

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING At the District Office and via Zoom
May 19, 2022
*UNAPPROVED***

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

Roll Call:

Board: Mike Bonanno, Mike Roberts, Don Dubrulle, John Acker and Courtney Lantz. Mike Bonanno declared a quorum. Zoning Officer Finnegan was absent.

Public: In-person: None Zoom: Joe Fiore (Fiore Builders), Lisa Edwards, Kelby Ferwerda and Ken Huard.

Approval of Minutes: Apr. 21, 2022: Don Dubrulle moved to approve; Courtney Lantz seconded and motion passed.

Approval of Agenda: Mike Bonanno requested “Welcome New Members” and “Board Elections” be removed as they were left over from the April meeting agenda. Mike Roberts moved to approve the agenda with the change; Mike Bonanno seconded and the motion passed.

Zoning Permit Applications:

- **Edwards – New Home:** Mike Bonanno made a motion to accept the application as complete; Courtney Lantz seconded. The Board reviewed the application documents and items added to the file since the last meeting including a special use permit, hold harmless affidavit, and road maintenance agreement between property owners. They noted the driveway was shortened and verified the change was made on the plot plan included in the file. Mike Bonanno made a motion to approve the application; Mike Roberts seconded. By unanimous vote, the application was denied because the garage placement would violate the front setback. ***Kristi Garofalo will email the necessary forms for a variance application to Joe Fiore and notify the ZBA of the need for a meeting to consider the application.*** The Board discussed the homeowners’ request to move forward with the installation of an electrical power pedestal and to store the home kit on the lot when delivered, then gave approval to both requests.

The Board discussed the current makeup of the ZBA, noting they are short one regular member. Mike Bonanno made a motion to recommend the Commissioners appoint Courtney Lantz to the ZBA; Don Dubrulle seconded and the motion passed.

- **Ferwerda – New Home:** The Board reviewed the application documents and noted there was no zoning officer recommendation. Mike Bonanno made a motion to accept the application as complete; John Acker seconded and the motion passed. Mike Bonanno moved to table the application and hold a special meeting on Thursday, June 2 at 6:30 pm at the District Office to consider the zoning officer recommendation. Courtney Lantz seconded and the motion passed. The Board also agreed there would be no expedited meeting fee for the special meeting.

Review of Zoning Permits Report: NO REPORT

Review of Incident Report: NO REPORT

- **Lodge Lane/Valley Road – Tree Cutting:** A driveway permit has been received for the lot.
- **Rutherford – Valley Road – Lot Clean Up:** Mike Bonanno said he contacted NH Forest & Lands regarding slash pile enforcement, but no response has been received to date. He said the property owner may apply for a zoning permit in June.

Review of Application Tracking Report: NO REPORT

Old Business:

- **Rules of Procedure:** TABLED

New Business:

- **Potential Zoning Amendment – Cell Towers:** Mike Bonanno led discussion on creating a zoning ordinance amendment for cell tower regulation using the Town ordinance as a reference and noted it would need to be approved at an annual meeting. After discussion, Mike Bonanno made a motion to contact planning consultant Tara Bamford for assistance in creating a cell tower zoning amendment and also creating an amendment for lot cleanup after clearcutting with fines if not done. Courtney Lantz seconded and the motion passed.
- **Permit Extension Requests:** The Board discussed permit extension requests received:
 - Williams (New Home – Hampshire Lane) Mike Roberts moved to extend the permit expiration date to May 19, 2023. Don Dubrulle seconded and the motion passed.
 - R. Fredey (New Home – Haverhill Lane) Courtney Lantz moved to extend the permit expiration date to May 19, 2023. John Acker seconded and the motion passed.
Kristi Garofalo will send permit extension approval letters to both homeowners.
- **Carr Road – Yard Debris:** Ken Huard asked about an unsightly property on Carr Road with yard debris and trash. The Board noted the zoning officer has been notified and is investigating.

Comments of the Public: NONE

Comments of the Zoning Officer: NONE

Comments of the Board: NONE

Next Regular Meeting Date: Thursday, June 16 at 6:30 pm.

Adjournment: Mike Roberts moved to adjourn; Courtney Lantz seconded. Motion passed and the meeting adjourned at 7:25 pm.

Respectfully submitted by,
Kristi Garofalo