

**MOUNTAIN LAKES DISTRICT
MASTER PLAN COMMITTEE MEETING
District Office
August 30, 2016
*UNAPPROVED***

Call to Order: Chairman Don Dubrule called the meeting to order at 6:07 pm.

Roll Call: Don Dubrule, Robert Roudebush, David Martella, and Tara Bamford from North Country Council were present. Mike Roberts joined the meeting at 6:30.

Approval of Minutes – August 11, 2016: The minutes were tabled because several members were absent at the start of the meeting.

Master Plan Survey: Tara Bamford of North Country Council handed out two versions of the final survey results with graphs and tables generated by Survey Monkey. One handout had all 171 respondents as well as the write-in answers, and another handout with only the 48 respondents who are year-round residents. She pointed out a few of the results in the year-round resident sample that she thought were worth taking note of:

- On Question 1 regarding the respondent's relationship with MLD, only 8% reported having retired to MLD. Tara noted that it is now very common throughout the region to see people retiring to their vacation homes and expected that figure to be higher. Committee members agreed that may be low because some people who lived there part-time before retiring, a very common scenario, may not have chosen that answer.
- On Question 5 regarding tools for managing the impacts of development on natural resources, all tools were supported by the majority of year-round resident respondents.
- On Question 7, a large percentage responded that they would not be willing to pay an increased assessment to assist with road drainage improvements. Committee members explained that this is likely because residents feel taxes in MLD are already high while road service is low
- On Question 9, age brackets within household, there was a slightly higher percentage of year-round residents in the 30-54 bracket than in the total sample, and a slightly lower percentage in the 55 and up category.
- On Question 10, year-round residents were much more likely to respond that they would like MLD to feel more year-round, however half of those who are not year-round residents also chose that answer.
- On Question 11, year-round residents were much more like to report envisioning a MLD that is more inclusive of Haverhill, while nonresidents were more likely to desire keeping it more private.

Next Tara handed out and went through the attached document containing a first draft of the master plan outline, a proposed timetable, and recommendations from the 2009 plan. She noted that the dates were all off by one month. *[Note: Dates have been corrected in the attached.]* Progress made on the recommendations since 2009 was reviewed.

Tasks for the Committee identified in the agreement were highlighted. Don agreed to assist with obtaining the parcel data from CAI and the town for mapping land use. The assignments for the

Utilities, Facilities and Services section of the plan were as follows:

Community Building- District Office

Lodge - Mike Roberts

Water System - Don Vogt

Roads - Bob Long

Recreation - Don Vogt

Emergency Services/Preparedness - Mike Bonanno

It was agreed that the information identified in the attached should be provided to Tara before Christmas to enable discussion at meetings in January and February.

The next two meetings were scheduled for September 29 and October 25, both at 6:00 PM. It was agreed that meetings should be scheduled two months ahead before calendars fill up.

The meeting adjourned at 7:45 pm.

Respectfully Submitted,
Tara Bamford

I. Mountain Lakes Village District background, brief, just to give context

[TB will start working draft incorporating pp. 5-6 and circulate to Master Plan Committee to review and edit/update at Sept. mtg]

II. Master plan what, why, how

[TB will start working draft incorporating p. 4 and circulate to Master Plan Committee to review and edit/update at Sept mtg.]

III. Vision, broad goals

[TB will start working draft incorporating p. 3 and draft vision, circulate to Master Plan Committee for Sept. mtg.]

IV. Land use history, patterns, trends, current land use

[TB will start working draft incorporating parts of pp. 8, 9, 10, 11, 12. **MLD to assist in obtaining locally available data.**]

V. Demographics, tax base

[TB will develop this section and circulate to Master Plan Committee to review and discuss at Oct. mtg.]

VI. Natural Resources

[TB will obtain background info from existing sources and provide working draft with questions for the Master Plan Committee for Nov. mtg.]

Natural Resource recommendations from 2009 plan:

- 1. Access available water and land data from '06-'07 dam repair report, VLAP (Volunteer Lake Assessment Program) yearly reports, Watershed Management Plan, historical materials, tax maps, and other pertinent materials.*
- 2. Locate and walk all District owned land, roads, and trails.*
- 3. Map Mt Lakes wetlands, Waterman Brook and major streams and culverts servicing the lakes.*
- 4. Continue to implement and enforce the Management Plan for the Mt Lakes Watershed.*
- 5. Research additional zoning safeguards.*
- 6. Enforce existing and future zoning protection of natural resources.*
- 7. Provide natural resources education and materials.*
- 8. Implement DES Comprehensive Shoreland Protection Act mandates and guidelines.*
- 9. Implement "Mt Lakes Clean-Up Days".*
- 10. Work with the Rec Committee to increase organized nature activities.*
- 11. Research expanded use of the Mt Lakes District lands (hiking trails, cross country and rope tow skiing, cell phone system).*

12. *Consider adding to District lands for better green belt area protection and utilization.*
13. *Continue to search for grants/funding opportunities.*
14. *Work with Haverhill Conservation Commission to increase natural resources appreciation and uses.*
15. *Require shoreline buffer zones.*
16. *Provide financial resources for increased law enforcement.*

More Natural Resource recommendations contained in Hazards section of 2009 plan:

1. *Continually implement and enforce the Management Plan for the MLD Watershed Recommendations.*
2. *Maintain MLD as a no "point source" of pollution area-(treatment plants, sludge lagoon or landfills).*
3. *Increase public awareness to the types of pollutants and ways we can reduce pollutions within our homes, lots and community.*
4. *Increase enforcement of MLD Zoning Ordinance protective measures.*
5. *Uphold the State's Shoreland Protection laws.*
6. *Identify all wetlands and possible green belt lots, in the watershed, and ask for those lots to be deeded to the District.*
7. *Consider adding steep slope and erosion protection to the Zoning Ordinance.*
8. *Investigate increasing septic system setbacks above state standards.*
9. *Consider adding limitations on impervious surfaces per building lot in the MLD Zoning Ordinance.*
10. *Consider the hazards of overdevelopment and clear cutting.*
11. *Enforce or add ordinance language dealing with trash containment and disposal.*
12. *Develop a recycling and trash collection program.*
13. *Encourage people to bring in bird feeders at night or in their absence.*

VII. Future land use recommendations

[TB to draft for Master Plan Committee review and discussion at Dec. mtg, along with IV. Land use and VI. Natural Resources]

Land use recommendations from 2009 plan:

1. *Consider the consequences of over-development.*
2. *Follow New Hampshire "Comprehensive Shoreland Protection Act" (RSA 483-B) provisions and other state approved "Best Management Practices".*

- s
3. *Encourage non-intrusive outdoor recreational activities (hiking, cross-country skiing, snow shoeing, possible rope tow skiing, wildlife watching).*
 4. *Educate residents on information in the "Watershed To Wildlife" environmental study, and manage efforts to mark the Green Belt.*
 5. *Prohibit building on lots within buffer zones.*
 6. *Explore ordinance language prohibiting "clear cutting".*
 7. *Improve ordinance enforcement, including but not limited to, barring cluttered lots and trash accumulation.*

VIII. Utilities, Facilities and Services

[MLD to provide the information needed to update this section. This includes a description of the utility, facility or service; priority issues/needs; any implementation steps taken re 2009 Recommendations; and recommendations. The description should only be as detailed as needed to set the stage for the discussion of issues/needs and recommendations. Here is an example of a town office building discussion from another community:

Carolina Crapo Building

Sugar Hill Town Hall is located at 1411 State Route 117, in the Carolina Crapo Building. Originally built in 1948 by Henry Crapo in memory of his wife "Carolina," the Caroline Crapo Building was first used as a town school. In 1996 the building was renovated to be used as town offices after being sold to the town by the Sugar Hill Improvement Association. The building currently houses the Town Clerk/Tax Collector, Selectmen, Police Department and the town library will be found. Town Hall also contains a map room for use by the public to see where individual parcels of land and subdivisions are located. Sugar Hill Town Hall is served by an automatic emergency generator in the event of any power outages, thus being designated as an emergency shelter for residents.

There are ongoing efforts to maintain and upgrade this building which at the present time has consisted of replacing and modernizing the basement kitchen facility as well as

When all of the info has been provided, TB will compile into one document, edit as needed, and meet with Master Plan Committee in Jan. and Feb. to discuss. The relevant committees/departments should be invited to participate in those meetings.]

Recommendations from 2009 plan that apply to all District Facilities

1. *Identify deficiencies for long term improvement of District facilities.*
3. *Investigate eco friendly supplies, operations and maintenance.*
4. *Install programmable heating thermostats in District buildings.*
5. *Investigate use and rehabilitation of ski hill maintenance building.*
6. *Investigate other uses of the Lodge.*
7. *Conduct an energy audit and implement its recommendations.*

Community Building - District Office

Lodge

Water System

Water system recommendations from 2009 plan:

1. *Implement ongoing Water Committee recommendations.*
2. *Implement the Management Plan for Mountain Lakes Watershed recommendations including possible Zoning Ordinance amendments.*
3. *Open water system "blow-offs" at least once a year.*
4. *Look for additional/expanded sources of water.*
5. *Update records.*
6. *Put water system diagram electronically on tax map overlays.*
7. *Look into installing water meters.*
8. *Educate and publish Best Management Practices.*
9. *Relook at consequences of water violations*
10. *Work with Haverhill and Bath Fire Departments to improve hydrant use/accessibility.*
13. *Install tamper proof curb stops.*
14. *Verify location of all water system valves.*

Roads

Recreation

Recreation recommendations from 2009 plan:

1. *Do a rope tow feasibility study.*
2. *Create a Recreation Trail Sub-committee.*
3. *Initiate Summer Youth Programs, i.e. baseball league, tennis, crafts, etc.*

4. *Develop increased resident volunteerism and participation by utilizing input from the 2006 Mountain Lakes District survey.*

5. *Develop Mountain Lakes District recreational map identifying facilities and trails.*

6. *Readdress responsible snowmobile use.*

7. *Increase number of recreational programs (like horseshoes, tennis, soccer, softball).*

8. *Minimize duplicate activities already available in the surrounding communities.*

9. *Consider restarting Mountain Lakes Community Association.*

10. *Consider hiring a Recreation Director.*

From general facilities section:

12. *Conduct a feasibility study for lighting the pool and tennis courts for night use.*

Emergency Services/Preparedness

Recommendations in Public services section of 2009 plan:

11. *Research possible cell tower for MLD service.*

12. *Update MLD residents' addresses in phone book.*

More recommendations contained in Hazards section of 2009 plan:

1. *Provide references for natural hazard cleanup?*

2. *Increase the number of dry hydrants in Mt Lakes for better fire protection.*

3. *Work with the town of Haverhill to extend the early warning siren system to include Mt Lakes.*

4. *Improve the emergency phone tree to supplement the existing email system.*

5. *Establish an emergency task force to deal with disasters.*