

**MASTER PLAN COMMITTEE MEETING**  
**September 17, 2015**  
**\*UNAPPROVED\***

**Call to Order:** Chairman Don Dubrule called the meeting to order at 3:31 pm.

**Roll Call:** Don Dubrule, Don Vogt, Tom Eighmy, and David Martella. Commissioner Bob Long and Tara Bamford, Planning Director from North Country Council, were present as guests.

Don Dubrule introduced Tara Bamford to the committee. She explained the town of Haverhill pays dues to NCC; as a district of Haverhill, MLD can take advantage of free services such as having the NCC meet with the Master Plan committee to give guidance, detailed comments, and recommendations. She can also review drafts as the committee goes through the update process and if at some point MLD wanted to hire some parts out, she could provide a cost estimate.

Tara Bamford previously reviewed the 2009 Master Plan and the Mountain Lakes zoning ordinance to see where the greatest need was and feels the zoning ordinance needs the most work. Her recommendation was for the committee to use the Master Plan update as an opportunity to focus on the zoning ordinance and to consider some recommendations for zoning amendments. She offered the following insights:

- A master plan exists for the purpose of supporting the zoning ordinance.
- A lot of things the 2009 Master Plan seems to want to do aren't authorized as municipal functions and aren't normally included in a master plan. The MLD zoning ordinance also has some things in it that are not authorized by New Hampshire law.
- The 2009 Master Plan reads as if it is for everything about the development as opposed to just what would typically be in a municipal master plan. By law, a master plan must have two things: a vision section and a land use section; other parts are helpful, but optional.
- As the committee goes through the process, they should consider which concerns are municipal responsibilities and which should be handled by a group such as a homeowners association.
- Development potential seems to be unclear in the current version of the Master Plan; it should be considered and included in master plan update. Try to give a clear picture of what the land use is now and the plan for the future.
- Any survey or questionnaire to gather resident input should be short (two pages maximum) and contain questions about important issues where the answers can't be found elsewhere.

**Next Steps:**

- Tara Bamford will provide detailed comments and notes on the 2009 Master Plan and the MLD zoning ordinance within a week. She will also provide survey examples.
- Bob Long will send information on MLD road research to Tara.
- The committee members will consider the question: What are the important issues, questions and/or projects to be dealt with in the next five to ten years?

The meeting adjourned at 5:05 pm.

Respectfully Submitted,  
Kristi Garofalo