

MOUNTAIN LAKES DISTRICT
PLANNING BOARD PUBLIC HEARING via Zoom Video Conferencing
December 10, 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 Roberts (alone), Don Dubrule (alone), Mike Bonanno with Polly Bonanno, and John Hakola (with Cheryl Hakola) were present via Zoom and Mike Bonanno declared a quorum present. Zoning Officer "Finn" Finnegan was absent and excused.

Public Present: Ken Huard, Bill Clark, Dottie Long, Don Drew, Randy Berenson and David Sacchitella were present via Zoom.

It was noted that the public hearing on the proposed amendments to the Mountain Lakes Zoning Ordinance was published on the District website and posted in two locations in the District ten days prior to the hearing.

Mike Bonanno made a motion to open the public hearing; John Hakola seconded. Roll Call Vote: Mike Roberts-Aye, Don Dubrule-Aye, Mike Bonanno-Aye, Polly Bonanno-Aye, and John Hakola-Aye. The public hearing opened at 6:32.

Public Hearing: Mike Bonanno opened the public hearing and read the proposed amendment. He then opened discussion and invited public comments. David Sacchitella stated his concerns with the proposed additional Section 1001.9 which reads: "A zoning permit for an accessory structure shall not be granted prior to completion of the principal building on the lot." He said requiring a residence before a shed would be detrimental to the property owner's enjoyment of the lot. Don Dubrule shared a past opinion from Bernie Waugh, former District legal counsel, stating the need for a primary structure before an accessory structure could be built. John Hakola shared his concerns as well, noting there have been past permits issued for accessory structures without a primary building on the lot. Mike Bonanno said one of the intents of the amendment is to keep such actions from happening from this point on. Mike Bonanno directed speakers to limit their comments to three minutes each and discussion continued. David Sacchitella shared his reservations about Section 1001.9 and asked why it was almost hidden at the end of the proposed amendment language. Kristi Garofalo noted that in the final warrant the amendments will probably be split into three separate warrant articles: one for the pool related definitions in Section 902 and additions to Section 302 Accessory Uses, one for the proposed new Section 1001.8, and one for the proposed new Section 1001.9. Voters will be able to vote against 1001.9 if they don't feel it should be added to the MLD Zoning Ordinance.

Mike Bonanno asked for further public comments. There being none, he made a motion to close the public hearing and Polly Bonanno seconded. Roll Call Vote: Mike Roberts-Aye, Don Dubrule-Aye, Mike Bonanno-Aye, Polly Bonanno-Aye, and John Hakola-Aye. The public hearing closed at 7:02pm.

Mike Bonanno made a motion to accept all three amendments as written to be placed on the warrant for the 2021 annual meeting. Don Dubrule seconded. Roll Call Vote: Mike Roberts-Aye, Don Dubrule-Aye, Mike Bonanno-Aye, Polly Bonanno-Aye, and John Hakola-Aye. Motion passed.

Additional Zoning Ordinance Amendment: Mike Roberts read 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. The Board announced the Dec. 21 public hearing on this amendment and Kristi Garofalo said the public hearing notice has been published on the District website and posted in two locations in the District.

Next Meeting Dates: Regular Business Meeting Dec. 17 at 6:30pm via Zoom. Public Hearing Dec. 21 at 6:30pm via Zoom.

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

The meeting adjourned at 7:17pm.

Respectfully submitted,
Kristi Garofalo