



# Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

## PLANNING BOARD MINUTES

Meeting of April 13, 2023

Middleton Old Town Hall

200 Kings Highway

Middleton, NH 03887

**Call to Order:** Meeting was called to Order by Janet Kalar at 6:31 PM

**Pledge of Allegiance**

**Invocation**

**Roll Call:**

Members present: Janet Kalar (Chair), John Mullen (Vice Chair), Christine Maynard/Proposed Alternate (SLVD Rep.), Ken Kalar (Alternate). Members Absent: Roxanne Tufts-Keegan (Selectboard Rep.), John Quinn/Alternate

**Attached:** Public Attendance Record

**Opening Remarks:** **J. Mullen** motioned to appoint Christine Maynard as an Alternate. **J. Kalar** second.

*Vote: (3) Yeas: J. Mullen, K. Kalar & J. Kalar. (0) Neas. Motion carried.*

**Review of minutes:** Minutes of February 9, 2023, were reviewed.

*Motion:* **J. Mullen** made a motion to amend the last sentence under “Impact Fee” to read: “We do not start the process over. Once the time has expired on a particular project any monies put aside from it must be returned to the builder if not used by the town on a capital expenditure”. **Christine Maynard** seconded the motion amendment.

*Vote: (4) Yeas- J. Mullen, K. Kalar, C. Maynard & J. Kalar. (0) Neas. Amendment Carried.*

*Motion:* **J. Mullen** made a motion to accept the minutes of February 9, 2023, as amended. C. Maynard seconded the motion.

*Vote: (4) Yeas- J. Mullen, K. Kalar, C. Maynard & J. Kalar. (0) Neas. Motion Carried.*

**New Business:**

### 1. Hertel Sub-Division for Parcel on Pinkham Road, Map 8, Lot 6.

**Jeff Hertel**, representing the Hertel Family Trust offered a preliminary discussion of subdividing fifty (55) acres on Pinkham Road into separate parcels consisting of eight (8) lots between five (5) to eighteen (18) acres. There was a quick discussion of the

130-acre lot across the road from the parcel. There was discussion about the wetlands on this parcel and the question of the Village District. This land is not within the Village District.

**J. Mullen** stated that he was working on a new building application that would make life easier and give more direction.

**Judy Larivee** had a question regarding water flow to the lake (once the trees were cut down).

**J. Kalar** indicated if DES/Forestry approves the logging application, there should be no issues.

**Lorraine Buecler** questioned the lot sizes. She was misinformed as to the lot sizes. She was also misinformed as to the type of homes going on these lots.

**J. Hertel** advised that there would be no trailers/mobile homes allowed on the parcels.

**J Kalar** asked for the definition of a mobile home.

**J. Hertel** agreed to investigate that.

**J. Kalar** stated that a double-wide “manufactured” home, once set on a foundation and wheels removed is no longer mobile.

**Lorraine Buecler** also questioned beach rights, which she was told do not exist as these lots are not within the Village District and will not be written into the deeds. She also expressed concern about damage to the road by the logging trucks.

**J. Mullen** stated that the road agent looked at the issue and stated that there was no damage created by the logging trucks.

## 2. **Jen Czysz- Executive Director of Strafford Regional Planning Commission Presentation.**

**J. Czysz** explained the role of SRPC and the services it provides to the Town. She indicated they have a Staff Planner that works under contract, although there are many things they can do at no charge. Providing various maps to the town was also explained.

**Kate Buzard** asked about particularly delineating wetlands maps and if they can be 36’x36’.

**J. Czysz** said that would be fine and they could do that.

**J. Czysz** brought up the issue of a **HAZARD MITIGATION PLAN** for disaster, flooding, and the need for the Town to update its expired plan.

**J. Kalar** mentioned that the PB was not who was currently responsible for the administration of the plan but would investigate it. It was known that Jon Hotchkiss was the contact in the past, but his involvement had expired.

**J. Czysz** discussed the Town's **ACQUIFER CONSERVATION OVERLAY ZONING DISTRICT** ordinance and the proposed amended version offered by SRPC. She handed out draft copies and asked us to comment on the draft. Regarding. Additionally, she discussed Ground Water Protection and handed out information on the subject.

**Old Business:**

**J. Mullen** requested that another work session be held to further discuss Impact Fees as well as the proposed amended Aquifer Conservation Overlay Zoning District. **J. Kalar** would seek out when the OTH would be available and advise the Board.

**J. Mullen** made a motion to adjourn at 7:34 PM. **J. Kalar** seconded.

*Vote: (4) Yeas- J. Mullen, K. Kalar, C. Maynard & J. Kalar. (0) Neas. Motion Carried.*

Meeting Adjourned: 8:25 PM

Respectfully submitted by:

Janet Kalar  
Chair