

MOUNTAIN LAKES DISTRICT
PLANNING BOARD MINUTES

Thursday, May 8, 2008
District Office 7:00 P.M.

- 1) **Call to order** - The meeting was called to order at 7:09 P.M. by Sandy Schmid.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Chris Demers (Ex-Officio), Carol Modrell (regular), Florence Hartmann (alternate).
Absent – none
Visitors – June Soule and her son Gregg Soule, Elaine McFadden (arrived at 8:05 PM)
- 3) **Agenda Approval / Additions** – No changes or additions.
- 4) **Minutes of Previous Meeting (04.10.08) Changes and Approval** – Neubauer mentioned the reference to the master plan having not been changed in the last 10 years on page 1, item 7, 3rd line. Schmid did say that, however a correction will be made to clarify the intent of the statement ... *has not had a complete update in the last 10 years*. Modrell moved to approve the minutes as corrected, seconded by Demers. Motion passed.
- 5) **Correspondence** – None

6) **Zoning Permit Applications**

June Soule (MAP 203, LOT 10) – Soule submitted an application to build a shed. Soule owns three lots with her house on lot 9 and the proposed shed on lot 10. On the construction questionnaire the distance from the lot line is inaccurate and the shed is proposed for lot 10, not lot 9. Also, the map is incorrect. Demers moved to approve the application contingent upon receiving a corrected construction questionnaire and map, seconded by Modrell. Motion passed.

Frank O'Malley / Dennis Anderson / Pam O'Malley Anderson (MAP 203, LOT 047) – The O'Malley / Anderson's submitted an application to build a deck, replacing the deck that is already there. Demers pointed out that the deck meets all setback requirements and moved to approve the application, seconded by Modrell. Motion passed.

Howard & Maureen Harris (MAP 201, LOT 78) – The bank repossessed this house from Mark Moorehead and the Harris' purchased it. The application is for a front deck, which has already been built. Demers pointed out that they had to build the deck in order to gain entry into the front door of the house. After the board reviewed the application they discovered that the approval section of the Construction Questionnaire was signed by Renee Cota, who does not have the authority to do so and that the plot plan is outdated. Demers moved to approve the application with contingencies. No one seconded. Motion failed. Modrell moved to deny the application, seconded by Neubauer. Motion passed.

7) **Pending Business**

- a. **Master Plan** – Schmid stated that the Master Plan Sub-Committee has ten members and is working well. Eighty will be helping with the Natural Resources section. Robert Roudebush will be attending the meetings starting in June. The following Master Plan Sub-Committee meeting schedule has been posted on the District Office door:

THU	May 8	2008	@ 5:30 PM	THU	August 21	2008	@ 6:00 PM
THU	May 22	2008	@ 6:00 PM	THU	September 11	2008	@ 5:30 PM
THU	June 12	2008	@ 5:30 PM	THU	September 25	2008	@ 6:00 PM
THU	June 26	2008	@ 6:00 PM	THU	October 9	2008	@ 5:30 PM
THU	July 10	2008	@ 5:30 PM	THU	October 23	2008	@ 6:00 PM
THU	July 24	2008	@ 6:00 PM	THU	November 6	2008	@ 5:30 PM
THU	August 7	2008	@ 5:30 PM	THU	November 20	2008	@ 6:00 PM

- b. **Map / Lots** - Schmid stated that the Town Of Haverhill is putting up another 15 lots for sale on May 27th. The Town Of Haverhill has also begun sending a list of the lots going up for sale to Schmid.
- c. **Wetlands** – John with Watershed to Wildlife, Inc. will be mapping the wetlands. Schmid recently attended a class, conducted by people from Peterborough on the use of GIS for mapping. Even though they had more advanced technology available to them they used a hand-held GPS to do their mapping. They also told Schmid that they knew of John and recommended him. Schmid would like to suggest to John that he use GPS for the mapping of the Mountain Lakes wetlands.

The mapping of the culverts is still in progress. Eighmy and Hartmann will work together tomorrow to do some additional culvert mapping.

- d. **Haverhill Planning Board** – Schmid stated that they have a good working group and that Sherry, the new secretary is doing an excellent job.

e. **Zoning Officer / District Office**

Schmid summarized a letter that will be sent from the Planning Board and the Commissioners to Doris Faughnan in response to her letter dated 04.08.08. After 3 years the Faughnan garage remains unfinished. The letter will inform Faughnan to complete construction or tear down the garage to avoid fines up to \$275.00 per day. The letter will allow for a two month deadline for Fauhnan to comply.

Schmid requested that Renee Cota create a form depicting the status of violations. Schmid handed out to the board a draft of the form and Demers recommended that the board submit content for the form to the office. Schmid stated that a new form will be developed before the next Planning Board meeting.

Neubauer questioned who has authority over the Zoning Officer. Schmid stated that the Commissioners have the authority, not the Planning Board.

Schmid stated that Robbins sent a letter to the bank who bought the Avery property. The letter informed the bank that fines of \$275.00 per day are being levied because the property is in violation of our zoning ordinance. Schmid also stated that Robbins doesn't have the authority to levy fines, that responsibility belongs to the Commissioners.

- f. **Board Information / Education** – Hartmann and Chamberlain gave a brief summary of the OEP Spring Workshop that Schmid, Hartmann and Chamberlain attended on 04.26.08.

8) **New Business** – The Planning Board is concerned with the poor lighting in the meeting room.

9) **Other** - None

10) **Adjournment** – There was no further business and the meeting adjourned at 8:38 P.M. The next meeting will be on Thursday, June 12, 2008 at 7:00 P.M. at the District Office.

Respectfully submitted by:

Michelle G. Chamberlain

Date

Approved by:

Date