

**MOUNTAIN LAKES DISTRICT
PLANNING BOARD
SPECIAL MEETING/PUBLIC HEARING on ZONING ORDINANCE REVISION
November 7, 2018
*UNAPPROVED***

Call to Order: Chair Mark Johanson called the meeting to order at 6:00 pm.

Roll Call: Mark Johanson, Robert Roudebush, Mike Roberts, Don Dubrule, and Walter Hunt were present, and Mark Johanson declared a quorum. Alternate Board member David Martella and Community Planning Consultant Tara Bamford were also present.

Public Present: Karen Rajsteter, Ed Rajsteter, Barbara Keating, Don Keating, Dennis Carlson, Shaun Porter, Leslie Porter, Mary Houde, Bob Long, Brian Gaffey, Bill Harris, Don Drew, Bob Wessman.

Opening Statements: Mark Johanson welcomed everyone and explained the meeting's purpose was to receive public comment on the several possible modifications of the MLD zoning ordinance. Mike Roberts shared an email communication regarding the proposed zoning ordinance changes from alternate Board member Tom Eighmy who was not able to attend. The communication complimented the Board and Tara Bamford for their work and drew attention to the need for an updated zoning map if the proposed changes are approved. Mark Johanson read a summary of the proposed changes, noting each amendment would be voted on separately, and indicated a second public hearing was likely to be held on Thursday, December 20 at 6:00 pm at the District Office. Vice Chair Robert Roudebush noted public comment was essential to the process, that questions would be answered as best they could, and notice would be taken of all input and considered as the process moves forward.

Public Comments:

Amendment 1: Bob Long spoke of his questions and concerns regarding proposed changes to front lot line setbacks to a uniform 20 feet for all lots. Other members of the public present had similar questions and Mark Johanson indicated the Board would discuss the issue further. Bob Wessman and others questioned modifications of the current covenants & easements; discussion followed as Tara Bamford and Board members explained several of the zoning ordinance amendments were proposed because some parts of the covenants & easements were unenforceable under state law, and others were incorporated into the proposed amendments with more effective wording.

Amendment 2: Little or no comment was received regarding the proposed amendment to change "commercial use" to two more specific categories of commercial use and add new definitions to Section 802 accordingly.

Amendment 3: Response to a question clarified the proposed 50-foot setback from lakes and perennial streams would not only include the Lakes, but also perennial streams including Waterman Brook.

Amendment 4: Discussion was held regarding whether this proposed amendment to add restrictions on outdoor lighting was needed and how current residential lighting displays might be affected.

Amendment 5: Discussion was held regarding what could and could not be built within the proposed new Shoreline Protection Overlay district.

Amendment 6: Little or no discussion was held regarding the proposed amendment to add a new Steep Slope Overlay district to protect MLD water quality and preserve the natural topography.

Amendment 7: Little or no discussion was held regarding the proposed amendment to add a new Wetlands Conservation Overlay district to protect MLD wetlands and their buffers.

Mark Johanson pointed out several times the reasoning for several of the proposed amendments was to ensure the quality of the Lakes and streams of MLD. It was also noted several times in the discussions that the full text of the proposed amendments had been made available on the MLD website.

Mark Johanson closed the public comments portion of the meeting and thanked attendees for their interest and participation.

Board Discussion:

- The Board agreed a review of the proposed amendments by District legal counsel was in order, preferably in time for consideration by the Board before the next public hearing on December 20. Mark Johanson made a motion that the updated amendments be transmitted to District legal counsel for review; Robert Roudebush seconded, and the motion passed.
- The Board also made the following decisions:
 - The Board agreed to keep the suggested change to 20-foot setbacks for all sections of the District.
 - The Board agreed to keep the proposed outdoor lighting amendment as currently written.
 - The Board agreed to keep the Shoreline Protection Overlay setback at 50 feet as currently written.

Next Meeting Dates: Next regular meeting: Thursday, November 15 at 6:00PM at the District Office. A second public hearing on zoning ordinance changes will be Thursday, December 20 at 6:00PM at the District Office.

Adjournment: Mark Johanson moved to adjourn; Mike Roberts seconded. The meeting adjourned at 8:56 pm.

Respectfully submitted,
Robert Roudebush/Kristi Garofalo