



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**

April 11, 2024

These minutes serve as the legal record of the meeting and are in the form of an overview of the Zoning Board of Adjustment meeting. It is neither intended nor is it represented that this is a full transcription. A recording of the meeting is available online at <https://www.youtube.com/@townofmiddleton9741/streams> for a limited time for reference purposes.

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), Roxanne Tufts-Keegan (BOS Rep)

Members absent: Christine Maynard (Vice Chair), Janet Kalar (Alternate)

Attachments

Sign in Sheet

Building Permit Report 3/1/2024 to 4/11/2024

Subdivision Plan from 2006 for Map 18, Lot 11 and excerpts from the applicable Planning Board Meeting Minutes

Disorderly Resident Ordinance

Norway Plains drawing of Lots 51 and 52 on Map 4

Opening Remarks

J. Mullen review the agenda. He said Mark Marston was in earlier inquiring about the subdivision for Map 18, Lot 11.

J. Mullen told him he did not need to do anything further with the board since the subdivision was previously approved. However, he advised **M. Marston** to be sure the deeds are in order when he sells the property.

New Business

Preliminary Consultation Map 4, Lots 51 and 52

Donald St. Pierre of St. Pierre Builders, LLC is requesting a lot line adjustment between these two lots to make them each approximate .5 acres.

There was some discussion about the layout of the area, paper roads and the area known as Tanglewood.

R. Tufts-Keegan said he would need a variance from the ZBA and he would request that after he did the lot line adjustment.

D. St. Pierre asked if he could use 20 feet of the Paper Road as frontage to satisfy the setback requirements. He said since his lot line actually goes out into Spruce Road, he would like to square up the property line to the Paper Road.

R. Tufts-Keegan said that would not happen. He could explain the situation to the ZBA when he requests his variance.

There was discussion about inaccurate lot lines that have been discovered since the lake area was originally developed for camps.

J. Mullen read from the Development Regulations “a lot line adjustment is a subdivision where no new buildable lots are created. It may not create a more non-conforming lot”.

J. Mullen said the application for a lot line adjustment is part of the subdivision application. He said **D. St. Pierre** needs to follow the requirements listed that include, among other things, a public hearing and sending out abutter notices.

J. Mullen said the Administrative Clerk would help him with the process and then he would bring the completed application and stamped survey to the Planning Board for approval before the hearing. He could then apply to the ZBA for the variance he needs.

D. St. Pierre asked if he could use the paper road land instead of getting a variance.

R. Tufts-Keegan said no.

J. Mullen reviewed some of the other requirements for the lot line adjustment from the application.

R. Tufts-Keegan talked about the lead time needed for the steps that need to be completed before a hearing can happen.

P. Cicolini (resident) said he owns property across the street and wants to be sure three houses are not built in that area.

R. Tufts-Keegan said as an abutter he will be personally notified of the hearing and he can express your concerns there.

J. Quinn said abutters can write in if they are not able to attend the hearing.

R. Tufts-Keegan said just to clarify, there are two lots below Map 4, Lot 52. They are Map 4, Lots 54 and 54-1. They have nothing to do with this lot line adjustment request.

D. St. Pierre said he may keep the two lots as they are since they are both buildable.

J. Mullen said that was his choice.

R. Tufts-Keegan said he needs the variance whether or not he does the lot line adjustment so he can go ahead with that if he wants to.

Motion to accept the minutes from the March 14, 2024 Planning Board Meeting as transcribed.

Motioned by: R. Tufts-Keegan

Seconded by: J.Quinn

Motion carried

Old Business

2024 Zoning Ordinance Review and Additions

J. Mullen said he was meeting with Strafford Regional Planning on April 15 to talk about options for help updating the Zoning Ordinances.

There was discussion about how to proceed with the updates. It was decided they should prioritize sections and will work on the following first: Workforce Housing, Family Compounds, Private Campgrounds, Seasonal Dwelling Conversions.

The board began reviewing the table of contents and some of the ordinances.

There was some discussion about the current Seasonal Dwelling Conversion ordinance as well as septic systems and wells and the history of the evolution of the properties around the lake.

J. Mullen said there are two options for approving ordinances surrounding septic systems. One is to go through the warrant process; the other is the BOS can approve ordinances that affect public health.

J. Quinn said it would be better to get more people involved. He said any ordinance, especially those that affect residents' finances should be publicized as much as possible.

J. Mullen said they need to define exactly what determines a dwelling is seasonal.

J. Mullen said they need an official zoning map and it should be in the with the ordinances. He said it's necessary to show the boundaries.

J. Quinn said Article V is clear that "Any use not listed is not permitted..."

R. Tufts-Keegan reviewed a document that detailed rental property regulations for some other towns.

There was some discussion about the requirements and implications of rental properties.

There was some discussion about ordinances relating to different districts.

The board ended their review on page 13.

Motion to adjourn the meeting at 7:51 PM

Motioned by: R. Tufts-Keegan

Seconded by: J. Quinn

Motion carried

Respectfully submitted by:

Robin Willis