



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

ZONING BOARD OF ADJUSTMENT MINUTES

August 15, 2023

Middleton Old Town Hall
200 Kings Highway
Middleton, NH 03887

Meeting Called to Order by: Charles Therriault at 6:54 PM

Pledge of Allegiance

Invocation: Dan Saliga

Roll Call:

Members present: Charles Therriault (Chair), Vickie Croteau, Lorri Gunnison (Secretary), Tim Cremen (BOS Ex-Officio), Dan Saliga

Members absent: James Keegan (Vice Chair)

Invited Guests: None

Review Minutes:

Motion to approve minutes of June 20, 2023

Motioned by: Dan Saliga

Seconded by: Vickie Croteau

Vote: Unanimous

Motion Carried

Motion to approve minutes of July 18, 2023

Motioned by: Lorri Gunnison

Seconded by: Dan Saliga

Vote: Unanimous

Motion Carried

Old Business

Brenden Flagg Request for Variance at 11 Jordan Drive

The Administrative Clerk said Brenden Flagg brought in the name of two of his abutters. She offered to help him with the rest. She created a form and completed it with the names and addresses of abutters to his property. She called and left a message for Brenden saying he needed to come in to the office, verify and sign the form and bring a check for \$40.50 for postage. To date, he had not responded. As soon as he responds we can set a date for the public hearing at least three weeks from then.

L. Gunnison asked if Brenden had a building permit application denied by the Code Enforcement Officer.

C. Therriault said Brenden talked to Carl, but we need to get something in writing for the file. If it were a new item, he could go directly before the Board, but since it's an existing lot and he is requesting an exception, it has to be denied first.

The Administrative Clerk said she would ask the Code Enforcement Officer for a written building permit denial and would also call Brenden again and ask him to come in and complete the application.

Fund for Affordable Housing

There was discussion about grant money available for workforce housing and how it might benefit the town.

Master Plan

There was discussion about how the Master Plan relates to Workforce Housing.

C. Therriault said the Master Plan indicates housing is one of the four things the town needs to address.

Zoning Ordinances

C. Therriault asked if anyone had started looking over the zoning ordinances. There was discussion about how to approach making recommendations to the Planning Board.

T. Cremmens said he was not able to contact Janet Kalar, the Chairman of the Planning Board, but did reach out to John Mullen, the co-chair, inviting him to next month's ZBA meeting.

D. Saliga said he attended last weeks Planning Board meeting and asked about how they wanted the ZBA to approach the project. They said to start with the ordinances that the ZBA has recently used and do one at a time. If there are things that need to be changed, bring them to the Planning Board to be put on a warrant.

L. Gunnison suggested they start with workforce housing, article 25.

There was discussion about a variance the board had trouble with in October that had something to do with the lake.

The Administrative Clerk said she would ask Janet Kalar for more details about this and review the prior minutes.

C. Therriault talked about the town of Northwood's experience with Open Zoning. There was discussion about how that would work in Middleton. It was suggested to take the subject to the town attorney or possibly Strafford Regional Planning and get their ideas on it.

New Business:

The ZBA currently has five full time members. However, Vicki Croteau is resigning as of this meeting. The ZBA needs another full time member as well as alternates.

T. Cremmens said he would handle advertising for new members.

Next meeting: September 19, 2023 at 6:30 PM

Motion for meeting to be adjourned at

Motion by: D. Saliga at 7:27 PM

Seconded by: V. Croteau

Vote: Unanimous

Motion carried

Respectfully submitted by:

Robin Willis