

Approved 5/12/25

## PLANNING BOARD MEETING & HEARING MINUTES

Middleton Old Town Hall

200 Kings Highway

Middleton, NH 03887

**May 8, 2025 at 6 p.m.**

**Meeting called to order** by Christine Maynard at 6:07 p.m.

### **Pledge to the Flag**

### **Roll Call**

Members present: Christine Maynard (chair), Kate Buzard (vice chair) and John Quinn (SLVD rep.)

### **Attachments**

SolSmart introduction, guidance & template, best practices review & recommendations

### **Hearing**

**C. Maynard** opened the hearing on the Hertel/Rawlinson Lot Line Adjustment at 6:07 p.m.

Jeff Hertel, who represents the Raed Hertel Family Trust, said the adjustment was to add about 10 acres from Map 8 Lot 11-9 to Lot 50-7, owned by Wanda & Stephen Rawlinson, of Eastman Drive. He added that wanted a buffer to their two-acre property, which would grow to about 12 acres, if approved.

**J. Hertel** said this would require two conditions: to have the setbacks recorded on the property and have the original plans resubmitted. He added this exchange expands an existing lot, rather than creating a new one or asking for a sub division. The sale would undergo a title search as part of the closing process.

**K. Buzard** motioned to accept the lot line adjustment as submitted with the two stipulations. It was seconded by **J. Quinn** and passed unanimously.

The hearing remained open until 7:01 p.m., but there was no more public comment or discussion on the matter.

### **Residential Beauty Salon**

Katelin Ouimette, of Elaine Road, asked for information about establishing a one-chair hair salon at her home. She added the house, which she and her husband, purchased from her

grandparents, previously had a salon. It was her dream to operate it since she grew up in town.

**K. Ouimette** said she spoke to the Code Enforcement Officer, who could not issue her a certificate of occupancy because the property is under conveyance as it is part of Sunrise Lake Lands Association.

She said a neighbor was granted a certificate of occupation to operate an in-home salon in 2018.

**K. Buzard** asked for a copy of the deed to determine whether it included the conveyance. She added she would have to abstain from any action as she is an abutter of the property.

**C. Maynard**, who serves as an officer of SLLD, said the association voted not to approve the salon since the Sunrise Lake District isn't zoned for businesses, only residential structures. She added they did so to remain fair and follow their conveyance and town ordinance.

**K. Buzard** said the town cannot override the association's conveyance.

**J. Quinn** said people will start and continue to seek forgiveness, rather than ask permission, which is a bad precedent. He agreed the town cannot force the matter.

**K. Buzard** said Ouimette could plead her case with the SLLD.

**C. Maynard** said the board meets before their annual meeting and she could put Ouimette on the agenda. She added the annual meeting is scheduled for May 24 at 10 a.m. on the beach along Lakeshore Drive.

**K. Ouimette**, who is a certified cosmetologist, said she could attend the meeting. She added without a means to pursue her salon, she may have to move from her family home.

**C. Maynard** said this is a case if buyer beware. She added town action could open the community to liability, but civil action is possible.

### **SolSmart**

**K. Buzard** said she would like to look into the recommendations from SolSmart to improve the town's recently amended Solar Collections Systems ordinance.

SolSmart is a national program that helps local governments reduce barriers to solar energy use.

**K. Buzard** said SolSmart reviewed the solar ordinance and had recommendations how to possibly clarify it. She added some of the seven suggestions involve adding more definitions, clarifying the height requirements of arrays and allowing rooftop panels.

The Select Board approved the amendments to the Zoning Ordinance after residents voted in March. The new completed ordinance has not been published yet.

**K. Buzard** said she will draft changes for the consideration by the Planning Board and the town.

**C. Maynard** said the town and the school district should look for grants or programs to help use solar panels to offset the cost to power municipal and school buildings.

### **Zoning Ordinance**

**C. Maynard** said she drafted a letter asking Strafford Regional Planning Commission to help clarify the fencing ordinance since residents declined to accept the proposed amendment in March. She added voters may not have been aware this would have affected the lake district or why 42-inch fences are the current maximum height in affected areas.

**K. Buzard** said the existing ordinance allows abutters and neighbors to comment on fences which could obstruct their view. She added this keeps options open.

**C. Maynard** also wanted to ask about how to enforce the new ordinance on private campgrounds, which would not impact existing sites unless changes occur.

**J. Quinn** suggested amending permits to establish a paper trail of private campsites to assist residents, visitors and officials. This would create a list of exempted properties and

**K. Buzard** recommended asking the N.H. Municipal Association as the town has access to their services.

### **Approval of Minutes**

**J. Quinn** motioned to accept the minutes from April 10, 2025 as submitted. **K. Buzard** seconded it and they were unanimously approved.

**The Next Meeting** is scheduled for Thursday, June 12, 2025 at 6 p.m. in the Old Town Hall as a joint session between the Planning Board, the Zoning Board of Adjustment and the Code Enforcement Officer.

**C. Maynard** said the Planning Board will run the session.

### **Adjournment**

**K. Buzard** motioned to adjourn at 7:46 p.m. **J. Quinn** seconded and the motion passed unanimously.

Respectfully submitted by John Quinn