

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
July 20, 2017
*UNAPPROVED***

Call to Order: Chairman Robert Roudebush called the meeting to order at 6:00 pm.

Roll Call: Robert Roudebush, Don Dubrule, Mike Roberts and alternate member David Martella and Zoning Officer Michael "Fin" Finnegan were present along with guests Randy Berenson and Bill Clark.

Approval of Minutes

- **June 12, 2017:** Mike Roberts moved to approve, Don Dubrule seconded and the motion passed.

Approval of Agenda: Don Dubrule moved to approve, Mike Roberts seconded and the motion passed.

Zoning Permit Applications:

- **Martella – Hanover Drive – Shed:** David Martella applied for a permit to put a 12 x 20' storage shed on his property. The Board reviewed the permit application and supporting documents. Robert Roudebush said the application was not submitted prior to the 21-day cutoff required by NH RSA and, while the paperwork looked good, approving it early would set a potentially harmful precedent. After a brief discussion of information from the District's legal counsel regarding the revised RSA, Don Dubrule moved to conditionally approve the application dependent on the time limit passing, with full approval to be granted at the next Board meeting. Mike Roberts seconded and the motion passed.

Review of Zoning Permits Report:

- **Long – New Home – ZO Report:** Exterior work in progress
- **Krull – Addition – ZO Report:** Exterior work in progress. ***ZO Finnegan to contact homeowner re: plans to complete project.***
- **Roberts – Addition – ZO Report:** Materials on site – work in progress
- **Tow/Micicche – Deck – ZO Report:** Deck painted – work complete – recommend removal from tracking. The Board agreed to remove. ***ZO Finnegan will sign off on ZCC.***
- **Hetherton – New Home – ZO Report:** Variance approved by ZBA – 4-season room has a continuous foundation – recommend removal from tracking. The Board agreed to remove. ***ZO Finnegan will sign off on ZCC.***

Review of Incident Reports:

- **Weeks – Pawtuckaway Drive – Shed Finish:** ZO Report: Shed exterior partially enclosed (on two sides facing the road, other sides are bare) with wood planks – exterior not painted or finished. The Board agreed ***ZO Finnegan will contact the property owner and continue to monitor the property.***
- **Sorrentino – Windsor Lane – Livestock:** ZO Report: Conducted two site "drive-bys"; no evidence of chicken coop structures and no chicken sounds were heard. The Board agreed to remove the incident from tracking.

New Incidents:

- **Campsite – French Pond/Simonds Road – Tent:** A tent campsite was reported between French Pond Road and Simonds Road (in the area of Map 202, Lot 66/67). ZO Finnegan

visited the site several times, but no one was present. He felt it was an abandoned campsite and asked the Board about cleaning up the tent and other items left there. After discussion, the Board agreed **ZO Finnegan will get photos of the trash and Kristi Garofalo will draft and mail letters regarding clean up to the owners of both lots.**

- **Correnti – Dartmouth Road – Roof Over Exterior Stairs:** The Board agreed the homeowners need a permit for the roofing over exterior stairs project being done. **Kristi Garofalo will draft a letter for ZO Finnegan to sign and mail it to the homeowner.**
- **Taber – French Pond Road – Exterior Work:** The Board agreed **ZO Finnegan will contact homeowners for more information about planned projects and will let Kristi Garofalo know if a letter should be sent.**

Old Business: None

New Business:

- **Swiftwater Circle** – Randy Berenson raised concerns about the lot on Swiftwater where a travel trailer was previously parked in violation of the zoning ordinance. The trailer has been moved, but other items are still on the lot. **Robert Roudebush will contact the lot owner; Kristi Garofalo will draft a letter for ZO Finnegan to sign and mail it to the owner.**
- **Lodge Ballfield Dugouts** – Bill Clark asked about the stacks of logs over by the Lodge ballfield and was told they were donated materials for dugouts. In the discussion, the Board learned the project team was looking for fencing material donations and will continue bring the ballfield to Little League standards.
- **Master Plan Public Hearing** – Robert Roudebush said the Master Plan Draft will soon be available to the public on the MLD website and in printed form from the District Office in advance of the hearing. Tara Bamford of North Country Council will make the presentation at the hearing and open the floor to public discussion and substantive questions. After the discussion, the Planning Board will decide how to move forward (approve, make changes, consider further, etc.) depending on the comments received.

Comments of the Public: Randy Berenson said he had concerns about the enforceability of the current zoning ordinance and asked if the homeowners association would be brought back. Robert Roudebush said the Master Plan Draft includes information about the possibility of a homeowners association and Tara Bamford would discuss the possibility at the Master Plan Draft public hearing.

Comments of Planning Board Members: None

Next Meeting Date and Time: The next Planning Board meeting will be Thursday, August 17 at 6:00 pm.

Adjournment: Mike Roberts moved to adjourn; Don Dubrule seconded. The meeting adjourned at 7:04 pm.

Respectfully submitted,
Kristi Garofalo