

MOUNTAIN LAKES DISTRICT
SPECIAL PLANNING BOARD MEETING via Zoom Video Conferencing
November 19, 2020
UNAPPROVED

Chair Mike Bonanno read a statement that the Board was authorized to meet electronically due to the state of emergency (COVID-19), that the meeting had been properly noticed and information given to the public on how to join the meeting via Zoom Video Conferencing, and that all votes would be by roll call, in accordance with the provisions of the Governor's emergency order.

Call to Order: Chair Mike Bonanno called the meeting to order at 6:30 pm.

Roll Call: Mike Bonanno with Polly Bonanno, Don Dubrule (with Gail Dubrule), Mike Roberts (alone), John Hakola (alone) and alternate member David Martella (alone) were present via Zoom and Mike Bonanno declared a quorum present. Zoning Officer "Finn" Finnegan was also present via Zoom.

Public Present: Randy Berenson, Bob Long, Jim Martel, Jeanne Martel, Ken Huard, Elizabeth Morrison, John Giddings, and Stan Davis were present via Zoom. Tara Bamford, Planning Consultant, joined the meeting for the work session portion.

Approval of Agenda: Don Dubrule moved to approve the agenda; Polly Bonanno seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Aye; motion passed.

Future Work Sessions: Mike Bonanno noted that, as Board chair, he felt that since the proposed zoning amendment had a limited timeline, regular Board business (i.e. permit application review) would not be scheduled in future work sessions so the Board could concentrate their work session efforts on meeting the amendment deadlines. The Board agreed.

Permit Applications:

- **Morrison – Garage:** The Board agreed they all had the opportunity to review the application file and noted the receipt of information and zoning officer recommendation they previously requested. After discussion, Mike Bonanno moved to accept the application as complete; Polly Bonanno seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Aye; motion passed. After a brief further discussion, Mike Bonanno moved to approve the application; Polly Bonanno seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Aye; motion passed. ***Mike Bonanno will sign the approved permit and Kristi Garofalo will fax it to Haverhill for the homeowners' building permit.***
- **Martel – New Home:** The Board agreed they all had the opportunity to review the application file. In discussion, several concerns were raised about missing information, including the project's NH plumber name and license number, the project electrician license number, elevation and plans for the garage and breezeway, and the culvert not yet installed to fill the conditions of the Haverhill driveway permit. John Hakola also noted work was started without a permit and the contractor was asked to stop. After discussion with the homeowners, the Board agreed the application was not complete and tabled it. The homeowners were told they needed to provide the missing information by Dec. 3 to be put on the agenda for the Dec. 17 Board meeting and that no work was to be done until a permit was approved. The homeowners said they understood and would comply.
- **Davis – New Home:** The Board agreed they all had the opportunity to review the application file. In discussion, several concerns were noted, including the lack of a driveway permit and septic plan approval, along with the need to merge the lots through the Town, and lot slope, perennial stream and fire alarm concerns. Stan Davis said he was present to become familiar with the application process and requested a copy of a complete approved permit application to use as a reference for providing further information. ***The Board agreed Kristi Garofalo will scan and email the recent Ferwerda permit file to Stan Davis.*** The Board noted the missing information was needed by Dec. 3 to be put on the agenda for the Dec. 17 Board meeting and that no work was to be done until a permit was approved. Stan Davis said he understood and agreed to comply.

Work Session: Potential Zoning Ordinance Revision – Personal Swimming Pools: Tara Bamford joined the meeting and led a discussion of the draft amendment she previously provided. The following subjects were agreed on:

- Section 39 – "A man-made structure ..." was changed to "Any man-made structure ..."

- Section F. 1. The phrase “New Hampshire's current State Building Code for Swimming Pools, Spas and Hot Tubs” was changed to “International Swimming Pool and Spa Codes”.
- Language regarding “pools not within the footprint of the principal building or attached accessory building or attached deck” would be added to the table of setback requirements.
- New provision 1001.8 – Board members agreed to propose this additional amendment as drafted.
- New provision 1001.9 – “A zoning permit for an accessory structure shall not be granted prior to completion of the principal building on the lot.” John Hakola noted accessory structures have been allowed without a primary structure in the past. Other Board members stated MLD was a residential community; lots with accessory structures (docks, garages, sheds, etc.) but without residences would adversely affect overall property values. After discussion, Mike Bonanno moved to keep provision 1001.9 as drafted; Don Dubrule seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Nay; motion passed 4 to 1.

The Board agreed Tara Bamford would make the draft changes as agreed. They discussed readiness and requirements for a public hearing on the proposed amendments. Mike Boanno moved to set a public hearing date for Thursday, Dec. 10 at 6:30pm via Zoom Video Conferencing. Don Dubrule seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Aye; motion passed. ***Kristi Garofalo will schedule the hearing on Zoom and send the link info to Tara Bamford who will create the hearing notices for Kristi Garofalo to publish as required.***

Comments of the Public: Jeanne Martel returned to the meeting and asked whether delivery of their log home kit on Nov. 25 was allowed as there was a significant cost for the manufacturer to store it past that date. She stated they understood they could not start work without the approved permit, but they would appreciate being able to store the kit on the lot until they could start. After discussion, Mike Bonanno made a motion to allow the kit delivery with the understanding that no work could begin until the zoning permit was approved. Don Dubrule seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Aye; motion passed.

Comments of the Zoning Officer and Board: NONE

Next Meeting Dates: Public Hearing Dec. 10 at 6:30pm via Zoom. Regular Business Meeting Dec. 17 at 6:30pm via Zoom.

Adjournment: Mike Roberts moved to adjourn; Mike Bonanno seconded. Roll Call Vote: Mike Bonanno – Aye; Polly Bonanno – Aye; Mike Roberts – Aye; Don Dubrule – Aye; John Hakola – Aye; motion passed. The meeting adjourned at 8:10 pm.

Respectfully submitted,
Kristi Garofalo