

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD
November 7 2013
*APPROVED***

Call to Order: Don Dubrule called the meeting to order at 5:33 pm.

Roll Call: Don Dubrule (Chairman), Chris Demers (ex-officio), Dan Brady, Tom Eighmy, Jessica Brusseau and David Martella (alternate)

Visitors: Mike Williams

Approval of Minutes from October 10 Meeting: Chris Demers made a motion to approve the minutes, Jessica Brusseau seconded. Motion passed.

Public Appearances (Previously Scheduled): None

New Zoning Permit Applications: None

Review of Zoning Permits Report:

- **Williams – Wildcat drive – garage addition** – building enclosed; roofing going down. Stan Borkowski, zoning officer, sent a follow-up email to the District Office to say he had received comments regarding the size of the project. He re-measured the garage and root cellar footprints and noted they are as presented for the variance and there is no violation of the footprints. Home owner Mike Williams was present in case the Board had any questions. After a brief discussion of the zoning officer's finding the footprints of the project are within limits, the Board agreed no action was needed.
- **Lettieri – Swiftwater Circle – new home** – Framing is 90% complete; zoning officer inspected framing per contractor request. Stan Borkowski said the contractor requested inspection of the framing after an independent inspector questioned the construction. Stan Borkowski spoke to both the contractor and the homeowner to inform them the framing is consistent with current code requirements. Dan Brady asked if we could find out what bank the inspector represented. *Kristi Garofalo will ask Stan Borkowski for the information.*

Review of Incident Reports:

- **Horne (old owner Fitzpatrick) – White Mountain Drive Ext** – Stan Borkowski reported the new owner of the lot is Scott Horne. Stan Borkowski discussed the slash pile issue with State Forestry; they can do nothing since their enforcement window is one year and that has passed. State Forestry was unaware of the District's cutting restrictions. Stan Borkowski said cutting permits are issued from the town with a thirty day response time, but that information is not passed on to the District so we can respond. Jessica Brusseau recommended asking Stan Borkowski to send a letter to the new owner suggesting the possible option of getting a burn permit. The Board agreed. *Dan Brady said he would contact the neighboring homeowner to get more information on the history of the slash pile. Kristi Garofalo will contact Stan Borkowski to ask him to send a letter to the owner; she will also contact Haverhill to get the new owner's contact info and ask about cutting permits.*

- **Turner – French Pond Road – camper on property, contractor sign in yard** – roof work is done, camper and signs are gone. The Board agreed to remove this incident from the list.
- **Jock – Windsor Drive** – Dumpster is gone; the Board agreed to remove from the list.
- **King Drive – pool** – Stan Borkowski sent an email to the Board explaining the state has building codes requiring that pools deeper than 24” have a building permit. The Board discussed the fact that while the District does not enforce state building codes, the code may have some good provisions. Jessica Brusseau asked if we could get the RSA Stan Borkowski is referring to and review it at the next meeting; ***Kristi Garofalo will contact him for the citation; she will also verify the owner of the home in question.*** Dan Brady made a motion to develop the language used by the state of New Hampshire for the regulation of siting and use of both above ground or in ground swimming pools as a proposed addition to our zoning ordinance. Jessica Brusseau seconded. The Board passed the motion and agreed to review the building code regarding swimming pools at next month’s meeting.
- **Forge – Deerfield Drive – clearing lot; no permit** – Stan Borkowski found property pins and walked property lines to determine lot has been approximately 100% clear cut and a large slash pile left in center of property. Kristi Garofalo sent building packets to owners and builders on Oct. 30. Builder did call and speak to Don Drew regarding clearing of the lot, but has not contacted Kristi Garofalo yet or submitted application materials. Jessica Brusseau suggested giving owners thirty days to respond to the letters and revisit issue next month if they have not responded. The Board agreed to table the issue until the next meeting. ***Kristi Garofalo will call Haverhill to see if a driveway permit has been issued.***

Old Business:

- **District Roads:** The Board discussed that the town has done some work on the roads, but more needs to be done.
- **Swearing In Board Members:** Chris Demers passed out information regarding the formation of land use boards, but no mention could be found of a need for swearing in members of the Planning Board. ***Kristi Garofalo will contact the LGC to find out if swearing in is required and if so, who should administer the oath.***

New Business:

- **French Pond Road:** Jessica Brusseau said it looks like roof work is being done that might change the footprint of a home on French Pond Road between Kearsarge Road and Bear Road. ***Kristi Garofalo said no permit application has been received and will ask Stan Borkowski to investigate.***
- **Valley Road:** David Martella asked if anything could be done about the house with broken windows and overgrown lot on Valley Road across from the Lodge. The Board agreed to investigate the possibility of action to improve the property. ***Kristi Garofalo will ask Stan Borkowski to investigate; she will also check to see if water bill and property taxes are up-to-date.***

Don Dubrule made a motion to adjourn the meeting and Chris Demers seconded. The meeting adjourned at 6:40 pm

Note: The next Planning Board Meeting is scheduled for Thursday, December 5 at 5:30 pm.

Respectfully Submitted,
Kristi Garofalo