

**MOUNTAIN LAKES DISTRICT  
PLANNING BOARD – SPECIAL MEETING  
October 2, 2018  
\*UNAPPROVED\***

*Note: Prior to the meeting being called to order, Ex-Officio commissioner Mike Roberts administered the oath of office to Ann Ostrander to serve as an alternate member of the Planning Board as appointed by the commissioners at their meeting on September 10, 2018*

**Call to Order:** Vice Chair Robert Roudebush called the meeting to order at 6:00 pm.

**Roll Call:** Robert Roudebush, Mike Roberts, Don Dubrule, and Walter Hunt were present, along with alternate members David Martella, Dan Brady and Anna Ostrander, and Community Planning Consultant Tara Bamford. Robert Roudebush designated David Martella as a full voting member for the duration of the meeting and declared a quorum.

**Zoning Ordinance Revision – Latest Draft Review**

The Board reviewed the latest draft of the revised zoning ordinance as provided by Tara Bamford and agreed to the changes made. The Board also discussed in detail the following sections proposed for addition to the zoning ordinance: Wetlands Overlay District, Outdoor Lighting language, Steep Slope Overlay District, and Shoreland Protection Overlay District.

Tara Bamford said she will provide a complete draft of the revised zoning ordinance at the October 16 meeting for review and for Board approval to move forward to a public hearing. The Board discussed possible hearing dates and agreed November 7 would give enough time for proper noticing if the draft is approved on October 16, and another public hearing could be held in December if the Board agreed it was needed.

The Board discussed Tara Bamford's recommendation to subdivide the revisions into separate amendments so that one change could be voted down without affecting the rest of the changes and agreed to her suggestion that the changes be divided into seven amendments. The Board also considered the idea of spreading the amendment votes over several years, but, after discussion, agreed to present all seven amendments at once at the 2019 Annual Meeting.

Tara Bamford said she will provide the complete revised draft and the seven amendments for consideration at the October 16 meeting. She will also send the draft by email prior to the meeting so Board members have time to review it for proofreading changes before the meeting.

**Next Meeting Date:** Tuesday, October 16 at 6:00PM at the District Office

**Adjournment:** Mike Roberts moved to adjourn; David Martella seconded. The meeting adjourned at 7:45 pm.

Respectfully submitted,  
Kristi Garofalo