

MOUNTAIN LAKES DISTRICT  
PLANNING BOARD MINUTES

Thursday, March 12, 2009  
District Office 6:00 P.M.

- 1) **Call to order** - Sandy Schmid called the meeting to order at 6:03 P.M.
- 2) **Roll call** - Sandy Schmid (Chair), Janice Neubauer (Vice Chair), Chris Demers (Ex-Officio), Carol Modrell (regular)  
**Absent** – Tom Eighmy (regular), Florence Hartmann (alternate) , Beverly Hasbrouck (alternate)  
**Visitors** – Margaret McGovern, Stan Borkowski, Kyle and Heather Batchelder
- 3) **Agenda Approval / Additions** – Modrell moved to approve the agenda as written, seconded by Demers. Motion passed.
- 4) **Minutes of Previous Meeting (02.12.09) Changes and Approval** – Neubauer moved to approve the minutes as written, seconded by Demers. Motion passed.
- 5) **Correspondence** – None. Schmid updated the board regarding Neubauer’s question from last meeting relating to the decline in printed materials received in the mail. Since the last meeting Schmid asked Renee Cota about the lack of printed materials coming in the mail and Renee assured Schmid that materials received in the mail that pertain to the Planning Board are put in with the other Planning Board materials.
- 6) **Zoning Permit Applications**
  - a. **Garage and Addition – Barrington [MAP 204, LOT 027]** – Following a review of the application it was noted that T&C Way requires a 50’ setback, which this application does not meet. Schmid stated that the Barrington’s will have to go to the ZBA. Borkowski will notify the Barrington’s. Schmid also noted that the garage and addition were on one application for a total fee of \$50.00 when there should have been a separate application for each project at \$50.00 for each application. Demers moved to deny the Barrington application for the garage and addition because the setbacks do not meet our zoning, seconded by Modrell. Motion passed.
  - b. **House – Batchelder [MAP 204, LOT 30]** – The Batchelder’s obtained a driveway permit from the Town of Haverhill for their lot on T&C Way, even though this is a private road. The lot is one acre in size. The Batchelders would like to start construction next month on the 3 bedroom conventional ranch home with walk out basement. Schmid requested that they work with Borkowski throughout the building process. Borkowski recommended approving the application. Demers moved to approve the zoning permit contingent upon following the driveway permit recommendations by Sam Clough, seconded by Modrell. Motion passed.

McGovern mentioned that the Zoning Checklist doesn’t have any sequences that say you have to come to us when you pour your foundation. Schmid recommended changing the Checklist prior to the next ZBA meeting. McGovern, Borkowski and Schmid volunteered to work on the revision.
- 7) **Pending Business**
  - a. **Governance – Resignation, New Member, Elections** – Schmid accepted the resignation of Vice Chair Janice Neubauer, effective Saturday, March 14, 2009 following the Annual Meeting. Neubauer will still be involved with the board even though she will no longer be a member. Schmid will be recommending Margaret McGovern to the Commissioners for membership.

- b. **Maps / Lots Wetlands Mapping** – Schmid stated that Karl Schmid has been working overlaying the Wetlands map with the tax map. Karl Schmid and Don Drew met with Cartographics last Monday regarding a proposal for overlay that includes all of the piping and GPS for the Mountain Lakes District. McGovern asked if anyone will be checking on the suspected vernal pools, can we do it or does it need to be someone qualified. Demers responded that the Planning Board has the authority to direct a lot owner to have someone from the state take a look at their property if there is a possibility of a wetlands issue.
- c. **Lake VLAP Testing** - Eighmy and the Schmid's received the VLAP test report. Eighmy received the lower north lake test and the Schmid's received the upper south lake test.
- d. **Zoning Officer Report** – The Porter's have received a file number from the DES, approving their dock permit. There was a brief discussion about whether or not the approvals have an expiration date. Demers moved to approve the request for an extension providing the DES permit is still current, seconded by Modrell. Motion passed.

#### **Discussion of Zoning Application Status and Incident Report**

GREET – The porch will encroach on the 50' setback. Schmid recommends that Borkowski inform the Greets of the next ZBA meeting.

LAMBERT – Borkowski sent letter requesting status.

MARTIN – Mountain Lakes is in discussion about what to do regarding their insufficient water pressure and who is responsible for the repair costs.

BROWN – Borkowski sent letter requesting status.

FAUGHNAN – Borkoski said the contractor would like to purchase the property. The structure needs to be built new or bulldozed.

CRISTELLO – The house is deteriorating and no maintenance is being done.

LYNCH – Will clean up mess in the spring.

SILVERIA – Borkowsin went to the Town of Haverhill Tuesday and was told that Glenn English will take responsibility of dealing with this issue.

- 8) **New Business** - None
- 9) **Other** – Schmid received a notice from the Town of Haverhill ZBA that Eramo will be requesting another variance [Eramo was denied last year] at the March 18<sup>th</sup> meeting scheduled for 7 pm. Schmid encourages Planning Board members to attend.
- 10) **Adjournment** – There was no further business and the meeting adjourned at 7:29 P.M. The next meeting will be Thursday, April 9, 2009 at 6:00 P.M. at the District Office.

Respectfully submitted,

Michelle G. Chamberlain