

**MOUNTAIN LAKES DISTRICT
MASTER PLAN COMMITTEE
March 28, 2017
*UNAPPROVED***

Present: Don Dubrule, Mike Roberts, Mark Johanson, Don Vogt, Lorraine King, Ken King and Tara Bamford from North Country Council were present.

Chairman Don Dubrule opened the discussion at 6:05 PM.

Minutes – The minutes of February 28, 2017 were approved as presented by motion of Johanson/Dubrule.

Land Use: Tara provided a handout organized into questions, considerations, and updates re: state law to consider. There was consensus on the following points to include in the first draft of the land use section of the master plan:

- A better understanding is needed about the enforceability of the covenants in the absence of the initial party named in the deeds, for example, would a homeowners association be considered the successor if reestablished. References to covenants not enabled under zoning powers should be removed from the zoning.
- Tara will go to the registry of deeds to see what the original recorded plans said about land use, for example, are the commercial lots marked on the plans, or are the covenants and zoning ordinance all there is.
- Language should be added to the zoning and master plan to articulate the character of the area.
- Parameters should be added for special exceptions to give examples of impacts to consider, such as lighting, noise, traffic.
- Professional occupation should be separated into home occupation vs home business with criteria re traffic, employees, signs, deliveries etc.
- The zoning should allow low impact recreation but not commercial-type in general.
- Rental of single family homes to another single family-type occupant by the week, month or year is fine, but multi-family or multi-guest would not be consistent with the character of the area.
- The role of the Planning Board, District Commissioners and Zoning Board could be better aligned with state statutes, e.g., issuing zoning permits isn't typically a Planning Board function.
- An increased role in enforcing the state shoreland act would be a good approach. Tara will look into what the town has for related ordinances. In addition, some key elements should be added to MLD's zoning, e.g., 50 ft vegetated buffer. This would be extended to Waterman Brook, but it should be easier to expand an existing dwelling than build a new one.
- A minimum lot size should be added – greater of Town of Haverhill or DES.
- A stormwater management plan should be required for slopes 15% and over.
- Education on groundwater protection and the cost of drinking water treatment should be a focus.
- Sign ordinances need to be less content-based to be consistent with a new US Supreme Court case, but more discussion is needed on the right approach for MLD to take in this regard.
- The zoning should be amended to be consistent with state law on accessory dwelling units.

Next meeting: The next meeting was scheduled for April 25 at 6 PM.

The meeting adjourned at 8:00 PM.

Respectfully Submitted,
Tara Bamford