

**MOUNTAIN LAKES DISTRICT**  
**ZONING BOARD OF ADJUSTMENT HEARING via Zoom Video Conferencing**  
**April 26, 2021**

Chair Karen Rajsteter read a statement that the Board was authorized to meet electronically due to the declared state of emergency (COVID-19), that the hearing had been properly noticed and information given to the public on how to join the hearing 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 Karen Rajsteter called the hearing to order at 3:00 pm.

**Roll Call** –Karen Rajsteter (alone), Laraine King (alone), Beverly Colson (alone), Marcia Selent (with David Selent) and David Selent (with Marcia Selent) were present via Zoom and Karen Rajsteter declared a quorum present. Board alternate Linda Johanson was also present.

**Public in Attendance:** Bob Long, Mike Roberts, Mike Bonanno, Robert Mantia, Joe Fiore (Fiore Builders) and Jim Manitsas.

- **Variance Request – Mantia – New Home**

Notice of the ZBA hearing was published and abutters were notified by certified mail. Notice costs were paid by the property owner. Karen Rajsteter opened the floor for discussion of the special exception application. The Board members discussed site visits made and noted side and rear setback were in compliance, but a fifteen-foot variance was needed for the front setback due to the lot's topography.

After a brief discussion, Beverly Colson moved to approve the fifteen-foot setback variance as requested and Laraine King seconded. Roll Call Vote: Karen Rajsteter-Aye, Laraine King-Aye, Beverly Colson-Aye, Marcia Selent-Aye, David Selent-Aye. Motion passed and the variance was granted.

- **Special Exception Request – Manitsas – Seasonal Dock**

Karen Rajsteter opened the floor for discussion of the application. The Board members noted the request was for the dock to be placed on an empty lot adjacent to the primary structure and questioned the property owner's intent to merge the lots. Jim Manitsas said they did not want to merge the lots and claimed a hardship because by law the lots could not be un-merged in the future. The Board discussed the recently approved zoning ordinance amendment (*Section 1001.9 "A zoning permit for an accessory structure shall not be granted prior to completion of the principal building on the lot."*) and noted the Manitsas application was received before the zoning ordinance amendment was approved on March 27, 2021.

After further discussion, Laraine King moved to approve the special exception for a seasonal dock as requested and Beverly Colson seconded. Roll Call Vote: Karen Rajsteter-Aye, Laraine King-Aye, Beverly Colson-Aye, Marcia Selent-Aye, David Selent-Aye. Motion passed and the special exception was granted.

Karen Rajsteter will sign both approved requests; Kristi Garofalo will forward copies to Haverhill and to the applicants.

Marcia Selent moved to adjourn; Laraine King seconded, and the motion passed. The hearing adjourned at 3:28 PM.

Respectfully submitted,  
Kristi Garofalo