

MOUNTAIN LAKES DISTRICT  
PLANNING BOARD MINUTES

Thursday, July 10, 2008  
District Office 7:00 P.M.

- 1) **Call to order** - The meeting was called to order at 7:01 P.M. by Sandy Schmid.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Chris Demers (Ex-Officio), Tom Eighthy (regular), Florence Hartmann (alternate, acting as full member in Carol Modrell's absence).  
**Absent** – Carol Modrell (regular), Beverly Hasbrouck (alternate)  
**Visitors** – Simon Halliday and Tiffany Creamer
- 3) **Agenda Approval / Additions** – Demers asked if a camper can be parked on a property while the house is being built. After a brief discussion Demers said he would research the issue and report back. Neubauer said Hasbrouck would like the Planning Board to revisit outdoor furnaces due to pollution concerns.
- 4) **Minutes of Previous Meeting (06.12.08) Changes and Approval** – Page 2, item 7.b., 2<sup>nd</sup> paragraph Renee Cota's title should read District Office Manager, not District Manager. Hartmann moved to approve the minutes as corrected, seconded by Demers. Motion passed.
- 5) **Correspondence** – Letter from Scott Steele and Simon Halliday – Schmid introduced Halliday and invited him to open the discussion regarding the letter he had written to the Planning Board regarding his intentions and issues relating to his lots 84 on Vernon Drive and lots 103 and 104 on Oak Circle.

Halliday applied for three driveway permits and received approval for lot 84. Halliday had the driveway put in on lot 84 but would like to build a retirement house on lot 104 gaining access to that lot from the driveway on lot 84 and channel any runoff towards lot 103.

Halliday expressed concern about runoff from newly constructed houses on lots 78 and 79 on Vernon Drive, which is being deposited on his property.

Schmid asked why Halliday isn't going to combine the three lots. Halliday responded that he's going to build a retirement home and doesn't intend to sell the lots individually.

Schmid stated that she had spoken with Sam Clough yesterday and was told that Halliday may put in a right of way from Vernon.

Schmid will look into the legality of putting a driveway on one lot and the house on another lot. Neubauer stated that she owns two lots with a driveway on one and the house on the other.

Schmid requested permission for the Planning Board to do a site inspection. Halliday granted permission and said he would be willing to meet the Board for the site walk.

The next step will be for Halliday to submit a proposal that will deal with the water runoff and submit a zoning application. Halliday stated that his wife is a civil engineer and can prepare the proposal.

- 6) **Zoning Permit Applications**  
**Tiffany Creamer (MAP 203, LOT 121)** – Prior to this Board meeting Creamer enclosed part of her deck without following the zoning application procedure. Creamer was notified and submitted a zoning application. After a brief discussion Schmid explained the application process to Creamer. Demers moved to approve the zoning application, seconded by Hartmann. Motion passed.

7) **Pending Business**

- a. **Master Plan / Governance** – The Master Plan Sub-Committee is going well.
- b. **Map / Lots** - None.
- c. **Lake – VLAP 08.07.08, 9 A.M.** – VLAP will be here next month. Schmid assured Eighmy that a boat will be available.
- d. **Zoning Officer / District Office** – In this months report Robbins requested assistance regarding Rajsteter’s and O’Malley’s zoning permits. Schmid stated that the Commissioners have the authority to enforce zoning not the Planning Board. The Planning Board agreed that there must be a meeting between the Commissioners, the Planning Board, Robbins and Cota to review the application process and forms. Demers suggested that the fewer people the better due to scheduling difficulties. Schmid will bring this up at the next Commissioners meeting.
- e. **Haverhill Planning Board** – Schmid stated that the Haverhill Planning Board recently approved tough sub-division road requirements.
- f. **Board Information / Education** – DES Amended Shoreland Protection Conference will be held Monday, August 11, 2008. The cost is \$30.00 per person. Eighmy and Neubauer will be attending. Schmid will register them before the August 4<sup>th</sup> deadline. If anyone else is interested in attending please contact Schmid.
- g. **Watershed To Wildlife** – Schmid stated that she has a meeting with John Severance in Littleton on August 12<sup>th</sup> to discuss what will be done for the wetlands inventory scheduled for late August. A \$1,000.00 has already been paid.

8) **New Business** – None.

9) **Other** - None

10) **Adjournment** – There was no further business and the meeting adjourned at 8:27 P.M. The next meeting will be on Thursday, August 7, 2008 at 7:00 P.M. at the District Office.

Respectfully submitted by:

\_\_\_\_\_ Michelle G. Chamberlain \_\_\_\_\_ Date

Approved by:

\_\_\_\_\_ \_\_\_\_\_ Date