

MOUNTAIN LAKES DISTRICT
PLANNING BOARD MINUTES

Thursday, March 6, 2008
District Office 6:00 P.M.

- 1) **Call to order** - The meeting was called to order at 6:00 P.M. by Sandy Schmid.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Tom Eighmy (regular), Carol Modrell (regular)

Absent – Chris Demers (Ex Officio), Florence Hartmann (alternate)
Visitors – Marge McGovern, Mike Fenn
- 3) **Agenda Approval / Additions** – Modrell made a motion to approve the agenda as written, seconded by Eighmy. Motion carried.
- 4) **Minutes of Previous Meetings (01.19.08 Public Hearing, 02.02.08 Public Hearing, 02.07.08 Planning Board) Changes and Approval** – After a brief discussion to clarify wording Modrell moved to accept the minutes as written for meetings held on 01.19.08, 02.02.08 and 02.07.08, seconded by Neubauer. Motion carried.
- 5) **Correspondence** – NH Wildlife Action Plan. Schmid received a survey from UNH offering direct assistance to communities who are wanting to implement a wildlife action plan. Schmid stated that this project may be quite time consuming and is concerned that Mountain Lakes wouldn't have the personnel or the time to commit to this. Eighmy will take a closer look at the survey.
- 6) **Zoning Permit Applications**
Chris and Andrea Martin and Bob and Pat McGill (MAP 204 LOT 36) – Schmid opened the discussion and stated that the application has been recommended for approval by the Zoning Officer. Mike Fenn is present and representing the lot owners. The lot has been surveyed and the results show that a propane tank for an adjacent lot is located on Mountain Lakes property. The proposed building for the Martin/McGill lot is a 3 bedroom, 1500 sq ft log home. The septic system was designed by Harry Burgess. Fenn reported that he hasn't received the state septic system approval letter but anticipates having it within a week. As soon as he receives the septic approval number from the state he will pass it along to Schmid. Fenn also stated that you can't get an approval number from the state if they haven't approved the septic plan. Schmid stated that Sam Clough, Town of Haverhill Road Agent, approved the driveway permit with a recommendation of installing a 12" culvert in the spring. Fenn stated that he intended to put the culvert in. Modrell made a motion to approve the application contingent upon Schmid receiving the septic approval number and a letter from Mike Fenn stating that the culvert will be installed in the spring, seconded by Eighmy. Motion passed.
- 7) **Pending Business**
 - a. **NHDES Grant** – Schmid stated that we have received the grant for the fence to protect the well and the lagoon but the project must be completed by the summer of 2009. Of the \$16,945 required to complete the project \$12,970 will come from the Water Protection Grant and approximately \$4,000 will come from the Mountain Lakes Water Department Capital Improvement Capital Reserve Fund, providing that article 6 is passed at the annual meeting.

b. **Maps / Lots**

Morehead – Schmid stated that on December 31, 2007 Morehead sold his lot on Kearsarge Dr. for \$20,000 to someone in Rhode Island. The lot was sold with the description that it was ready for building. Gary Wood, Town of Haverhill lawyer, sent a letter to the new owner regarding the existing issues with the lot. Schmid asked Glenn English if Mountain Lakes could just cover up the foundation and restore the lot but English stated that it would require a court order since it's a private lot.

Eramo/Angelo (MAP 203, LOT 36) – They received a letter from DES Wetlands on January 23, 2008 notifying them that they are required to get a wetlands scientist to examine their lot within 30 days due to installing a driveway in a wetlands area. Schmid stated that the Eramo / Angelo septic system plan did not specify any wetlands on their lot. Schmid put in a call to DES but has not heard back.

Rodney Thompson – Thompson has been parking a large truck on his lot in violation of the zoning ordinance. Schmid stated that the Zoning Officer has spoken with Thomson regarding this issue and reported that Thompson usually keeps his truck elsewhere but is unable to do so now because of all of the snow.

- c. **Watershed To Wildlife Mapping** – Schmid passed around a map that shows the wetlands for Haverhill. There's less than two acres of wetlands in Mountain Lakes and Severne will be able to use our tax map. We want to get as much detail as we can.

d. **Zoning Officer**

Report – Regarding the Creamer's complaint, someone put in a garage two years ago and have not finished it. Mountain Lakes sent a letter stating finish it, remove it, or pay a fine. An anonymous complaint was received regarding a mud room that was built without obtaining a permit. The Zoning Officer will follow up on the complaint.

February 21, 2008 Mountain Lakes sent a letter to the bank regarding the Avery's property on 27 Windsor Lane (MAP 203, LOT 82). The Avery's have been evicted and the bank now owns the property. The intent of the letter was to notify the bank that the garbage, unregistered vehicles, etc. is in violation of the Zoning Ordinances and must be taken care of.

February 21, 2008 Mountain Lakes sent a letter to Doris Faughnan (MAP 204, LOT 57) informing her that her building permit expired in November 2006. Her garage must be completed or removed by April 1, 2008 to avoid fines of \$275.00 per day.

Incident Report Process – Robert Roudebush has spoken with Schmid and the Commissioners regarding this process. Roudebush is interested in revising the report.

e. **Haverhill Planning Board / Selectboard–**

Driveway Permits – The Haverhill Planning Board will no longer be dealing with driveway permits. As long as Road Agent Clough approves the driveway the application for the permit will not come to us.

Master Plan – Schmid stated that Demers is on the Town of Haverhill Master

Plan committee. Neubauer stated that we just need the updated format so we can do our Master Plan.

- f. **Board Information / Education** – None
- 8) **New Business** – Annual Meeting, March 8, 2008 at 10:30 A.M.
 - a. **Budget** – Schmid briefly summarized the Planning Board budget that will be voted on at the Annual Meeting.
 - b. **Amendments** – Schmid briefly summarized the three zoning amendments that will be voted on at the Annual Meeting (septic, shoreline, motorized vehicles).
 - c. **DES Grant** – Schmid briefly summarized the DES Grant that will be voted on at the Annual Meeting.
- 9) **Other**
 - Bath PUC meeting January 29, 2008** – Neubauer inquired about the outcome of the Bath PUC meeting. Schmid stated that so far what we know is that we can't turn off their water. The PUC will attempt to find an equitable resolution to this issue. The commissioners will be going to another meeting in the next couple of weeks.
- 10) **Adjournment** – There was no further business and the meeting adjourned at 7:27 P.M. The next meeting will be the Annual Meeting March 8, 2008 at 9:30 A.M. at the Lodge and the next regular meeting will be on Thursday, April 10, 2008 at 6:00 P.M. at the District Office.

Respectfully submitted by:

Michelle G. Chamberlain

Date

Approved by:

Date