



# Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

## PLANNING BOARD MEETING MINUTES APPLICATION REVIEW AND PUBLIC HEARING MINUTES

Middleton Old Town Hall  
200 Kings Highway  
Middleton, NH 03887

February 8, 2024

**Meeting called to Order by** John Mullen at 6:30 PM

**Pledge to the Flag**

**Roll Call**

Members present: John Mullen (Chair), John Quinn (SLVD Rep.), Christine Maynard  
Members absent: Roxanne Tufts-Keegan (Selectboard Rep.)

**Attachments**

**Opening Remarks**

**J. Mullen** said he will not be available for the meeting that would normally be held on March 14, 2024. He said it's up to the other members of the board if they want to meet; there was nothing on the docket. Today they would talk about what they will do for 2024. John reminded members they need to get their Oath of Office in to the Town Clerk.

There was some discussion about the length of terms in the office of the current board members and the need to recruit new members.

**J. Quinn** suggested the moderator of the upcoming Town Meeting make an announcement that all boards need to increase their membership. He said if town residents want to see changes made they should participate in the decision making process.

**Motion**

To accept the minutes from the January 11, 2024 Planning Board Meeting as transcribed.

**Motioned by:** C. Maynard

**Seconded by:** J. Quinn

**Discussion:** None

**Motion carried**

## **New Business**

**J. Mullen** said the amended/proposed ordinances the board complete working on will be on the upcoming ballot.

There was discussion about doing more work in the future on the town's Zoning Ordinances since they were last updated in 2017. It was agreed they need some major and minor revisions, and the members discussed how best to proceed. In addition to grammatical corrections, zoning districts and lot standard details need to be reviewed and changed as appropriate. They need to be more specific so there is less ambiguity about what people can and cannot do. Other ordinances, for example, those relating to workforce housing and campgrounds, should be updated to be in line with current regulations.

It was decided **J. Mullen** would ask Strafford Regional Planning, on behalf of the Planning Board, what assistance they could offer and at what cost.

**J. Mullen** said he has encouraged the Zoning Board to make recommendations to the Planning Board on what should be changed, added, or addressed. He suggests they have a joint meeting to discuss items and to decide what to put through the review process.

**C. Maynard** said the rules about having a camper on personal property need to be reviewed and updated.

It was agreed laws involving Workforce Housing, Apartments, Family Compounds, Accessory Dwelling Units and lot standards also need to be examined.

**J. Mullen** said former Chair Janet Kalar suggested they develop proposed ordinances for manufactured homes.

**J. Quinn** pointed out laws affecting these types of housing need to be made considering how they will work with laws involving subdivisions.

**C. Maynard** suggested they start the process of reviewing the ordinances with the ones that may put the town at risk because they are not in line with current RSAs and those that affect the health and welfare of surrounding residents or the watershed.

**J. Quinn** suggested they review errors such as grammar and spelling line by line in the workshop format, but should use any time available at regularly scheduled meetings to talk about major issues the public should be involved in.

**J. Quinn** said if any resident would like to change or discuss a specific Article they are welcome to bring it before the board.

## **Old Business**

None

## **Public Comment**

**Resident Jonathan Sindorf** gave an overview of his intent to subdivide his 39 acre lot into two parcels in order to separate a 5 acre lot. He asked the board for their guidance before he got too deep into the project.

**J. Mullen** gave some examples of the type of information the board requires for a subdivision and said he would put together a more detailed checklist than the one currently on the town website. He said Jonathan can set up an appointment for the board to do a preliminary review.

There was discussion about whether there would be an in person quorum in March so the Planning Board can meet.

**J. Sindorf** asked if he must have the entire 39 acres surveyed.

**J. Mullen** suggested he tell his surveyor, Norway Plains, the board needs to see the outline of the entire lot, the proposed 5-acre parcel and where it is in relation to rest of the area.

**Motion:** To adjourn the meeting at 7:11 PM

**Motioned by:** J. Quinn

**Seconded by:** C. Maynard

**Motion carried**

Respectfully submitted by:

Robin Willis

## Assessor

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**From:** John Mullen <moon1044@gmail.com>  
**Sent:** Friday, February 16, 2024 8:13 AM  
**To:** Christine Maynard SunriseLLAssoc Christine Maynard; Janet Kalar; John Quinn; keegan25@roadrunner.com  
**Cc:** Assessor  
**Subject:** March Planning Board Meeting  
**Attachments:** PB Agenda03.14.2024.pdf; 2024-02-08 Planning Board Meeting Minutes Draft 1.pdf

As discussed in our previous meeting, we have decided to hold our regular meeting on March 14, 2024. As per RSA 673:12, III, I appoint Christine Maynard as the Presiding Member Pro Temp to act as the Chair in my absence for March.

I am including a proposed agenda for the March meeting for you.

We discussed our plans for 2024, which included updating our Zoning Ordinance to include:

- Camping Sites and Camp Grounds
- Workforce Housing
- Apartment and ADU's
- Family Compounds
- Lot Standards

That is an extensive agenda; we should narrow it to a more manageable load.

I will leave for Florida on February 26 and return around April 3. I will be available by cell (603 285 5909) and email.

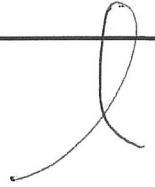
John Mullen, Chair





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182 Kings Highway, Middleton, New Hampshire 03887



## **PLANNING BOARD MEETING**

**Thursday, February 8, 2024  
6:30 PM @ Old Town Hall**



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182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

## AGENDA

### Regular Meeting

Thursday, February 8, 2024, 6:30 PM

MIDDLETON OLD TOWN HALL  
200 KINGS HIGHWAY

- 1) Call to Order
- 2) Pledge to the Flag
- 3) Roll Call
- 4) Opening Remarks:
- 5) Review of Minutes:
  - a) January 11, 2024
- 6) New Business
  - a) 2024 Zoning Ordinance Review and Additions
- 7) Old Business
- 8) Public Comment
- 9) Member Comment
- 10) Adjournment