

MOUNTAIN LAKES DISTRICT
ZONING BOARD OF ADJUSTMENT HEARING via Zoom Video Conferencing
May 13, 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 (with Marcia Selent), Laraine King (alone), Beverly Colson (alone) and Marcia Selent (with Karen Rajsteter) were present via Zoom and Karen Rajsteter declared a quorum present. Board alternate Ana Aguilar was also present.

Public in Attendance: Bob Long and Stanley Davis were also present via Zoom.

• **Variance Request – Davis (Hemlock) – 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 variance application. The Board members discussed site visits made and agreed they had reviewed the application file. Laraine King noted Question #4 on the application was blank. After discussion with Stanley Davis, he gave permission to fill in Question #4 as “ditto” to the answer given above in Question #3. Karen Rajsteter noted kit materials for the project were already delivered to the lot. Stanley Davis said construction work had not begun, he was simply storing materials to avoid a storage fee from the kit manufacturer. The Board noted in their discussion that the project's side and rear setbacks were in compliance, but a twenty-foot variance was needed for the front setback due to the lot's topography.

There being no further public comments, Karen Rajster closed the public hearing. After a brief discussion, Karen Rajsteter moved to approve the twenty-foot setback variance as requested and Beverly Colson seconded. Roll Call Vote: Karen Rajsteter-Aye, Laraine King-Aye, Beverly Colson-Aye, Marcia Selent-Aye. Motion passed and the variance was granted.

Karen Rajsteter will sign the approved request; Kristi Garofalo will forward copies to Haverhill and to the applicant.

Beverly Colson moved to adjourn; Laraine King seconded. Roll Call Vote: Roll Call Vote: Karen Rajsteter-Aye, Laraine King-Aye, Beverly Colson-Aye, Marcia Selent-Aye; and the motion passed. The hearing adjourned at 3:10 PM.

Respectfully submitted,
Kristi Garofalo