

MOUNTAIN LAKES DISTRICT
SPECIAL PLANNING BOARD MEETING via Zoom Video Conferencing
December 8, 2020
UNAPPROVED

Chair Mike Bonanno read a statement that the Board was authorized to meet electronically due to the state of emergency (COVID-19), that the meeting had been properly noticed and information given to the public on how to join the meeting via Zoom Video Conferencing, and that all votes would be by roll call, in accordance with the provisions of the Governor's emergency order.

Call to Order: Chair Mike Bonanno called the meeting to order at 6:30 pm.

Roll Call: Mike Bonanno with Polly Bonanno, Mike Roberts (alone), John Hakola (alone), Don Dubrule (with Gail Dubrule), and alternate member David Martella (alone) were present via Zoom and Mike Bonanno declared a quorum present. Zoning Officer "Finn" Finnegan was absent and excused.

Public Present: Bill Clark, Jim Martel, Jeanne Martel and Randy Berenson were present via Zoom.

Martel Permit Application and Letter: Mike Bonanno asked if all Board members reviewed the updated Martel file. All except Polly Bonanno stated she had reviewed the file. Polly Bonanno stated she had not reviewed the file, but was comfortable discussing it. Mike Bonanno made a motion to accept the file as complete; John Hakola seconded. Roll Call Vote: Mike Bonanno-Aye, Polly Bonanno-Aye, Mike Roberts-Aye, John Hakola-Aye, Don Dubrule-Aye. Motion passed. Mike Bonanno moved to approve the zoning permit application; John Hakola seconded. In discussion, Don Dubrule asked if the special exception driveway permit originally filed in error had been removed from the file to avoid confusion. The Board agreed ***Kristi Garofalo will remove the application from the file if it is still there.*** Roll Call Vote: Mike Bonanno-Aye, Polly Bonanno-Aye, Mike Roberts-Aye, John Hakola-Aye, Don Dubrule-Aye. Motion passed. ***Mike Bonanno will sign the approved permit and Kristi Garofalo will fax it to Haverhill.***

Additional Zoning Ordinance Amendment: Mike Roberts introduced a draft of a proposed zoning ordinance amendment created by Christine Fillmore, District legal counsel. The new proposed amendment would add language on investigatory and enforcement action if the Board of Commissioners duly appointed representative is not available; amends the notice of violation procedure, and adds language pertaining to the District's right to pursue any and all available remedies under NH RSA Chapter 676 and otherwise under New Hampshire law. In review of the draft amendment and the following discussion, Don Dubrule suggested the "s" should be removed from the word "representatives" in the first sentence which reads: "This Ordinance shall be enforced by the Mountain Lakes Board of Commissioners or their duly appointed representatives" as he felt it would better agree with the singular form of the word used in the rest of the paragraph. Mike Bonanno made a motion to hold a public hearing for the Section 1003.1 amendment and Polly Bonanno seconded. After further discussion, Mike Bonanno amended his motion to read as follows: to hold a public hearing for the Section 1003.1 amendment along with the Section 1003.2 amendment with the "s" removed from "representatives" as noted above. Mike Roberts seconded. Roll Call Vote: Mike Bonanno-Aye, Polly Bonanno-Aye, Mike Roberts-Aye, John Hakola-Aye, Don Dubrule-Aye. Motion passed.

The Board then set a date for the public hearing as Monday, December 21 at 6:30 pm via Zoom. Kristi Garofalo noted she would be on vacation at that date and someone else would need to host the meeting and take minutes. The Board agreed.

Future Amendment Possibilities: John Hakola noted several terms such as "repaired", "altered", "renovated", etc. were not defined in the zoning ordinance and he felt the meanings of those terms should be defined to give property owners a clear understanding of what was expected. The Board agreed, but felt it was too late to do in time for the 2021 annual meeting. They further agreed to put the suggestion on the list of Future Amendment Possibilities for the 2022 annual meeting.

Next Meeting Dates: Public Hearing Dec. 10 at 6:30pm via Zoom. Regular Business Meeting Dec. 17 at 6:30pm via Zoom.

Adjournment: John Hakola moved to adjourn; Mike Bonanno seconded. Roll Call Vote: Mike Bonanno-Aye, Polly Bonanno-Aye, Mike Roberts-Aye, John Hakola-Aye, Don Dubrule-Aye. Motion passed.

The meeting adjourned at 7:06pm.

Respectfully submitted,
Kristi Garofalo