

PLANNING BOARD

WORKSHOP MINUTES

Sept. 28, 2023

Middleton Old Town Hall

200 King's Highway

Middleton, N.H 03887

**Call to Order:** Janet Kalar called the meeting to order at 6:34 p.m.

**Pledge of Allegiance**

**Roll Call:** Janet Kalar (Chair), John Mullen (Vice Chair), John Quinn (SLVD rep.), Roxanne Tufts-Keegan (BOS rep.), Christine Maynard (alt.).

**Opening Remarks:** None.

**Invited Guest:** Jen Czyns, executive director of Strafford Regional Planning Commission (SRPC).

**New Business:**

**Subject:** SRPC visit

**Discussion:** J. Czyns, executive director of SRPC, introduced herself and outlined the organization which serves 18 communities, including three cities and 10 towns in Strafford County, Brookfield and Wakefield in Carroll County, and Newington, Northwood and Nottingham in Rockingham County. She added this was part of her annual visit to member communities.

Czyns said the SRPC was established as one of nine Planning Commissions throughout the state to provide assistance, economic development and information, such as data, analysis and maps. She added there is a variety of materials available online, including data on traffic patterns, pedestrian and bicycle information, hazard mitigation plans and storm water assessments.

When asked about workforce housing, Czyns said the SRPC continually assesses regional housing needs, demands from all income levels and status.

As for tax assessments, the town sets one rate for the community, based on the Municipal, local school, county and state school rates. Property owners in the Sunrise Lake Village District pay an additional amount to maintain the dam and lake.

Czyns said re-evaluated properties reflects market values, not actual sales prices. She added there is no relationship between workforce housing and the revaluation process, which all communities undergo every five years, per state statute.

As Middleton recently completed the process, some property values doubled. Other nearby communities have not completed their revaluation as they are staggered, according to Czyns.

She said local regulations cannot create unreasonable restrictions to limit workforce or other categories of housing.

As the Planning Board intends to review and update the town's Zoning Ordinances, the SRPC would review the product. If it required a significant amount of time or effort, there could be a cost for the assistance, Czysz said.

J. Mullen said Middleton's existing Zoning Ordinances was based on the one from Wakefield.

Czysz said the SRPC is currently working on several projects in Middleton, including:

- conducting a hazard mitigation assessment which provides access to FEMA programs involving natural hazards and incidents with culverts.
- writing watershed assistance grants to assess conditions at two of the seven local beaches, which assists septic system regulations in the health ordinance.
- promoting the Moose Mountains initiative via Moose Mountains Regional Greenways, an organization created in 1999 which is currently composed of nine communities.

When asked about the project to improve the drainage and alleviate flooding at the Old Town Hall, Czysz said SRPC can provide some assistance. She added it's important to know where the water is coming from and where it is going.

Czysz said SRPC has a variety of information about grants and has provided administrative oversight and assistance in the past.

**Old Business:**

**Subject:** Draft Solar Ordinance

**Discussion:** J. Kalar said she liked the Ordinances from Rochester, Durham and Pelham as they were succinct.

J. Mullen said he used those ordinances to draft one for Middleton. He reviewed the changes with the Board for future consideration.

J. Mullen said he submitted other proposed ordinances for legal review. He added the attorney suggested changes to the aquifer ordinance, but had none for the draft impact fee proposal.

**Adjournment:** The meeting ended at 7:57 p.m.