

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
July 19, 2018
*UNAPPROVED***

Call to Order: Chair Mike Bonanno called the meeting to order at 6:01 pm.

Roll Call: Mike Bonanno, Mike Roberts, Mark Johanson, and Don Dubrulle were present and Mike Bonanno declared a quorum. Board alternate David Martella, Zoning Officer “Finn” Finnegan, and Community Planning Consultant Tara Bamford were present along with the following guests: Patrick Hetherton, Beverly Colson, Joseph Mitchell, Howard Turner and Judi Bowling.

Approval of Minutes

- **June 19, 2018:** Mark Johanson moved to approve; Don Dubrulle seconded and motion passed.

Approval of Agenda: Mark Johanson moved to approve; Don Dubrulle seconded and motion passed.

Zoning Permit Applications:

- **Hetherton – Garage** – ZO Finnegan reported his recommendation that the application not be approved because the garage can't be placed on the lot without violating setbacks. After discussion, Don Dubrulle moved to deny the application and send it on to the ZBA for a variance request. Mark Johanson seconded and the motion passed.
- **Mantia – Deck** – ZO Finnegan recommended approval of the application. Discussion was held about the septic location not shown on the plot plan and whether the homeowner's lots had been merged. Mark Johanson moved to postpone consideration of the permit application; the motion died for lack of a second. After further discussion, Don Dubrulle moved to approve the permit with the following condition: that the Board be given an updated plot plan showing the septic location and the lot after the merger. Mike Roberts seconded and the motion passed.
- **Bower – Dock and Shed** – ZO Finnegan reported the homeowner needs a new DES notification due to the replacement dock being made of different material (aluminum). He also reported that the plot plan provided doesn't seem to show an accurate location of the proposed shed. ***ZO Finnegan will work with homeowner on both issues.*** The Board agreed to table the permit application until the information can be provided.

Review of Zoning Permits Report:

- **Krull – Addition** – ZO Report: Left voice message and sent email for setback verification date. No response.
- **Correnti – Entry Overhang** – ZO Report: No paint/stain on finished portion. ***ZO Finnegan will contact homeowner to inquire about the timeline for project completion.***
- **Gilbertson – Deck** – ZO Report: Majority of deck stained to match existing deck portions; a handrail area is not stained. The Board agreed to continue to monitor and ***ZO Finnegan will contact homeowner to inquire about project completion.***
- **Sjolander – Porch Enclosure** – ZO Report: Exterior painting in progress; majority of painting appears complete; will continue to monitor.
- **Smith – New Home** – ZO Report: Foundation has been poured.
- **Meddaugh – Entry Overhang** – ZO Report: Project not yet started.
- **Fullbrook – Dock** – ZO Report: Dock on site and completed; roughly six feet to left of old dock's location, but within setbacks. The Board agreed to remove the application from the tracking report.
- **Bower – Dock/Shed** – See above notes.

Review of Incident Reports:

- **Weeks – Pawtuckaway Drive – Shed Finish:** ZO Report: No answer at door on two occasions. Office Report: Letter sent to homeowner via certified mail, return receipt requested. No response to date.

New Business:

- **Mantia – Tree Clearing** – The Board discussed the Mantia property on Killer Hill/Vernon Drive and agreed the Killer Hill lot needs to be cleaned up and grass planted. Mark Johanson moved to require the fallen trees be removed and grass seed planted by September 15. Don Dubrulle seconded and the motion passed. The Board also agreed to put the Mantia tree clearing issue on the Incident tracking report for monitoring.
- **FHL – Lakeside** – The Board agreed the cleared trees on this property should be cleaned up and the lot seeded to avoid runoff into the Lakes; and to put this property on the Incident tracking report for monitoring.
- **Lots on Wood Circle and Mt. Ida** – Howard Turner and Judi Bowling bought lots at the tax auction and questioned whether the roads were private roads or Town roads. After discussion, the Board advised them to have the lots surveyed and talk to the Town tax collector, then return to the Board if they still had questions.
- **New Board Member?** Mike Bonanno introduced Joseph Mitchell who is considering becoming a Board member. The Board welcomed him and encouraged him to join them officially – he will consider it.

Old Business:

- **Zoning Ordinance Revision:** Tara Bamford led the Board members through a discussion on potential changes to the zoning ordinance. The discussion included the following points:
 - Article 3: The Board agreed to eliminate the reference to the “District zoning map” as it is outdated.
 - Article 4, Section 406: The Board agreed to eliminate all of the first sentence after “500 square feet”.
 - Article 4, Section 406.7: The Board agreed that when a property owner wants to live in a camper during home construction, the following should apply: the exterior should be finished within six months, the trailer must be gone within one year, and the property owner could ask for a six month extension from the ZBA with good reason. **Tara Bamford will work on the language.**
 - Article 6, Section 602.3: The Board agreed to modify the language to read “two non-resident employees on site.”

Tara Bamford also asked the Board members to come to the next meeting prepared to discuss the following:

- **LIGHTING:** Board members are to review Waterville Valley’s section on lighting and consider which parts might be used for MLD.
- **AQUIFERS:** Tara Bamford explained the Haverhill Wetlands & Aquifers ordinance doesn’t cover all of MLD; she asked members to read the ordinance and list items to include in MLD’s zoning ordinance.
- **VEGETATIVE BUFFERS:** Tara Bamford explained Waterman Brook is the only MLD stream recognized on the state map. **Mike Roberts said he saw a map where two other streams were included/named and he will look for that documentation.**
- **EROSION CONTROL:** Tara Bamford said after reviewing MLD topography, she feels the cutoff for erosion control should be 25% slopes rather than 15% and asked the Board to be prepared to discuss it.

Comments of the Zoning Officer: NONE

Comments of Planning Board Members: NONE

Comments of the Public: NONE

Next Meeting Date and Time: Thursday, August 16 at 6:00 pm.

Adjournment: Mark Johanson moved to adjourn; Don Dubrulle seconded. The meeting adjourned at 8:14 pm.

Respectfully submitted,
Kristi Garofalo