

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD MEETING
At the District LODGE and via Zoom
March 23, 2023
*UNAPPROVED***

Call to Order: Acting Chair Don Dubrule opened the meeting at 6:40 pm.

Roll Call:

- **Board:** Don Dubrule, Mike Roberts, Mike Bukowski and John Acker were present and Don Dubrule declared a quorum. Zoning Officer Courtney Lantz was also present.
- **Public Present In-Person:** Bob Long **Public Present via Zoom:** Randy Berenson, Mohamed Amer, Mike Bonanno, Polly Bonanno and Elaine Allen.

Approval of Minutes:

- **Feb. 13, 2023:** Mike Roberts moved to approve; John Acker seconded and motion passed.
- **Feb. 16, 2023:** Mike Bukowski moved to approve; Mike Roberts seconded and motion passed.

Approval of Agenda: Mike Bukowski moved to approve the agenda; John Acker seconded and the motion passed.

Zoning Permit Applications:

- **Mora – Shed:** Tabled.
- **Amer – New Home:** The Board members agreed they reviewed the application packet and agreed the application information was not complete. They discussed the needed information with the property owner via Zoom and put the application on hold pending further information.
- **Cassidy – Haverhill Permit for Solar Panels:** The Board reaffirmed their previous decision that an MLD zoning permit was not required for rooftop solar panels and Don Dubrule signed off on the Haverhill building permit on behalf of MLD.

Zoning Report Review:

- **Bahl – Deck:** ZO Report: No changes to site; will continue to monitor.
- **Williams – New Home:** ZO Report: Will meet with owner to hopefully close out permit. Continue to monitor.
- **R. Fredey – New Home:** ZO Report: Due to weather, staining will not be done until spring/summer; deck will also be completed then. Continue to monitor.
- **Stansfield – Shed:** ZO Report: Same as last month, staining will be done in spring/summer. Continue to monitor.
- **Mugford – New Home:** ZO Report: House still needs staining, to be done in better weather. Continue to monitor.
- **S. Fredey – New Home:** ZO Report: Septic is covered, still needs siding and roof finishing. Continue to monitor.
- **Ferwerda – New Home:** ZO Report: No changes to site, permit expires in May. Continue to monitor.
- **Edwards – New Home:** ZO Report: Met with owner and builder, house is up and done except staining and deck. Garage will be next project; owner hopes to be done by June. Continue to monitor.
- **Jackson – New Home/Garage:** ZO Report: House stills needs stain, garage in process. Continue to monitor.
- **Lawler – New Home:** ZO Report: No changes to site. Continue to monitor.
- **Expired Ferwerda Permit:** Continue to monitor.
- **Koehn – New Home:** ZO Report: No changes to site. Continue to monitor.
- **Kelley – Porch:** ZO Report: Staining still needs to be done, waiting for spring. Continue to monitor.
- **Mickel – New Home:** ZO Report: Waiting on house kit to put on the foundation. Continue to monitor.
- **Russell – New Home:** ZO Report: Waiting for spring to start excavation and building. Continue to monitor.

Zoning Incidents Report Review:

- **Popa – Swiftwater Circle – Clearing:** ZO Report: NOV was sent; no response as of 3/8/23. Office Report: Return receipt received 3/14/23. Continue to monitor.
- **Trager – Carr Road – Lean-To structure:** ZO Report: NOV was sent; no response as of 3/8/23. Office Report: As of 3/14/23, no response. Continue to monitor.
- **LaPierre – Carr Road –Trash/Vehicles:** ZO Report: NOV was sent; no response as of 3/8/23. Office Report: As of 3/14/23, no response. Continue to monitor.

Old Business:

- **Rules of Procedure:** Tabled
- **Section 1101.7 Clarification:** Don Dubrule spoke about the Zoning Amendment #1 which is on the 2023 Warrant for consideration at the MLD Annual Meeting on March 25 and said he felt the word “clearing” needed to be better defined.

New Business:

- **ZHB1021 and HB1661 Land Use Board Testing:** The NH Office of Planning and Development (OPD) created optional certification tests for planning board and zoning board of adjustment members based on the current Planning Board Handbook and Zoning Board of Adjustment Handbook published by OPD. Bob Long encouraged the Board to take advantage of the training and after discussion of the training possibilities, the Board agreed the training and testing would be optional for MLD Board members.

Public Comments: Randy Berenson asked about the response from the property owner of Swiftwater property where a septic system was installed without a zoning permit. A Notice of Violation was sent on March 6, and the return receipt came back to the Office. The property owner attempted to attend the March 16 via Zoom but was not aware the meeting was re-scheduled.

ZO Comments: NONE

Board Comments: NONE

Next Meeting Date: Thursday, April 20 at 6:15 pm

Adjournment: Mike Bukowski moved to adjourn; Mike Roberts seconded. Motion passed and the meeting adjourned.

Respectfully submitted by,
Kristi Garofalo