

**MOUNTAIN LAKES DISTRICT
ZONING BOARD OF ADJUSTMENT HEARING
At the District Office with Zoom Access
September 15, 2022**

Call to Order – Chair Marcia Selent called the hearing to order at 1:57 pm.

Roll Call:

- **Board:** Marcia Selent, Karen Rajsteter, Ana Aguilar and Beverly Colson were present and Chair Marcia Selent declared a quorum.
- **Public Present In-Person:** Darlene Soto and Zoning Officer Courtney Lantz.
- **Public Present via Zoom:** None

- **Variance Request – Soto – Gazebo**
Notice of the ZBA hearing was published and abutters were notified by certified mail. Notice costs were paid by the property owner. Marcia Selent opened the floor for discussion of the variance application. The Board members discussed site visits made and agreed they had reviewed the application file.

ZO Lantz shared photos of the proposed gazebo location and explained the owner’s concerns that the septic system would be affected if the front setback requirement was met, plus it would interfere with the home’s lawn. The homeowner asked to set the gazebo partially on the existing gravel driveway for a 50-ft front setback instead of the required 65-ft setback for those reasons. The Board asked how the gazebo was to be built and Darlene Soto responded that it is a kit that would be built on site.

Marcia Selent shared a report from District Administrator Kristi Garofalo that one of the property’s abutters called the office with questions about the certified notice they received, but after an explanation, said they had no concerns with the proposed gazebo location.

There being no further public comments, Ana Aguilar made a motion to close the public hearing. Karen Rajsteter seconded and the motion passed. After a brief discussion among Board members, Beverly Colson moved to approve the fifteen-foot setback variance request and Karen Rajsteter seconded. Motion passed and the variance was granted.

Marcia Selent signed the approved request; *Kristi Garofalo will forward copies to Haverhill and to the applicant.*

Marcia Selent moved to adjourn; Beverly Colson seconded and the motion passed. The hearing adjourned at 2:11PM.

Respectfully submitted,
Kristi Garofalo