



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

PLANNING BOARD MEETING & HEARING MINUTES
Middleton Old Town Hall
200 Kings Highway
Middleton, NH 03887

February 13, 2025 at 6:00 p.m.

These minutes serve as the legal record and are in the form of an overview of the Planning Board 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 6:03 p.m.

Pledge to the Flag

Roll Call

Members present: John Mullen, (Chair), Christine Maynard (Vice Chair), John Quinn (SLVD Rep), Roxanne Tufts-Keegan (BOS Rep), Kate Buzard (Alternate)

Attachments

Sign in Sheet
Building Permit Report for January 2025
Agenda

J. Mullen reopened the Public Hearing for the Hertel Subdivision at 6:08 p.m.

Raed Hertel Family Trust Major Subdivision
Map 8, Lots 11 & 14 Pinkham Road

J. Mullen went over the information that was noted as missing at the previous meeting with the applicant, and confirmed it has since been provided.

K. Buzard asked to have “purpose of this plan is to show a conceptual subdivision...” modified to take out the word conceptual.

R. Tufts-Keegan made a motion the Hertel subdivision be approved with the condition the word conceptual be removed from the description.

C. Maynard seconded the motion.

Motion carried.

Approval of Minutes

R. Tufts-Keegan made a motion to approve the minutes from the 2025-01-16 Planning Board Meeting.

C. Maynard seconded the motion.

Motion carried.

Budget Review

Board Members discussed the fees that have been incurred for the Strafford Regional Planner. They are necessary for legal assistance needed to create and review the Warrant Articles for proposed changes to the Zoning Ordinance.

R. Tufts Keegan talked about how and why cuts were made to the budget.

J. Mullen explained how important it is to have funds for legal assistance. The Planning Board would like to make additional improvements to the Zoning Ordinance. They also discussed implementing effective changes to the current Impact Fee Article. This will require legal assistance to do correctly and there will be a cost to create and administer them.

There was discussion about presenting the need for money for legal expenses to residents at Town Meeting.

K. Buzard said the current Impact Fee Article is not effective. She said the Town should be collecting impact fees on the recent major subdivision projects. The Town is not collecting funds to offset repairs that will be necessary because of these subdivisions.

C. Maynard said the financial impact isn't incurred until a building goes up and people move in, not when the land is subdivided.

There was discussion about possible ways to assess and enforce impact fees, specifically who should pay and how they will be administered.

There was discussion about the possible impact of families moving into Town on the school.

R. Tufts-Keegan asked if they can limit the number of Building Permits issued.

C. Maynard talked about growth management plans and what other towns are doing. She talked about what the consultant on impact fees, who came to a previous meeting, said.

There was discussion about what "changes in land use" means relative to impact fees.

R. Tufts-Keegan said there was a report that indicates the population of children in New Hampshire is decreasing.

C. Maynard said that's New Hampshire as a whole, not Middleton.

R. Tufts-Keegan said the amount of budget increase the school asked for that the residents recently approved is significantly more than what the Town is asking for. She suggested the school should have the same 2% tax cap the Town has.

K. Buzard said they need to base comparisons of other towns to Middleton on towns of a similar tax evaluation and population.

There was discussion about what towns those would be.

Member Comments

K. Buzard said the CEO confirmed you do not need a building permit to replace a window with one that is the same size.

K. Buzard said the Building Code is difficult to navigate.

There was discussion about the “housing crisis” and how density is increasing in surrounding towns.

R. Tufts-Keegan said Middleton is not able to sustain what they have now.

C. Maynard said Covid had a huge impact on people moving north.

R. Willis mentioned she has not heard from C. Allard or L. Melanson concerning the progress on their family compounds. They have until April 10 to update the Board.

J. Mullen gave an update on revisions to the form of the warrant articles that will be on the ballot in March.

J. Mullen reminded everyone that this is his last meeting on the Planning Board. He thanked the Board for all their hard work. He said he has enjoyed working with everyone and will miss them. He will be available for questions.

The next meeting is scheduled for March 13, 2025.

R. Tufts-Keegan made a motion to adjourn the meeting at 7:07 p.m.

C. Maynard seconded the motion.

Motion carried.

Respectfully submitted by:

Robin Willis



Town of Middleton

RW

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

AGENDA

Regular Meeting

Thursday, February 13, 2025, 6:00 PM

MIDDLETON OLD TOWN HALL

200 KINGS HIGHWAY

1. Call to Order
2. Pledge Allegiance
3. Roll Call by the Chair
4. Continuation Review of the Hertel Sub-Division Application, Map 8-11 & 14
5. Review of Minutes
 - a) January 16, 2025
6. Budget Review
7. Members' Comments
8. Call for Adjournment

*Bids Rem + Rpt
Melanson / Allard
✓ Alidas*

Next Regular Scheduled Meeting: Thursday, March 13, 2025, 6:00 PM

TOWN OF MIDDLETON

Permits Issued

Permits Issued With Approved Date Between 01/01/2025 And 01/31/2025 Sorted by PID

Permit Type	Permit Number	Permit Status	Location: 46 SHORE DRIVE	Proj. Date: 01/23/25
PID: 000005 000099 000000 Project: ALTERATION -- GENERATOR				
ELECTRICAL PERMIT	E-25-02		Owner Phone: 6034264759	
	Applicant:		Added	01/23/25
	Contractor: OLBERG ELECTRIC		Expires	01/23/26
			Fee	\$ 100.00
			Est. Cost	\$ 0.00
GAS PERMIT	G-261		Applicant Phone: 6037551391	
	Applicant:		Contractor Phone: 6037551391	
	Contractor: IRVING		Added	01/23/25
			Expires	01/23/26
			Fee	\$ 80.00
			Est. Cost	\$ 0.00
PID: 000008 000006 000008 Project: NEW BUILDING -- SINGLE FAMILY 1556 LIVING				
			Location: PINKHAM ROAD	Proj. Date: 01/16/25
Permit Type	Permit Number	Permit Status	Owner Phone: 6035077534	
BUILDING PERMIT	2944		Added	01/16/25
	Applicant: KYLE CUTTER		Expires	01/16/26
	Contractor: COASTLINE EARTHMOVERS LLC		Fee	\$ 3,270.40
			Est. Cost	\$ 0.00
PID: 000012 000038 000000 Project: ALTERATION -- REPLACE FAILED METER SOCKET				
			Location: 4 AVON LANE	Proj. Date: 01/08/25
Permit Type	Permit Number	Permit Status	Owner Phone: 6035072067	
ELECTRICAL PERMIT	E-25-01		Added	01/08/25
	Applicant:		Expires	01/08/26
	Contractor: STEVE PORTER		Fee	\$ 50.00
			Est. Cost	\$ 0.00

Permits Issued

Permits Issued With Approved Date Between 01/01/2025 And 01/31/2025 Sorted by PID

PID: 000022 000003 000003 **Project:** NEW BUILDING -- 28X30 HOME WITH FINISHED **Location:** 62 POND ROAD **Proj. Date:** 10/07/24

Permit Type	Permit Number	Permit Status	Owner	Owner Phone: 6084445896	Approved	Expires	Fee	Est. Cost
PLUMBING PERMIT	PL-25-01		NASS, STEPHEN		01/31/25	01/31/26	\$ 110.00	\$ 0.00
Applicant:			Applicant Phone:					
Contractor: JEFF ROUTHIER			Contractor Phone: 6033656929					

Summary of Permits: **Total of Estimated Costs: \$ 0.00**

Permit Type	Count	Fees Collected	Estimated Cost
BUILDING PERMIT NEW BUILDING	1 <i>1</i>	\$ 3,270.40 \$ 3,270.40	\$ 0.00 \$ 0.00
ELECTRICAL PERMIT ALTERATION	2 <i>2</i>	\$ 150.00 \$ 150.00	\$ 0.00 \$ 0.00
PLUMBING PERMIT NEW BUILDING	1 <i>1</i>	\$ 110.00 \$ 110.00	\$ 0.00 \$ 0.00
GAS PERMIT ALTERATION	1 <i>1</i>	\$ 80.00 \$ 80.00	\$ 0.00 \$ 0.00
Total	5	\$ 3,610.40	\$ 0.00



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

MEETING SIGN-IN

February 13, 2025

Old Town Hall 6:00 p.m.

Please Print Legibly

Name	Address	Phone/E-mail (optional)
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David D. Grosjean

Jeff Harte

Wanda + Stephen Rawlinson



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Next Regular Scheduled Meeting: Thursday, March 13, 2025, 6:00 PM

Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

Office of the Planning Board

Planning Board Public Meeting/Hearing Notice
Thursday, February 13, 2025
6:00 p.m.

**PLEASE NOTE: THIS IS A CHANGE IN THE PLANNING BOARD'S
PREVIOUSLY POSTED MEETING TIME FROM 6:30 P.M. TO 6:00 P.M.**

Middleton Old Town Hall
200 Kings Highway
Middleton, NH. 03887

You are hereby notified of a Public Meeting/Hearing to be held on Thursday, February 13, 2025. This is the Planning Board's regular meeting and the continuation of the Public Hearing for a Subdivision of Tax Map 8, Lots 11 and 14 on Pinkham Road by the Raed Hertel Family Trust.