

**MOUNTAIN LAKES DISTRICT  
PLANNING BOARD MEETING  
May 6, 2010**

1. **Call to Order:** Commissioner Christopher Demers called the meeting to order at 6:09 P.M.
2. **Roll Call:** Christopher Demers, Commissioner
3. **Residents in Attendance:** Don Dubrulle, Pauline Bonanno, Florence Hartmann, Tom Eighmy, and Elizabeth McCall
4. **Guests:** Josephine Lalmond
5. **Minutes of the Previous Meeting (4/8/10):** Christopher Demers motioned to accept the minutes as written. Tom Eighmy seconded the motion. The motion passed unanimously.
6. **Correspondence:** Pauline Bonanno announced that in phone conversation with Cynthia Harris, she was informed that Cynthia Harris has resigned from her position as the Secretary in Alternate. Beverly Jacobs has moved and resigned from her position as Alternate. Those spots will need to be filled.
7. **New Zoning Permit Applications:**
  - a. Submitted by Ricky Gaven to replace back porch on 20 Surry Lane; excavating May 2010 until July 2010. Following a brief discussion, Christopher Demers made a motion to accept the application, which Pauline Bonanno seconded.
  - b. Submitted by Lance Lions to install deck on the back of house on 79 Rogers Road; excavating May 12th until July 1<sup>st</sup>. Following a brief discussion, it was decided that due to lack of plot plans showing the distance to property lines and the lack of a zoning officer signature, the permit could not be approved.
8. **Status of Current Zoning Applications / Incident Report:**
  - a. Brady – map 204 / lot 302, Kearsarge Drive – gazebo addition completed. Will be signed off.
  - b. Chasse – map 203 / lot 163, Valley Drive – Woodshed - project not yet resumed. Expires 4/10/10.
  - c. Fox – map 201 / lot 244, Lakeside Drive – Project discussed in last meeting
  - d. Wessman – map 204 / lot 057, Wildcat Drive - Permit pending

Pauline Bonanno suggested sending homeowners notifications of upcoming expiration dates on their permits.

## 9. New Business:

- a. Pauline Bonanno announced that there will be new members on the board Thursday, July 15, 2010 at 6 P.M. from the North Country Trailing Council for planning board training. The new members will be paid through a grant program and not through Mountain Lakes.
  - b. Pauline Bonanno found that the Farm House is in the Mountain Lakes development. However, Christopher Demers reported that it is not covered by the normal Mountain Lakes Covenant & Easements because they were never recorded in the deed. However, when Mountain Lakes started it was the office and it was used as a business, which the area didn't allow also the lodge is exempt as well. The question is if they aren't covered by the normal Mountain Lakes Covenant Rule, what are they covered by?
  - c. Tom Eighmy mentioned that it would be helpful if all the members have a tax map.
  - d. Tom Eighmy brought up the issue with new rental units with ATVs. There is a concern that it may violate the covenants of others in the area. ATVs are not allowed on Mountain Lakes roads.
  - e. When the partying issue was mentioned Pauline Bonanno brought up page 18 #9 in the Zoning Ordinance, concerning family and unrelated persons which states that any number of persons not related by blood or marriage, living together as a single non-profit house-keeping unit will be limited by the number of bedrooms contained in the dwelling unit. There will be one bedroom for the first two persons and one bedroom for each additional person. There should be two parking spaces for the first two persons and one space for each additional person after. When there are more than four persons living together as an unrelated family there must be established, to the satisfaction of the zoning officer, that the septic and water system is capable of handling more than four persons. Pauline Bonanno suggested reminder notices be sent out to home owners. Tom Eighmy added that the notices should also include the fact that dog owners need to keep their pets leashed.
  - f. Tom Eighmy reported the Rock Snot Poison Algae signs need to be put up. There are seven signs already up, but there need to be more signs out including on the billboard and at the office. There will be bleach at the office as needed. If these critters get in the water, we will not be able to swim in it or drink from it but we will smell it. There not be enough money to fix the problem if it occurs so warning signs are needed promptly.
  - g. Tom Eighmy announced that he will not be here for June meeting but will back for the July meeting and the VLAT. There will be an annual VLAT workshop on June 5<sup>th</sup> in Berlin. The registry date is May 28<sup>th</sup>. There will be a riverside assessment, lakeside assessment, etc. This is open to members of the planning board and anyone else who would like to attend.
  - h. Tom Eighmy has the statistical report for 2009. He will have them summarized for
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the next commissioner or planning board meeting.

**10. Pending Business:**

- a. The remainder of the meeting was spent discussing how to break down the Zoning Permit to explain it to the lawyer. (The Zoning Permit will limit the amount of clearing and logging that will be done in the future.) Tom Eighthmy suggested rewording the requirements on the Zoning Permit to demand that a perk test be done, septic system plan in place and have a driveway permit submitted before any clearing (and/or “logging”) can begin. Pauline Bonanno announced that this matter is being taken to the state to ask why logging permits are being issued and make them aware of the situation.
- b. It was decided that Pauline Bonanno, Chairman, would be speaking at the Annual Meeting to discuss the general overview of the on-goings in the Mountain Lakes District.

Pauline Bonanno made a motion to adjourn the meeting. Christopher Demers seconded the motion. The motion passed unanimously. The meeting adjourned at 7:50 P.M.

Respectfully Submitted,

Faustina Lalmond