



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

Zoning Board of Adjustment

ZONING BOARD OF ADJUSTMENT Meeting

January 21, 2025 6:30 p.m.

Middleton Old Town Hall
200 Kings Highway
Middleton, NH 03887

These minutes serve as the legal record of the meeting and are in the form of an overview. 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.

DRAFT: These minutes are strictly a draft copy and are awaiting amendment or approval at a subsequent, duly noticed public meeting. Amendments to these minutes will be noted in the minutes of said meeting. This draft is available for public review and the approved copy will be posted on the Town of Middleton website.

Meeting Called to Order by Chair Therriault at 6:32 p.m.

Roll Call

Members Present: Charles Therriault (Chair)
Jim Keegan (Vice-Chair)
Linda Adamo
Tim Cremmen (BOS Liaison)

Members Absent: Dan Saliga
Lorri Gunnison

Public Present: None

Pledge of Allegiance

Attachments

Agenda
Email from NHMA counsel
Proposed Amendments to ZO from Planning Board

Review of Minutes

L. Adamo made a motion to accept the minutes from the December 17, 2024 meeting.

C. Therriault seconded the motion.

Motion passed.

Old Business

Election of Officers

It was decided to wait until the next meeting when all Board Members are present to vote for Chair and Vice Chair.

CEO Invitation to ZBA Meetings

T. Cremmen will extend an invitation to the Code Enforcement Officer requesting his attendance at meetings, particularly when there is a hearing for an applicant appeal. He will send the invitation two weeks in advance.

Duguay Application Case #2024-05

L. Adamo asked if anyone has heard from D. Duguay concerning their prior request for an appeal.

The Chair sent a notice to the applicant in November saying their case was dismissed because they failed to appear. The ZBA has not heard back from them.

New Business

Permissive Zoning Ordinance – NHMA Legal Opinion

C. Therriault referenced the email from the NHMA Legal Department. Their opinion is that Middleton has a permissive zoning ordinance. This means if something is not permitted in the Zoning Ordinance then it's prohibited.

There was discussion about the need for Alternate Board Members. Frustration was expressed that although residents are often vocal in their dissatisfaction with town government, they are not interested in participating on boards and committees to help improve it. Specific instances were brought up.

L. Adamo said most people don't appreciate how close we are to our local government in New Hampshire or that they can play an active role.

J. Keegan said people complain they have no say in what happens. They don't want to get involved or even come to meetings to voice their opinion. When they do, it's often to criticize the volunteers who are trying to make things better.

T. Cremmen said tomorrow (January 22) is Filing Day. People can run for various committees and boards. There is a full list of available positions on the Town website.

There was discussion about the voting process and deadlines.

Year End Review

Each department, board and committee submits a year end review for the annual report. The deadline for submission is January 31.

The members discussed what they would like to see in the report for the ZBA.

T. Cremmen said he has a program that can help by summarizing the content of the videos taken at meetings.

R. Willis said she will put a draft together and send it to the members for their input and approval.

There was discussion about the upcoming vote on recommended changes to the Zoning Ordinance and about working on proposing changes for next year.

R. Willis said she will send the draft of the proposed warrant articles from the Planning Board summarizing changes to the board members.

Motion to Adjourn

J. Keegan made a motion to adjourn at 7:05 p.m.

L. Adamo seconded the motion.

Motion passed.

Respectfully submitted,

Robin Willis
Administrative Clerk

DRAFT