



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

PLANNING BOARD SITE VISIT

Middleton Old Town Hall

200 Kings Highway

Middleton, NH 03887

September 19, 2024 at 6:00 p.m.

These minutes serve as the legal record of the site visit and are in the form of an overview of the Planning Board Site Visit. It is neither intended nor is it represented that this is a full transcription

Members present: John Mullen (Chair), Christine Maynard (Vice Chair), John Quinn (SLVD Rep)

Members absent: Roxanne Tufts-Keegan (BOS Rep), Janet Kalar (Alternate)

Gunnison Site Visit

470 Silver Street

Map 1, Lot 2

The Board met at 470 Silver Street at the request of property owner Lorri Gunnison to confirm the lot and dwellings meet the requirements for a Family Compound as described in Article 23 of the Town of Middleton Zoning Ordinance. The members agreed another dwelling can be placed on the lot provided it meets the Town setback requirements and continues to conform to the standards detailed in the Family Compound ordinance.

There was discussion about the camp/shed at the front edge of the property. Changes to the exterior and interior can be made provided there is no change in the footprint of the existing structure or the number of rooms. Any other changes would require an application for a building permit.

The members agreed a new ADU attached to the existing home and garage could share a septic provided the state approves of the design. A new system may be required if the existing system does not meet NH DES standards for the dwellings.

They discussed possible locations for a new dwelling. That will depend on the ability to meet town setback requirements, and the design and location of a state approved septic system.

Respectfully submitted by:

Robin Willis

We the Gunnison family would like the Middleton Planning Board to Please look at the new HB 1361 that was signed into law this past July 2024.

In presenting this proposal, I feel If a municipality has determined that it has provided its "fair share" of workforce housing, it might not have to worry about a large multi family unit being approved by the state.

A small family-owned work force housing community would validate and assert as an affirmative defense that the town of Middleton does in fact have a certified Work Force Housing. I feel the town needs to have on paper some workforce housing units. Therefore,

Doug and Lorri Gunnison's residents of the town for over 30 years would like to file a conditional use permit with the planning board. First, we would like to invite them to our property on silver street to see my idea for a family-owned community or as the state calls it an ROC resident owned community, this could be a legal workforce housing community consisting of 5 units on my 5.2-acre lot, which would be 5 individual HUD approved Manufactured Homes. With the New NH law - House Bill 1361 and house bill 1291- I come to you today to present for Middleton NH to follow the state laws and allow Map 1 lot 2 to become a Resident owned community, work force housing unit or a Multi Family community (Article 23) Currently we have 2 HUD approved Manufactured homes with 2 separate wells and 2 separate state approved septic designs already in place.

Our topography, soil and lot size are perfect for this. With only a small area of wetland over 120 feet from any desired spot to use. No variance would be needed for all units shall have the required Building setbacks from the 350-foot frontage along silver street and the required setbacks from the abutting neighbors on both sides. With approx. 1000 feet back from Silver St we would share the long Driveway already in Place.

We the Gunnison Family are seeking to develop our Current family compound (Article 23, Middleton) into 5 individual Workforce housing units- A Small resident owned family community. I would even agree to remove the grand fathered building that sits up front on the road.

Respectfully

Lorri Doug Gunnison

470 silver St

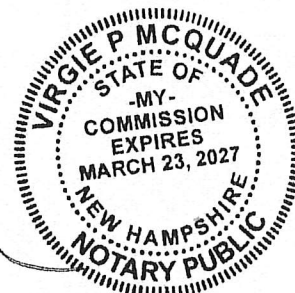
Farmington NH 03835 (Physical address Middleton Map 1 lot 2)

CC NH housing -multifaminfo@nhhfa.org

CC Community home loan Funds -kcicirelli@rocnh.org

CC Rep Joe Alexander -Joe.Alexander@leg.state.nh.us

CC Mark Mcconkey- mrkmcconkey@gmail.com



PERSONALLY BEFORE ME APPEARED LORRI J. GUNNISON
ON 8/19/2024.

Request for
Re: Planning Board to Visit site for proposal/options

Gov. Chris Sununu signed House Bill 1361 into law on May 20 and it takes effect in July. Read the bill's text.

Passed on 5/21/24

A bill that would create more opportunities for manufactured housing across the state passed the New Hampshire House March 30, and is headed for the Senate.

The bipartisan House Bill 1361 is one of many in the current session that seek to address the state's housing crisis. It would clarify current law on how local zoning ordinances must address manufactured housing and require municipalities to allow "reasonable and realistic" opportunities for developing and expanding manufactured-home parks.

The bill's prime sponsor, GOP Rep. Joe Alexander of Goffstown, praised the work of the House Special Committee on Housing, which unanimously recommended the bill's passage.

"The committee is receiving a clear picture of the work needing to be done to encourage more affordable housing in more parts of the state, including small towns," he said. "I think manufactured homes are a key piece in this entire puzzle. They are perfect for first-time homebuyers as well as those looking to downsize. HB1361 is one step in the right direction

HOUSE BILL 1361

AN ACT relative to municipal land use regulation for manufactured housing and subdivisions.

The New Hampshire Supreme Court has stated that "financial considerations have always been a part of variance determinations in New Hampshire, the Planning Board might find itself more familiar with the economic concerns presented by a workforce housing proposal than other local land use boards.

TATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Four

AN ACT relative to municipal land use regulation for manufactured housing and subdivisions.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 Local Land Use Planning and Regulatory Powers; Manufactured Housing. Amend RSA 674:32, I to read as follows:

I. Municipalities shall afford reasonable **and realistic** opportunities for the siting of manufactured housing **and manufactured housing parks and subdivisions**, and a municipality shall not exclude manufactured housing **and manufactured housing parks and subdivisions** completely from the municipality by regulation, zoning ordinance or by any other police power. A municipality which adopts land use control measures shall allow, in its sole discretion, manufactured housing to be located on individual lots in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, or in manufactured housing parks and subdivisions ~~[created for the placement of manufactured housing on individually owned lots]~~ in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, or in all 3 types of locations. Manufactured housing located on individual lots shall comply with lot size, frontage requirements, space limitations and other reasonable controls that conventional single family housing in the same district must meet. No special exception or special permit shall be

required for manufactured housing located on individual lots or manufactured housing subdivisions unless such special exception or permit is required by the municipality for single family housing located on individual lots or in subdivisions. Municipalities permitting manufactured housing parks shall afford *reasonable and* realistic opportunities for the development and expansion of manufactured housing parks. In order to provide such realistic opportunities, lot size and overall density requirements for manufactured housing parks shall be reasonable.

2 Effective Date. This act shall take effect 60 days after its passage.

If the Builder's Remedy is Awarded - RSA 674:61, III.

In the event the decision of the court or referee grants the petitioner a judgment that allows construction of the proposed development or otherwise orders that the proposed development may proceed despite its nonconformance with local regulations, conditions, or restrictions, the court or referee shall direct the parties to negotiate in good faith over assurances that the project will be maintained for the long term as workforce housing. The court or referee shall retain jurisdiction and upon motion of either party affirming that negotiations are deadlocked; the court or referee shall hold a further hearing on the appropriate term and form of use restrictions to be applied to the project.

Also currently in the senate house is

HOUSE BILL 1291

HB 1291 - AS INTRODUCED

24-2134

10/02

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Four

AN ACT relative to accessory dwelling unit uses allowed by right.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 Accessory Dwelling Units; Definition. Amend RSA 674:71 to read as follows:

674:71 Definition. As used in this subdivision[,]:

I. "Accessory dwelling unit" means a residential living unit that is [within or attached to] located on a lot containing a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation

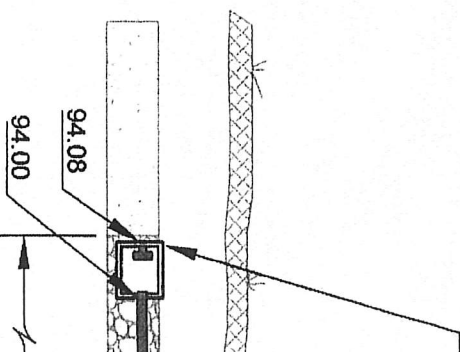
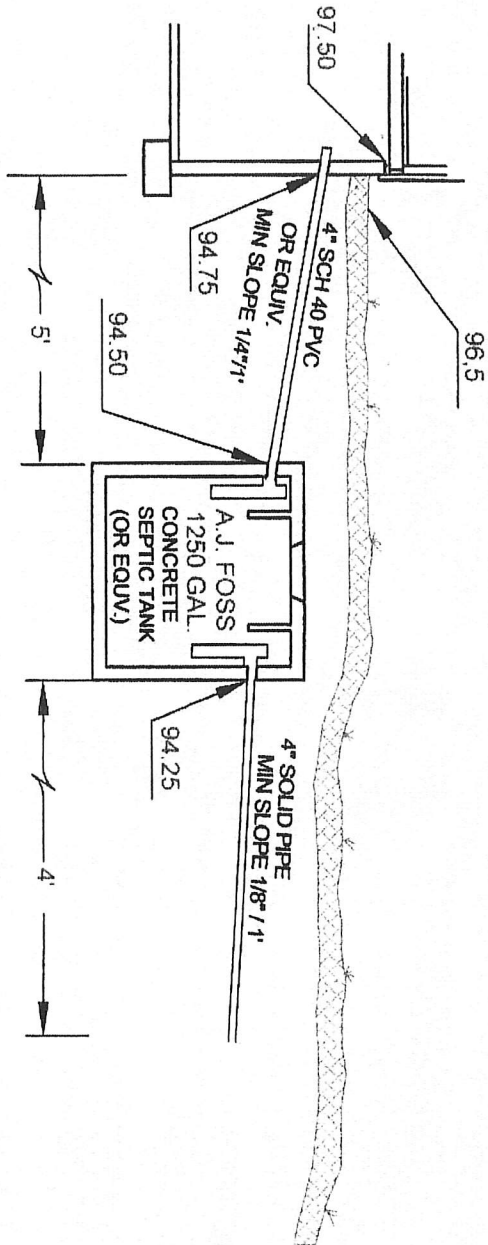
on the same parcel of land as the principal dwelling unit it accompanies.

Accessory dwelling units

may be constructed at the same time as the principal dwelling unit.

II. "Attached unit" means a unit that is within or physically connected to the principal dwelling unit, or completely contained within a preexisting detached structure.

III. "Detached unit" means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.



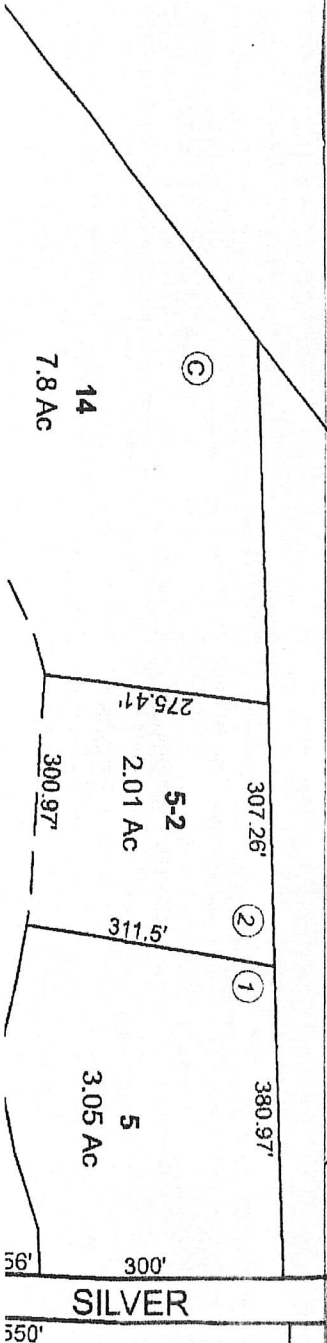
INLET BAFFLE SHALL PENETRATE AT LEAST 8 INCHES BELOW THE LIQUID LEVEL BUT IN NO CASE GREATER THAN THE DEPTH OF THE OUTLET BAFFLE.

OUTLET BAFFLE SHALL EXTEND TO A DISTANCE BELOW THE SURFACE OF THE LIQUID EQUAL TO 40% OF THE LIQUID DEPTH.

PROFILE OF DISPOSAL SYSTEM

NOT TO SCALE

REMOVE
COMPAC
CLEAN S



Wetlands have been
Randy R. Orvis C.W.



Map: 000001

Lot: 000002

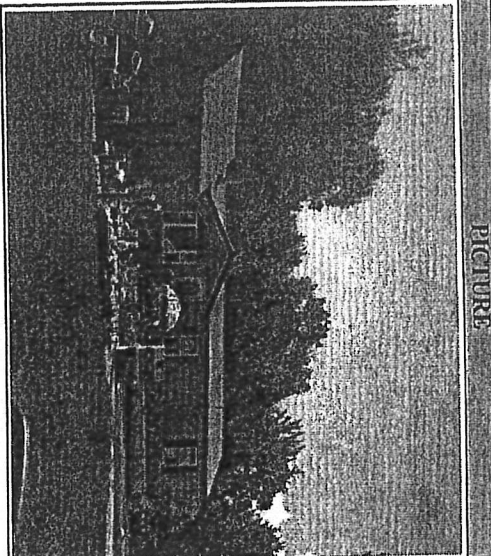
Sub: 000000

Card: 1 of 2

470 SILVER ST

MIDDLETON

Printed: 08/16/2022



PICTURE

OWNER
GUNNISON, DOUGLAS
 GUNNISON, LORRI
 470 SILVER ST.

FARMINGTON, NH 03835
 Account Number:

TAXABLE DISTRICTS
 District Percentage

PERMITS

Date	Project Type	Notes
07/29/20	NEW BUILDING	NEW HOME - MFG
05/25/17	ALTERATION	PROPANE
09/22/08	REPAIR	REPLACEMENT/REPAIR

Model: 1.00 STORY FRAME MHD

Roof: GABLE OR HIP/PREFAB METALS

Ext: VINYL SIDING

Int: DRYWALL

Floor: CARPET

Heat: OIL/FA DUCTED

Bedrooms: 3 Baths: 2.0

Extra Kitchens:

A/C: Yes 100.00 %

Quality: A0 AVG

Com. Wall:

Size Adj: 0.9682

Base Rate: MHD 58.00

Bldg. Rate: 1.0069

Sq. Foot Cost: \$ 58.40

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	299	0.10	30
FFP	FST FLR FIN	1620	1.00	1620
SLB	SLB	1620	0.00	0
GLA:	1,620	3,539		1,650

2018 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 96,360

Year Built: 1996

Condition For Age: GOOD 36 %

Physical:

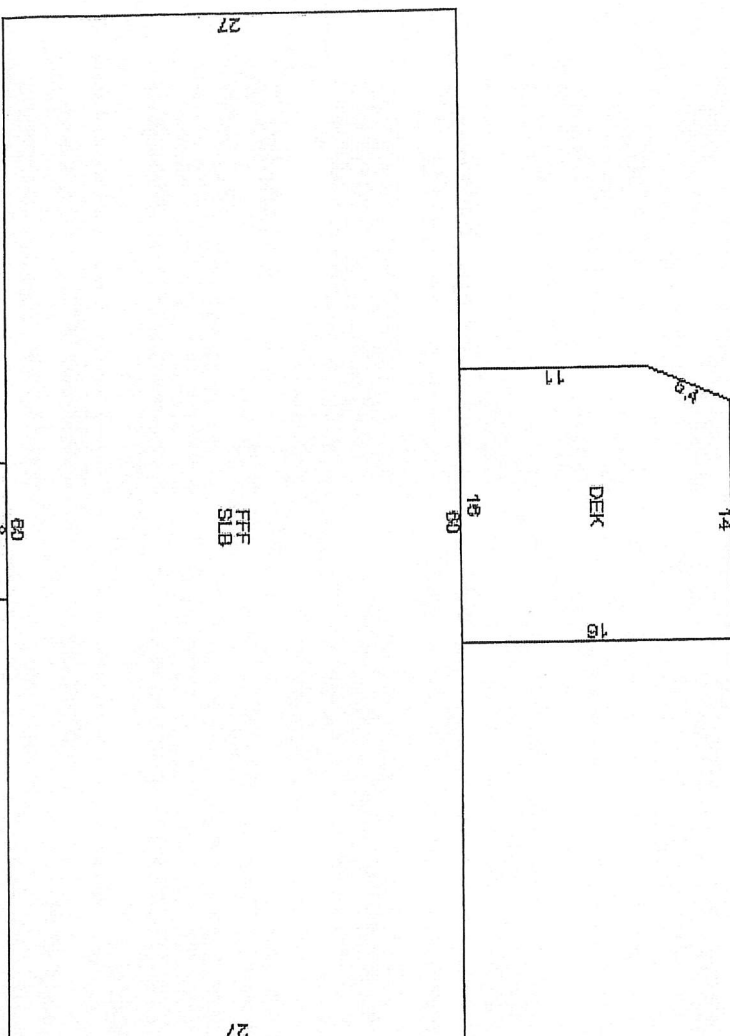
Functional:

Economic:

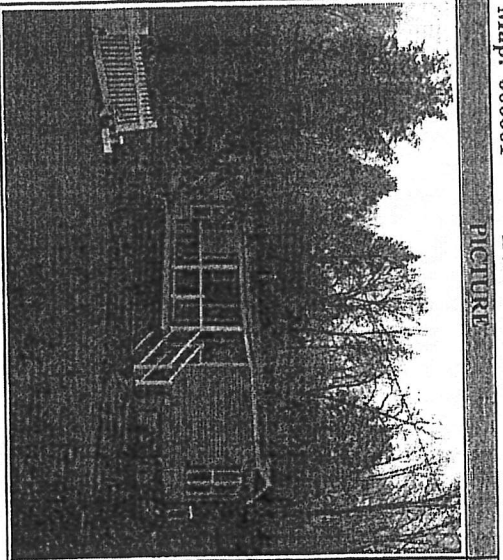
Temporary:

Total Depreciation: 36 %

Building Value: \$ 61,700



8	8
DEK	DEK
3	3



OWNER
GUNNISON, DOUGLAS
 GUNNISON, LORRI
 470 SILVER ST.
 FARMINGTON, NH 03835

Account Number:

Date Project Type

Notes

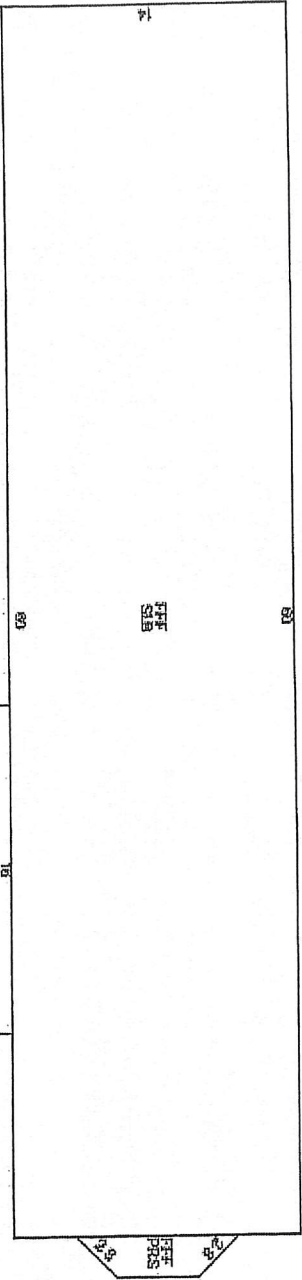
PERMITS

TAXABLE DISTRICTS
 District Percentage

Model: 1.00 STORY FRAME MH
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: WALL BOARD
 Floor: LAMINATE/VINYL
 Heat: GAS/FA DUCTED
 Bedrooms: 2 Baths: 1.0
 Extra Kitchens:
 A/C: No
 Quality: A1 AVG+10
 Corn. Wall:
 Size Adj: 1.0860
 Base Rate: MHS 58.00
 Bldg. Rate: 1.0512
 Sq. Foot Cost: \$ 60.97

BUILDING SUB-AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	852	1.00	852
SLB	SLB	840	0.00	0
OPF	OPEN PORCH	128	0.25	32
PRS	PIER	12	-0.05	-1
GLA:	852	1,832		883



2018 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 53,837
Year Built:	2021
Condition For Age:	AVERAGE
Physical:	-10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	-10 %
Building Value:	\$ 59,200

OWNER INFORMATION

GUNNISON, DOUGLAS
GUNNISON, LORRI
470 SILVER ST.
FARMINGTON, NH 03835

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

LISTING HISTORY

04/08/22 DMVL
04/06/21 RWPR
11/05/19 JBVE
03/11/19 INSP
03/27/18 JBPR
09/18/15 DMVM
07/12/15 INSP
04/23/09 DMPR

NOTES

TAN;SKYLINE, R33-ELEC MH GUTTED&REBILT;TILE; PAST MIL TON TOWN LINE; 9/15 NOH; DNP UN-TO COVERING OIL TANK; EST FPL; 03/18 SMALL LP TANK ADDED; NC TO EXT; 11/19; NOH & POSTED=EST; 4/21; POSTED, NOH; EST NC; 4/22; PU NEW MH CARD #2;

PARCEL FEATURES VALIDATION

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12		171	10.00	60	1,477	
SHED-WOOD	144	12 x 12		171	10.00	60	1,477	PIG SHELTER
GARAGE-1.5 STY	576	24 x 24		88	34.00	60	10,340	
POOL-ABOVE GROUND	432	24 x 18		97	6.00	60	1,509	ROUND
SCREENHOUSE	144	12 x 12		171	14.00	50	1,724	
SHED-WOOD	180	12 x 15		149	10.00	50	1,341	ATT TO GAR
DECK	48	12 x 4		393	7.00	50	660	1TT TO 12X12
CABIN	352	32 x 11		105	25.00	60	5,544	NEXT TO ROAD
SHED-WOOD	48	6 x 8		393	10.00	30	566	NEXT TO ROAD
DECK	120	10 x 12		193	7.00	50	811	ATT TO 32X11
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000	EST
							28,400	

MUNICIPAL SOFTWARE BY AVITAR

MIDDLETON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	\$ 61,700		\$ 28,400
		Parcel Total:	\$ 152,500
2021	\$ 61,700		\$ 28,400
		Parcel Total:	\$ 152,500
2022	\$ 61,700		\$ 28,400
		Parcel Total:	\$ 211,700

(Card Total: \$ 152,500)

LAND VALIDATION

Zone: RURAL RESIDENTIAL Minimum Acreage: 5.00 Minimum Frontage: 200

LAST REVALUATION: 2018

Site: AVERAGE Driveway: PAVED Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DW'ay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	5,000 ac	62,000	E	100	100	100	100	100	100	62,000	0	N	62,000	
IF RES	0.200 ac	x 2,000	X	100				95 - MILD	100	400	0	N	400	
	5.200 ac									62,400			62,400	