Home** – ZO Report: No excavation progress; will continue to monitor.

Review of Incident Reports:

- **Weeks – Pawtuckaway Drive – Shed Finish:** ZO Report: No change to structure exterior; will continue to monitor. The Board discussed tracking of this incident and agreed to continue monitoring since two sides of the shed remain unfinished.
- **Doody – French Pond Road – Shed Building:** ZO Report: Property visited during week, no one present. Reviewed property card/GHS information; 1974 French Pond Road has shed on site, but no additional building icon in GHS. The Board agreed the property location was questionable and should be removed from the report until the correct address can be determined. In the meantime, the incident should be tracked as "Shed – French Pond Road". ***Kristi Garofalo will make the changes.***
- **FHL Property Management – Lakeside Drive – Exterior Renovation** – ZO Report: Homeowner expressed that they will be attending the Planning Board meeting on 2/15. See above for discussion

and decision regarding a permit not being needed for the current projects. The Board agreed to remove this incident from the report.

Old Business:

- **Lodge Ball Field Project:** Cindy Williams reported volunteers are lined up to work on the Lodge ball field on the first and second weekends in April. Plans are to eventually use the field for practices and games for the younger teams. The Little League season opening is set for the last Saturday in April.
- **Zoning Ordinance Revision:** Don Dubrule asked about Tara Bamford's role in revising the zoning ordinance and suggested Board members should provide Tara Bamford with specific areas of concern for discussion when the zoning ordinance revision process starts later this year. ***The Board agreed to bring examples of their areas of concern to the Board meeting in March.***

New Business:

- **Tax Sale Signage:** Robert Roudebush reported the Town of Haverhill will be holding an auction of tax deeded properties on June 23. Many of the properties are located within Mountain Lakes and the auctioneer is looking for permission to post signs on the MLD lots for sale. Robert Roudebush said Section 406.5 of the zoning ordinance states that "signs posted by the District or its agents" is an exception to the rule and can be allowed. He read a draft authorization letter giving permission for the signs and providing restrictions on the length of time they can be posted and how quickly they need to be removed after the auction. The Board discussed the draft authorization with the following changes:
 - Change "Mountain Lakes Precinct Planning Board" to "Mountain Lakes District Planning Board".
 - Insert the following phrase as noted and underlined below:
"The Mountain Lakes District Planning Board interprets MLD zoning ordinance Section 406.5 as allowing the Board of Commissioners the authority to grant permission to post for sale signs and recommends to the Board of Commissioners that they authorize designated Haverhill town sales agent/auctioneer ..." to post the necessary signs.

After further discussion, Robert Roudebush moved to approve the authorization letter with the above changes. Mike Bonanno seconded and the motion passed.

Comments of the Zoning Officer: No additional comments.

Comments of Planning Board Members: No additional comments.

Comments of the Public: NONE

Next Meeting Date and Time: The next meeting will be Thursday, March 15 at 6:00 pm.

Adjournment: Mike Bonanno moved to adjourn; Mike Roberts seconded. The meeting adjourned at 6:49 pm.

Respectfully submitted,
Kristi Garofalo