

**MOUNTAIN LAKES DISTRICT
MASTER PLAN COMMITTEE MEETING
District Office
September 29, 2016
*UNAPPROVED***

Call to Order: Chairman Don Dubrule called the meeting to order at 6:00 pm.

Roll Call: Don Dubrule, Robert Roudebush, David Martella, Mike Roberts, Mike Bonanno, and Tara Bamford from North Country Council were present.

Approval of Minutes – August 30, 2016: The minutes of August 30 were approved as presented by motion of Roberts/Roudebush.

Draft Items: Tara went over the outline again and then led discussion of attached draft introductory sections and vision and goals. Minor changes were made to the introductory sections. Rewording of several goals was discussed.

Homework: Don will put everybody on the next agenda to report in on how they are doing with their facilities/services sections and see what help is needed.

Milestones: A March public meeting was discussed for public engagement on specific land use recommendations.

The meeting adjourned at 6:55 pm.

Respectfully Submitted,
Tara Bamford

I. INTRODUCTION TO MOUNTAIN LAKES DISTRICT

The naturally scenic Mountain Lakes District is located in the western part of the White Mountains of New Hampshire, in the town of Haverhill in Grafton County. Mountain Lakes was developed by a Boston-based corporation, Town & Country Homes, Inc. The Corporation purchased about 1550 acres in the 1960s in the towns of Haverhill and Bath. The land was subdivided into approximately 1260 usable lots, with about 1235 in Haverhill and the remaining 25 in Bath. After the developer filed bankruptcy in December 1975, the Haverhill portion of the development was established as the town's fourth precinct in 1976. During Mountain Lakes District's forty-plus years of existence, it has stayed small and rural with a mix of full and part-time residents. The two man-made lakes and wooded surroundings dominate the character of this four season recreational community.

The overall direction, leadership, and administration of the Mountain Lakes District are the responsibility of the three Commissioners elected by the District voters under New Hampshire Law. The Commissioners, elected at the annual meeting for staggered three year terms, are responsible for the administration of the District including matters involving personnel supervision, policy making, enforcement, fiscal matters and management of the District-owned facilities. The Commissioners oversee year-round and seasonal staff, and appoint members to the Planning Board, Zoning Board of Adjustment, and three advisory committees - Water Committee, Recreation Committee and Budget Committee.

In the beginning, there was just a beaver pond there, surrounded by woods and hills, until in 1963 it was excavated and dammed, creating a thirty-acre lake. The sponsors were Morris Olsen, Luigi Castello, and Karl Bruckner. The designers were William Callahan of Bath and the engineers of the U.S. Soil Conservation Service, and the contractor was Carl Moulton of Lebanon. By Labor Day, 1963, it had progressed to the stage where special events were scheduled...on Saturday having childrens Olympics and a cookout on the beach, then on Sunday a pancake breakfast, tennis tournament, and softball game. In 1966, Town & Country Homes, began development of the area and sale of lots...." (Katharine Blaisdell, Haverhill New Hampshire in the Twentieth Century)

II. THE MASTER PLAN

A master plan is a living document that can guide overall character, physical form, growth and development, and provide guidance to local officials as they make decisions on all growth-related issues. Writing it provides the impetus to look ahead, establish new visions and directions, set goals, and map out plans for the future. Change is inevitable, and careful planning is the only way to manage that change and keep it from destroying or endangering the quality of life here or the character of the community.

The first master plan, Mountain Lakes Five Year Plan, was adopted in 1988 and updated in 1992. That document was developed by Mountain Lakes Community Association who strived to represent the interests of all property owners.

In October 1994, the New Hampshire Legislature provided the District with authority to establish a planning board and enact a zoning ordinance. In New Hampshire, planning boards are required to "prepare and amend from time to time a master plan to guide the development" of the community. Land Use regulations such as the zoning ordinance and subdivision regulations are some of the tools used to implement the plan. Implementation also takes place through the budget process, programs and partnerships. The Mountain Lakes Planning Board named a committee in April 2008 who led the development of the 2009 Mountain Lakes Master Plan, a document designed to guide planning and facilitate implementation for the next five to ten years.

The next update began in 2016. A Master Plan Committee was established by the Planning Board comprised of:[names]

To ensure that the plan continues to be founded on community input, a master plan opinion survey was developed with the assistance of North Country Council. Each property owner and registered voter in the District was notified of the opportunity to fill out an on-line survey and offered assistance with obtaining a paper copy to fill out if desired. The results are incorporated in the appropriate elements of the plan and are included in their entirety in Appendix A.

A public meeting was held on [***] to discuss [***] and a public hearing was held on [***]. The 2017 Mountain Lakes Master Plan Update was adopted on [***, 2017].

III. VISION AND GOALS FOR MOUNTAIN LAKES DISTRICT

Land is any community's most basic resource, especially in Mountain Lakes, where the high quality natural resources are what make this community unique and desirable. This is the central guiding principle of the Mountain Lakes Master Plan.

Vision Statement

In ten years...

Mountain Lakes is a four season recreation-oriented community where the desires of both year-round and seasonal residents are respected.

Amenities are adequate, attractive and well maintained.

Community events, the website, the email list and emerging social media continue to be used to create an informed inclusive community.

Protection of water resources is a shared community value.

Regulations are reasonable and fairly enforced.

Growth continues as a slow pace and is consistent with the community character.

Goals

Identify, understand and protect the natural resources of Mountain Lakes.

Decrease the risk of natural hazards and protect residents.

Protect Mountain Lakes from environmental hazards.

Provide a varied program of recreation that encompasses all seasons, interests, and ages.

Pursue additional/expanded sources of water.

Work with the residents of Mountain Lakes to establish a strongly bonded and committed community.

Have a budget process which plans for existing needs and future improvements

Give careful consideration to the potential property tax impacts of decisions made by the District voters and by the Town of Haverhill as a whole.