



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

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

February 12, 2026 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.

Attachments

Planning Board Meeting Agenda
Proposed Amendments to Middleton Zoning Ordinance for 2026
Zoning Ordinance Summary Form
Draft of Rules of Procedure
Draft of Waiver for Building on Private or Class VI Roads

Meeting called to order by Christine Maynard at 6:00 p.m.

Pledge of Allegiance

Roll Call

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

Approval of Minutes

K. Buzard suggested amending the meeting minutes from January 29, 2026 to remove the comment that the Land Use Inquiry Form "is useful but should not be part of the Board's Rules of Procedure" on page 3. She said whether to add the form to the Rules of Procedure requires further discussion..

R. Tufts-Keegan made a motion to approve the January 29, 2026 meeting minutes as amended.

J. Quinn seconded the motion.

Motion carried.

Code Enforcement

There was discussion about the Code Enforcement Officer's attendance at Planning Board meetings. **R. Tufts-Keegan** suggested he come to at least one meeting per quarter.

K. Buzard said the authority of the CEO as it pertains to the Zoning Ordinance should be reviewed. The Town no longer has a Building Ordinance as it was overwritten by the State Code.

C. Maynard said the CEO is updating the Building Permit form regarding fences.

J. Quinn suggested the CEO be on the agenda for the next meeting.

R. Tufts-Keegan said in the past, the Selectboard has approved fees after the Planning Board reviewed them.

There was discussion about who should be giving input on updates and changes to the building permit process. It was agreed it is important that affected departments be involved, or at minimum, kept informed.

C. Maynard said it would be helpful to have another joint meeting with the Planning Board, Zoning Board of Adjustment and CEO. This is particularly important considering the number of zoning laws being changed by the State.

There was discussion about an article in NHMA's Town & City Magazine and Strafford Regional Planning's opinion that there is significant push back from Towns on these changes.

Zoning Amendment Summary Form

The Board discussed the Zoning Amendment Summary Form **J. Quinn** created and how best to distribute it.

Rules of Procedure

Requirements and changes discussed at prior meetings were finalized and additional suggestions were made. The Board decided to take out sections in the Rules of Procedure that are redundant because more detailed information is available in the Development Regulations. The section on training recommendations for Board members will be changed from "shall" to "strongly encouraged."

C. Maynard reviewed the procedures for submitting a land use inquiry and cited examples of why this recently implemented procedure is helpful to everyone.

It was agreed the seven-day notice requirement to review general questions from the public relating to land will stay as a guideline. It was noted the Chair has discretion in enforcing that timeframe. This does not apply to applications because there are strict requirements for that process under the law.

Current posting notice requirements were discussed. It was noted RSA 675:7 was amended to allow notices be posted on a town website instead of a newspaper, provided certain criteria are met.

R. Tufts-Keegan suggested making the format of the document more consistent throughout (i.e., numbering, lettering, bullet points).

The question of whether the law addresses how long a public hearing must remain open was discussed.

C. Maynard said according to an internet search, there does not appear to be any minimum duration requirement for a public hearing. It also confirms the notice requirements the Board previously discussed. She said the Board could determine its own minimum duration requirement and include it in the Rules of Procedure.

There was discussion about Joint Meetings and Hearing procedures when other Towns and/or other Boards would be affected or should otherwise be consulted.

K. Buzard cited a theoretical situation concerning a lot that is in both Middleton and Milton where it would be appropriate to notify Milton if a Public Hearing was held. She also talked about a subdivision involving the Town of New Durham.

J. Quinn said some situations may involve another Town's Zoning Board of Adjustment. He added there may be situations when other types of Boards, not limited to land use, may need to be involved, for example, a School Board.

There was discussion about laws concerning matters of Regional Impact.

It was decided the Clerk will make the changes discussed and bring an updated draft of the Rules of Procedure to the next meeting for the Board to vote on.

Updating the written copy of the Development Regulations with the recently approved changes was discussed. **K. Buzard** said she is anxious to see this done because there are several more changes she would like to go over with the Board.

The Building Permit form, changes recommended by the CEO and the CEO's legal authority were discussed; the Clerk will invite the CEO to the next Planning Board meeting.

K. Buzard said she will bring documentation to the next meeting that includes language explaining why permitting all fences over six feet is encouraged.

C. Maynard said the next meeting will be after the town vote on March 10 so the Board will know the results which will affect planning going forward. It will be a good time to have the CEO at a meeting. In addition, to changes to the Zoning Ordinance, regulations on fencing need to be discussed and solidified.

K. Buzard said it's important a hearing before the ZBA is required when a variance is needed so abutters can voice their opinion on how a fence would affect them.

C. Maynard said there are considerations specific to the village. There was discussion about whether the building permit form should identify what zone a property is in.

The difference between the "Village" and the "Sunrise Lake District" was reviewed. The Village was created to financially support the dam. Properties in the Village pay an additional amount of property tax. The Sunrise Lake District is a zoning district. Those properties have land use restrictions that are detailed in the Zoning Ordinance.

K. Buzard outlined some steps that should be taken now to start updating the Master Plan. The relationship between the Master Plan and Capital Improvement Plan was reviewed.

There was discussion about the need to learn how to apply impact fees.

There was discussion about consistently formatting the pages and Table of Contents in various documents the Planning Board maintains.

The Clerk presented a draft Waiver for Building on Private and Class VI Roads. **R. Tufts-Keegan** suggested **C. Maynard** have counsel review the form. The Board needs to determine, taking into consideration recent changes in the law, if a policy for building on roads that are not maintained by the Town can be created.

The need for a system to check whether a property is on a Private or Class VI road, verifying a waiver was signed and recorded, and what zone it is in before a building permit is issued was discussed.

Building Permit Reports for January 2026 and year to date 2025 were reviewed. There were 15 new builds in 2025.

Adjournment

K. Buzard made a motion to adjourn the meeting at 7:28 p.m.

R. Tufts-Keegan seconded the motion.

Motion carried.

The next regular meeting is scheduled for March 12, 2026 at 6:00 p.m.

Respectfully submitted by
Robin Willis



Town of Middleton

RW

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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.

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Respectfully submitted by:
Robin Willis



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

FOR OFFICE USE ONLY

Issue Date: _____

Expiration Date: _____

Permit #: _____

Cash Check # _____

Amount \$ _____

Application fee is required for any application regardless of approval before processing

Work performed prior to getting a permit will result in double permit fees

Please allow up to 14 days for permits to be processed. Additional time may be needed if more information is needed to complete the permit or contacts cannot be reached.

Demo, Electrical, Gas, and Plumbing permits are all separate permits

Once a permit has been processed you will be notified by phone and or email.

Prior to occupancy water tests must be submitted (when using private well)

NH approved septic design needed before new home construction

Make sure you are familiar with all zoning ordinances for your project as those not in compliance will be denied

Denials can be appealed with the zoning board with supporting documents and denial for original permit

Incomplete permit applications may be denied if insufficient documentation is not provided

Setbacks are 50 ft from any public or private road and 20 ft from other sidelines some exceptions apply

Max building height 35 ft rural residential 24 ft in the ~~village district~~

Septic must be 75 ft from any surrounding well

Projects located within 250 ft of water must contact the state and apply for a shoreland permit with them and the town if the state says its needed permit by notification included

Examples of projects requiring a permit

- Any living on non-living space structures
- Siding
- Roofing
- Windows/ door replacements where structure is modified
- Alterations where rough structure, electrical, gas or plumbing is changed
- Porches
- Decks
- Walls over 42"
- Insulation replacement over 200 sq. ft.
- Sheds over 120 sq. ft.
- Fences over 42"
- Pools and spas
- Demolition
- Shoreland

List is not all inclusive some exceptions may apply

Necessary Items for permit processing

Items need to process permits but not limited to are:

- All areas of permit filled out correctly
- All signature areas filled out by the **PROPERTY OWNER**.
- Drawings, surveys, pertinent documents, sketch of property. These are all examples of but not limited to things that are needed when submitting a permit
- Permits not paid for and picked up will be voided and destroyed after 45 days

It is the responsibility of the property owners, contractors and technicians to get the required permits submitted and processed before work and work has begun. Failure to do so will result in additional fees and delays. Work **MUST** be started within **3 months** of the permit being issued. All inspections must be requested well in advance allowing for part time inspections schedule.

Inspections that may be needed, but not limited to are the following:

- Footings/Foundation
- Rough inspections
- Insulation
- Drywall
- Gas
- Finals/ Certificate of occupancy

Make sure you are requesting inspections failure to do so may result in a work stoppage request

Inspections are performed on a part time basis and require advance notice in most cases please request inspections by phone, email or txt

Building Permit Application

Location of construction (Address): _____

Property owner: _____

Email if available: _____

Phone numbers: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Contractor: _____

Phone numbers: _____

Email if available: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Estimated cost: _____ Sq. Ft. of construction: _____

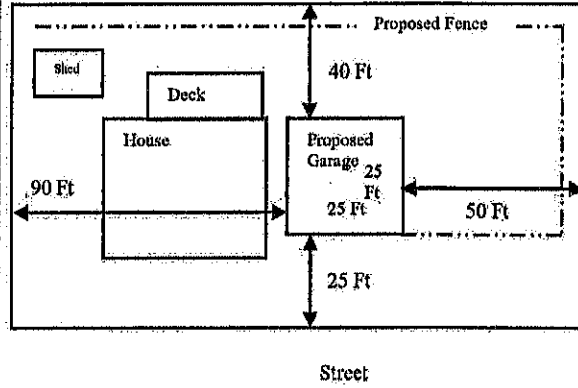
Type of construction being done for permit and brief description (please list all):

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



Signature of Property Owner

Date

Middleton NH Valuation + Fee Schedule

Value calculation:

Residential Building Permit	\$100 per square foot
Non-livable structures covered porches	\$60 per square foot
decks/sheds not on foundations	\$35 per square foot
Manufactured homes	Bill of sale required from company
Commercial Structures	Copy of cost of construction contract

Example: 2000 square ft. x \$100= \$200,000 divided by 1000= 200x\$10.00=\$2000
(additional fees not included in calculation)

Fees:

Building permit	\$50 plus \$10.00 per \$1000 of calculated value
Permit renewal fee	\$50 each
Building inspections	\$30 each
Electrical	\$50 plus \$50 for each inspection
Plumbing and gas	\$50 each and \$30 per each inspection
re-inspections	\$30 each electrical is \$50 each
Pool	\$50 plus \$30 per inspection (electrical is separate)
Demo	\$50 flat fee
Shoreland Permit	\$50 Flat fee
Stop work order	\$200.00 fee

All expected fees must be paid before receiving your permit

Acknowledgement

It is the responsibility of the owner and technicians to obtain permits prior to work. The permit/permits must be posted in a conspicuous location. Permits not displayed can result in a stop order with associated fees.

Any deviation from the original submitted permit requires an amendment to be submitted and approved.

Permits expire 1 year from creation. However, permits can be extended an additional year, if needed, if requested prior to the permit expiration date. Fee required.

Any false statements submitted in the application can be grounds for the permit to be revoked and possibly even legal action taken if necessary.

You may proceed with the work applied for once the permit application is approved. **ALL PERMITS ARE NON TRANSFERABLE**

Signature of Property owner

by: _____
Date: _____

Examples of projects requiring a permit

- Any building
- Siding
- Roofing
- Windows/ door replacements where structure is modified
- Alterations where rough structure, electrical, gas or plumbing is changed
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List is not all inclusive some exceptions may apply



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD
Planboard@middletonnh.gov
603-473-5208

Adopted April 11, 2002

Revised _____

TOWN OF MIDDLETON, NEW HAMPSHIRE PLANNING BOARD RULES OF PROCEDURE

1. AUTHORITY

These Rules of Procedure are adopted pursuant to RSA 676:1 and govern the internal operations of the Middleton Planning Board.

2. MEMBERSHIP

2.1 Composition

The Planning Board shall consist of five members. The Selectboard shall appoint one ex officio member and one alternate ex officio member, both with voting authority, in accordance with RSA 673:2.

2.2 Appointment, Terms, Vacancies

Selection, qualification, terms, removal, and filling of vacancies shall conform to RSA 673.

2.3 Conduct and Expectations

Members shall:

- a. act lawfully, impartially, and respectfully
- b. attend meetings regularly
- c. prepare in advance by reviewing materials
- d. maintain familiarity with the Master Plan, Zoning Ordinance, Subdivision Regulations, Site Plan Regulations, land use regulations, Capital Improvement Plan, Driveway Regulations, Impact Fees, Excavation Regulation RSA 155-E.

To support informed and effective decision-making, members are encouraged to participate in training offered by the Office of Planning and Development, New Hampshire Municipal Association and Stratford Regional Planning Commission (SRPC).

2.4 Training

2.5 Resignations

Resignations shall be submitted in writing to the Chair and Town Clerk and Selectboard.

3. ALTERNATES

3.1 Appointment

Up to five alternates may be appointed as authorized by the legislative body and RSA 673:6.

3.2 Participation

Alternates are encouraged to attend all meetings.

- a. When activated, an alternate has full authority of a regular member for the duration of the matter.
- b. When not activated, alternates may participate in public hearings (ask questions, review documents) but may not make motions, second motions, or deliberate.
- c. After a public hearing closes, non-activated alternates shall move to public seating.
- d. During work sessions, alternates may participate fully except for motions and votes.

3.3 Public Clarity

The Chair shall clearly identify which members and alternates are voting on each application.

4. OFFICERS

4.1 Officers Defined

- a. Chair: Presides over meetings and hearings; signs plats and documents; prepares the annual report; serves as spokesperson.
- b. Vice Chair: Acts with full authority of the Chair when presiding in the Chair's absence.

4.2 Election

Officers shall be **elected annually in April** by majority vote. Written ballot shall be used if requested by a majority of members present.

5. CLERK

The Clerk may be a Town employee or an appointed individual. If not a Town employee, the Clerk shall receive a stipend set by the Board.

5.1 Duties

The Clerk shall:

- a. maintain accurate records of meetings
- b. issue notices and record attendance
- c. notify applicants and abutters
- d. prepare agendas and minutes
- e. maintain physical and electronic files
- f. post public notices at required locations and send to the Website Manager
- g. ensure recording of approved plans at the Registry
- h. provide plans to CAI and the Town Assessor
- i. update land use boards and staff on ordinance/regulation changes
- j. complete annual OPD, NHMA, and SRPC surveys

- k. update the Zoning Ordinance and Subdivision Regulation Regulations as needed
- l. perform additional duties assigned by the Board

6. MEETINGS

6.1 Regular Meetings

Regular meetings shall be held at least monthly at the Old Town Hall, 200 Kings Highway, at 6:00 p.m. on the second Thursday of each month.

6.2 Special Meetings

Special meetings may be called by the Chair, the Vice-Chair, or at the request of three members, with at least 48 hours' notice specifying the purpose.

6.3 Nonpublic Sessions

Nonpublic sessions shall be held only as permitted under RSA 91 A:3.

6.4 Quorum

A majority of the Board's membership constitutes a quorum, including alternates serving in place of regular members. A quorum of the Planning Board shall consist of three members of the five-member Board. Any combination of regular members, the ex officio member, or an activated alternate may constitute a quorum. A Planning Board quorum is any three members of the five-member Board, regardless of whether the ex officio or their alternate is present.

6.5 Disqualification

Members shall recuse themselves when they have a conflict of interest or financial interest, or when impartiality may reasonably be questioned.

- a. Disqualification shall be announced before discussion begins.
- b. The disqualified member shall leave the Board table during the matter.
- c. The Board may vote on questions of disqualification; such votes are advisory and may only be requested by Board members.

6.6 Order of Business

- a. Call to order
- b. Roll call
- c. Completeness and acceptance of applications
- d. Subdivision and site plan hearings
- e. Other business/public comment
- f. Minutes
- g. Communications
- h. Reports of officers and committees
- i. Unfinished business

6.7 Voting

A motion passes by majority vote of members present. Roll call votes are required for remote participation or nonpublic sessions.

6.8 Agenda Deadline

Individuals interested in discussing general ideas, asking questions, or obtaining guidance from the Board must submit a complete Land Use Inquiry Form.

Requests to be placed on the Planning Board agenda, including Land Use Inquiry Forms, conceptual consultations and other **non-application items**, shall be submitted to the Clerk no later than seven (7) days before the scheduled meeting. Requests received after this deadline may be placed on a future agenda at the discretion of the Chair.

7. FORMS

All forms, including applications, checklists, land use inquiries, and waiver requests, shall be adopted by Board resolution and incorporated into these Rules of Procedure.

8. NOTICE REQUIREMENTS

8.1 Public Notice

Public notice shall be posted on the Town Website and on bulletin boards at the Old Town Hall and Municipal Offices according to RSA 675:7 at least ten (10) calendar days prior, not including the day notice is posted or the day of the public hearing.

8.2 Personal Notice

Personal notice shall be sent by verified mail to the applicant, abutters, and any professional whose seal appears on the plat at least 10 days prior.

9. PUBLIC HEARINGS

Public hearings shall be conducted as follows:

- a. Chair opens the hearing and identifies the applicant or agent.
- b. Chair reports on notice.
- c. Board considers completeness, waivers, and acceptance.
- d. Applicant presents the proposal.
- e. Board members may ask questions at any time.
- f. Parties must address questions through the Chair.
- g. Applicants, abutters, and persons with direct interest may testify.
- h. Speakers state name, address, and role.
- i. Time Limits: To ensure the orderly and efficient conduct of public hearings, the Chair may establish reasonable time limits for applicant presentations, abutter testimony, and general public comment. Typical limits are 5-10 minutes for applicant presentations, 3 minutes for abutters, and 2-3 minutes for other public comment. The Chair may adjust these limits as necessary, provided all speakers are treated equitably. These time limits are guidelines.
- j. Supporters speak.

- k. Opponents speak.
- l. Other public comment is taken.
- m. Town departments and boards may comment.
- n. Chair closes the hearing.
- o. Board deliberates and decides or continues the matter.
- p. If continued, no new notice is required if the date/time/place is announced before adjournment.

10. DECISIONS

- a. The Board shall issue a written decision within 65 days of acceptance, subject to extension or waiver under RSA 676:4.
- b. The Board may approve, conditionally approve, or disapprove.
- c. Notice of decision shall be available for public inspection within 5 business days and posted on the Town Website.
- d. Decisions shall include written findings of fact.

11. RECONSIDERATION AND APPEALS

The Board may reconsider a decision within the statutory appeal period.

- a. A motion for reconsideration must state specific reasons.
- b. If granted, the Board shall hold a new public hearing with notice.
- c. A new decision restarts the appeal period under RSA 677:15.

12. RECORDS

- a. Records shall be maintained by the Clerk and made available under RSA 91 A:4.
- b. Draft minutes shall be available within 5 business days under RSA 91 A:2, II.

- c. Approved minutes shall be posted on the Town Website and filed with the Town Clerk.

13. JOINT MEETINGS AND HEARINGS

- a. The Board may hold joint meetings with other land use boards under RSA 676:2.

b. Joint business meetings may be held when called jointly by the chairs.

c. A joint public hearing shall be held when the subject matter falls within the jurisdiction of multiple boards.

d. The Planning Board Chair shall preside over joint meetings involving the Planning Board.

e. Each board shall make its own decision based on its respective criteria.

14. REMOTE PARTICIPATION

A Planning Board member may participate in a meeting by electronic or telephonic means in accordance with RSA 91-A:2, III, provided that a physical quorum of the Board is present at the meeting location. The reason for the member's remote participation shall be stated at the meeting and recorded in the minutes. All votes taken while any member is participating remotely shall be by roll call.

15. AMENDMENT

These Rules of Procedure may be adopted or amended at any regular meeting of the Planning Board by a majority vote of the members present.

All adopted or amended Rules of Procedure shall be filed with the Town Clerk as required by RSA 676:1.



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- d. During work sessions, alternates may participate fully except for motions and votes.
- c. After a public hearing closes, non-activated alternates shall move to public seating.
- b. When not activated, alternates may participate in public hearings (ask questions, review documents) but may not make motions, second motions, or deliberate.
- a. When activated, an alternate has full authority of a regular member for the duration of the matter.

Alternates are encouraged to attend all meetings.

3.2 Participation

Up to five alternates may be appointed as authorized by the legislative body and RSA 673:6.

3.1 Appointment

3. ALTERNATES

Resignations shall be submitted in writing to the Chair and Town Clerk and Selectboard.

2.5 Resignations

To support informed and effective decision-making, members are encouraged to participate in training offered by the Office of Planning and Development, New Hampshire Municipal Association and Strafford Regional Planning Commission (SRPC).

2.4 Training

- a. **Chair:** Presides over meetings and hearings; signs plats and documents; prepares the annual report; serves as spokesperson.
- b. **Vice Chair:** Acts with full authority of the Chair when presiding in the Chair's absence.

4.2 Election

Officers shall be **elected annually in April** by majority vote. Written ballot shall be used if requested by a majority of members present.

5. CLERK

The Clerk may be a Town employee or an appointed individual. If not a Town employee, the Clerk shall receive a stipend set by the Board.

5.1 Duties

The Clerk shall:

- a. maintain accurate records of meetings
- b. issue notices and record attendance
- c. notify applicants and abutters
- d. prepare agendas and minutes
- e. maintain physical and electronic files
- f. post public notices at required locations and send to the Website Manager
- g. ensure recording of approved plans at the Registry
- h. provide plans to CAI and the Town Assessor
- i. update land use boards and staff on ordinance/regulation changes
- j. complete annual OPD, NHMA, and SRPC surveys
- k. update the Zoning Ordinance and Subdivision Regulations as needed
- l. perform additional duties assigned by the Board

6. MEETINGS

6.1 Regular Meetings

Regular meetings shall be held at least monthly at the Old Town Hall, 200 Kings Highway, at 6:00 p.m. on the second Thursday of each month.

6.2 Special Meetings

Special meetings may be called by the Chair, the Vice Chair, or at the request of three members, with at least 48 hours' notice specifying the purpose.

6.3 Nonpublic Sessions

Nonpublic sessions shall be held only as permitted under RSA 91 A:3.

6.4 Quorum

A majority of the Board's membership constitutes a quorum, including alternates serving in place of regular members. A quorum of the Planning Board shall consist of three members of the five-member Board. Any combination of regular members, the ex officio member, or an activated alternate may constitute a quorum. A Planning Board quorum is any three members of the five-member Board, regardless of whether the ex officio or their alternate is present.

6.5 Disqualification

Members shall recuse themselves when they have a conflict of interest or financial interest, or when impartiality may reasonably be questioned.

- a. Disqualification shall be announced before discussion begins.
- b. The disqualified member shall leave the Board table during the matter.
- c. The Board may vote on questions of disqualification; such votes are advisory and may only be requested by Board members.

6.6 Order of Business

- a. Call to order
- b. Roll call
- c. Completeness and acceptance of applications
- d. Subdivision and site plan hearings

- e. Other business/public comment
- f. Minutes
- g. Communications
- h. Reports of officers and committees
- i. Unfinished business

6.7 Voting

A motion passes by majority vote of members present. Roll call votes are required for remote participation or nonpublic sessions.

6.8 Agenda Deadline

Individuals interested in discussing general ideas, asking questions, or obtaining guidance from the Board must submit a complete Land Use Inquiry Form.

Requests to be placed on the Planning Board agenda, including Land Use Inquiry Forms, conceptual consultations and other **non-application items**, shall be submitted to the Clerk no later than seven (7) days before the scheduled meeting. Requests received after this deadline may be placed on a future agenda at the discretion of the Chair.

Commented [a2]: Added Land Use Inquiry Form

7. FORMS

All forms, including applications, checklists, land use inquiries, and waiver requests, shall be adopted by Board resolution and incorporated into these Rules of Procedure.

Commented [a3]: Added Land Use Inquiry Form. What about other forms (e.g. fee list, merger ap, etc.)? Maybe list what the forms are and where to find them?

8. NOTICE REQUIREMENTS

8.1 Public Notice

Public notice shall be posted on the Town Website and on bulletin boards at the Old Town Hall and Municipal Offices according to RSA 675:7 at least ten (10) calendar days prior, not including the day notice is posted or the day of the public hearing.

Commented [a4]: Added calendar days for clarity; RSA 675:7 I(b) details website posting requirements; added RSA 675:7

8.2 Personal Notice

Personal notice shall be sent by ~~certified~~ verified mail to the applicant, abutters, and any professional whose seal appears on the plat at least 10 days prior.

Commented [a5]: Law changed to verified mail RSA 676:4 I (d))

9. PUBLIC HEARINGS

Public hearings shall be conducted as follows:

- a. Chair opens the hearing and identifies the applicant or agent.
- b. Chair reports on notice.
- c. Board considers completeness, waivers, and acceptance.
- d. Applicant presents the proposal.
- e. Board members may ask questions at any time.
- f. Parties must address questions through the Chair.
- g. Applicants, abutters, and persons with direct interest may testify.
- h. Speakers state name, address, and role.
- i. Time Limits: To ensure the orderly and efficient conduct of public hearings, the Chair may establish reasonable time limits for applicant presentations, abutter testimony, and general public comment. Typical limits are 5-10 minutes for applicant presentations, 3 minutes for abutters, and 2-3 minutes for other public comment. The Chair may adjust these limits as necessary, provided all speakers are treated equitably. These time limits are guidelines.

f. Supporters speak.

k. Opponents speak.

l. Other public comment is taken.

m. Town departments and boards may comment.

n. Chair closes the hearing.

o. Board deliberates and decides or continues the matter.

p. If continued, no new notice is required if the date/time/place is announced before adjournment.

10. DECISIONS

- a. The Board shall issue a written decision within 65 days of acceptance, subject to extension or waiver under RSA 676:4.
- b. The Board may approve, conditionally approve, or disapprove.
- c. Notice of decision shall be available for public inspection within 5 business days and posted on the Town Website.
- d. Decisions shall include written findings of fact.

11. RECONSIDERATION AND APPEALS

The Board may reconsider a decision within the statutory appeal period.

- a. A motion for reconsideration must state specific reasons.
- b. If granted, the Board shall hold a new public hearing with notice.
- c. A new decision restarts the appeal period under RSA 677:15.

12. RECORDS

- a. Records shall be maintained by the Clerk and made available under RSA 91 A:4.
- b. Draft minutes shall be available within 5 business days under RSA 91 A:2, II.
- c. Approved minutes shall be posted on the Town Website and filed with the Town Clerk.

Commented [a6]: Added word "draft"

13. JOINT MEETINGS AND HEARINGS

- a. The Board may hold joint meetings with other land use boards under RSA 676:2.
- b. Joint business meetings may be held when called jointly by the chairs.
- c. A joint public hearing shall be held when the subject matter falls within the jurisdiction of multiple boards.
- d. The Planning Board Chair shall preside over joint meetings involving the Planning Board.
- e. Each board shall make its own decision based on its respective criteria.

These Rules of Procedure may be adopted or amended at any regular meeting of the Planning Board by a majority vote of the members present. All adopted or amended Rules of Procedure shall be filed with the Town Clerk as required by RSA 676:1.

15. AMENDMENT

A Planning Board member may participate in a meeting by electronic or telephonic means in accordance with RSA 91-A:2, III, provided that a physical quorum of the Board is present at the meeting location. The reason for the member's remote participation shall be stated at the meeting and recorded in the minutes. All votes taken while any member is participating remotely shall be by roll call.

14. REMOTE PARTICIPATION

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Article 5A.A.4

d. ~~Group nursery schools or group day care center*~~, provided they are located adjacent to a collector street.

* ~~As used here, day care center shall mean a group day care center for the care and supervision of more than **twelve (12) children**. As defined by the State of New Hampshire:~~

1. ~~Group child center for the care of **thirteen (13)** or more children under the age of **five (5)**:~~

2. ~~Group day care nursery for the care of **five (5)** or more children under the age of **three (3)**:~~

3. ~~Family group day care (treated herein as a home business in Middleton) for the care of **seven (7) - twelve (12) children**:~~

SB 284 Minimum On-Site Parking Requirements

Bill Description

Modifies the maximum number of accessory parking spaces that municipalities can require for residential units. Specifically, it changes the requirement from a maximum of 1.5 residential parking spaces per unit to a maximum of 1 residential parking space per unit. Developers are not prohibited from building more than 1 parking spot.

Summary of Proposed Amendments

Amend Article 20 Housing for Older Persons to comply with the requirements that the Town shall not require more than 1 parking space per dwelling unit.

Discussion and Additional Follow-up Needed

Many locations in the Zoning Ordinance reference "Parking must be provided according to Article 36." However, Article 36 is the Definitions in the current version. I recommend that you remove these references since not article currently appears to cover parking.

Proposed Amendments

ARTICLE 20 - HOUSING FOR OLDER PERSONS

Parking: In residential communities qualifying as Housing for Older Persons, a minimum of one (1) space ~~two and one-quarter (2.25) spaces~~ of off-street parking, not to include garages, shall be provided per dwelling unit

HB 296 Private Roads

Bill Description

Amends RSA 674:41, I(d)(1) to allow a local governing body to authorize the issuance of building permits for buildings on private roads after review and comment from the planning board OR "establishing that the private road identifies and complies with policy adopted by the governing body of the municipality."

Summary of Recommended Changes

Amend dimensional requirement for frontage to include all roads (private and Class VI).

Discussion and Additional Follow-up Needed

The Select Board, planning board, and building inspector should be made aware of these changes and any policy that speaks to the development of Class VI or Private roads should be updated. Check to see if the town has a road policy used by the Select Board outlining the process to obtain approvals before a building permit is issued on Class VI or Private Roads that needs to be updated. The Select Board should review the Town's liability waiver for Class VI and/or Private roads.

Proposed Amendment

ARTICLE 5 - BASE ZONING DISTRICTS

B. General Dimensional Requirements

2. Frontage. There shall be a two hundred (200) foot minimum road frontage per individual lot on a town-accepted and maintained year-round road.

SB 281 Building on Class VI Roads

Bill Description

The bill amends NH RSA 674:41, I(c) to modify the conditions under which a building permit may be allowed on a Class VI road. Approval of the Select Board with review and comment by the Planning Board will no longer be required. Instead, an applicant must provide a liability waiver to the town, record it with the registry of deeds, and prove that the lot and any buildings are insurable.

Summary of Recommended Changes

Amend dimensional requirement for frontage to include all roads (private and Class VI).

Discussion and Additional Follow-up Needed

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Design review requires abutters be notified by registered mail per RSA 676:4, verified mail, as defined in RSA 21:53 per RSA 676:4 as amended.

The Planning Board shall make an official motion to end the design review process and shall notify the applicant in writing of the date the design review process is completed;

3.4 FORMAL REVIEW

The applicant shall file the completed application for Formal Review with the Planning Board at least twenty-one (21) days prior to the meeting at which the application will be accepted, per the schedule of regular Planning Board Meetings. A copy of the schedule of regular Planning Board Meetings is available at the Town Clerks office.

The application shall include the names and addresses of the applicant, engineer(s), property owner and all abutters, as listed in the Department of Assessing records, current within five (5) days of the deadline for filing an application.

Once an application has been submitted to the Planning Board it will be sent out for interdepartmental review whereby, all applicable Town Departments and Commissions will have opportunity to review the application for comment and compliance with Town regulations.

At a properly noticed public hearing, the Planning Board may:

1. Determine if an application is complete and if so accept the application, or if the application is determined not to be complete, the Board will deny or table the acceptance of the application and thereafter shall communicate to the applicant in writing why such action has been taken by the Planning Board.
2. Vote to table, approve, approve with conditions, or deny the application. The Planning Board may require outside or interdepartmental review of engineering or impact studies required at this stage. If outside review is required by the Board, all costs are to be borne by the applicant.

3.5 PUBLIC HEARING AND NOTICES

No application shall be accepted, approved or disapproved by the Planning Board without affording a public hearing thereon. A public hearing will be held for any of the following:

1. An amendment to a previously approved plan
2. A waiver request
3. Formal review

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1. The affected regional planning commission(s) and municipalities shall be considered abutters for purposes of determining public notice fees and for purposes of providing testimony.

If a determination of potential regional impact is made by the Board:

- 1. Relative size or number of dwelling units as compared with existing stock
- 2. Proximity to the borders of a neighboring community
- 3. Transportation networks
- 4. Anticipated emissions such as light, noise, smoke, odors, or particles
- 5. Proximity to aquifers or surface waters that transcend municipal boundaries
- 6. Shared facilities such as schools and solid waste disposal facilities

Determination of potential regional impact may be found for applications which meet any of the following impacts and in accordance with RSA 36: 54-58, as amended:

Determination of potential regional impact shall apply to all applications requiring abutter notification and shall be made at an abutter notified public hearing to provide notice to and an opportunity for response from potentially affected municipalities and the regional planning commission(s) concerning developments which are likely to have impacts beyond the boundaries of the Town of Middleton.

3.6 DETERMINATION OF POTENTIAL REGIONAL IMPACT

Continuation of a meeting or public hearing shall not require new public notice provided that, at the prior meeting or hearing, the Board shall state the location, date, and time at which the continued session shall resume.

Notice to the general public shall also be given at least ten (10) days prior to the hearing by posting said notice, per RSA 675:7, in the Middleton Town Hall, on the Town website and on the bulletin board in the Municipal Offices. be published in a newspaper of general circulation:

The applicant and the abutters shall be notified of the public hearing by certified mail verified mail (as necessary), return receipt requested, mailed at least ten (10) days prior to the hearing. The notice shall include the time and place of the public hearing and a general description of the application and shall identify the applicant and the location of the application.

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TOWN OF MIDDLETON

Permits Issued

BUILDING PERMIT Permits Issued With Approved Date Between 02/01/2026 And 02/28/2026 Sorted by PID

PID: 000004 000006 000000 **Project: ALTERATION -- REROOF** **Location: 126 SILVER ST** **Proj. Date: 02/19/26**

Permit Type	Owner: BEAUDRY SEAN P.	Permit Number	Permit Status	Owner Phone: 8609687727
BUILDING PERMIT		3008		
	Applicant: SEAN BAUDRY			Added Approved Expires
	Contractor: KARNER HOME IMPROVEMENT LLC			02/19/26 02/19/26 02/19/27
				Fee Est Cost
				\$ 50.00 \$ 0.00

PID: 000008 000006 000004 **Project: NEW BUILDING -- 1571 FINISHED WITH 3 BED 2** **Location: 119 PINKHAM ROAD** **Proj. Date: 02/09/26**

Permit Type	Owner: RIDGEWOOD INVESTING, LLC	Permit Number	Permit Status	Owner Phone: 6037652610
BUILDING PERMIT		3007		
	Applicant: SCOTT GORDON			Added Approved Expires
	Contractor: PLANO BUILDERS			02/09/26 02/09/26 02/09/27
				Fee Est Cost
				\$ 3,251.20 \$ 0.00

PID: 000014 000003 000000 **Project: ALTERATION -- REPLACE IN KIND EXISTING** **Location: 236 NH ROUTE 153** **Proj. Date: 02/26/26**

Permit Type	Owner: HADDOCK, JIM C.	Permit Number	Permit Status	Owner Phone: 6036307758
BUILDING PERMIT		3009		
	Applicant: GREENWOOD PROPERTY SOLUTIONS			Added Approved Expires
	Contractor: GREENWOOD PROPERTY SOLUTIONS			02/26/26 02/26/26 02/26/27
				Fee Est Cost
				\$ 550.00 \$ 0.00

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

Permit Type	Count	Fees Collected	Estimated Cost
BUILDING PERMIT	3	\$ 3,851.20	\$ 0.00
ALTERATION	2	\$ 600.00	\$ 0.00
NEW BUILDING	1	\$ 3,251.20	\$ 0.00
Total	3	\$ 3,851.20	\$ 0.00



Town of Middleton



182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

AGENDA

Planning Board Meeting
Thursday, February 12, 2026 at 6:00 PM
MIDDLETON OLD TOWN HALL, 200 KINGS HIGHWAY

1. Call to Order
2. Pledge Allegiance
3. Roll Call by the Chair
4. Review of Minutes
January 29, 2026
5. Land Use Inquiries
None
6. New Business
 - a) CEO Meeting Attendance
7. Old Business
 - a) Zoning Ordinance updates – status and JQ "Explanation Sheet"
 - b) Rules of Procedure
 - c) Development Regulation Updates
 - d) Building Permits/Fences
 - e) Capital Improvement Plan, RSA 674:5 (rev 2023) update every 6 years
 - f) Impact Fees – **how to apply** ordinance
 - g) Master Plan – RSA 674:2 (rev 2022) update every 5 to 10 years
 - h) Waiver of Liability – Private and Class VI Roads - draft
8. Building Permits – January 2026 and Year to Date 2025
9. Member Comments
10. Next Regular Meeting – March 12, 2026 at 6:00 p.m.
11. Call for Adjournment





Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road

NOW COME _____
(Hereinafter referred jointly or severally as "owner") with a resident address of _____

_____ and the
Town of Middleton, New Hampshire (hereinafter referred as "town"), a municipal corporation
existing under the laws of the State of New Hampshire, and agree as follows:

WHEREAS owner owns certain real property, Tax Map _____ Lot _____ which abuts
_____ Road, conveyed to said owner by
a Deed recorded at Book _____, Page _____ at the Strafford County Registry of
Deeds and

Whereas, the relevant portion of said _____ Road upon which OWNER'S real
property fronts is a Class VI Highway or Private Road that has not been approved by the
Middleton Planning Board, so that the owner's is therefore subject to the building restrictions
imposed under RSA 674:41;

NOW THEREFORE the town and owner on behalf of themselves, their heirs, legal
representatives, successors and assigns, covenant and agree as follows:

1. The town shall allow the owner to construct a residence pursuant to a building permit issued by the town on the owner's on _____ Road;
2. The parties understand and agree that town assumes no responsibility for maintenance, including but not limited to snow removal, tree clearing, construction, signage, drainage, litter removal etcetera of said _____ Road and no liability for any damages arising from the use of said road.
3. Owner agrees, individually or through a neighborhood association, to be responsible for maintaining access to the subject property and does hereby forever release and discharge the town, its officers, agents and employees from the obligation of maintaining _____ Road, and from any claim of any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition of said road, including but not limited to an loss damage claim or expense arising from failure to provide nay municipal services such as police, fire and ambulance services.
4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.
5. The parties understand and agree that this Agreement and Release shall be recorded at the Strafford County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I (c) (3).
6. The owner(s) agree to stipulate and pass this Agreement at any transfer of this property.

Agreement and Release Regarding
Building Permit for Property Abutting a Private/Class VI Road

Witness Print Name

Owner Signature/Date

Witness Print Name

Owner Signature/Date

Witness Print Name

Select person, Chair or Vice Chair

Witness Signature/Date

Select person Signature/Date

TOWN OF MIDDLETON

Permits Issued

2025
450

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID	Project	Location	Proj. Date
PID: 000004 000339 000000	Project: ADDITION -- SIDING REPLACEMENT	Location: 153 SILVER ST	Proj. Date: 04/03/25
Permit Type	Owner: DIMOCK, JEFFREY S	Owner Phone: 6039867068	
BUILDING PERMIT	Permit Number	Added	Approved
	2947	04/03/25	04/03/25
	Applicant: DABELLA	Applicant Phone:	Expires
	Contractor: DABELLA	Contractor Phone:	04/03/26
			Fee
			\$ 50.00
			Est. Cost
			\$ 0.00
PID: 000012 000050 000004	Project: ADDITION -- INLAW APPT ABOVE GARARAGE 864	Location: 38 EASTMAN LANE	Proj. Date: 06/02/25
Permit Type	Owner: DERROW, DONALD R	Owner Phone: 2076083535	
BUILDING PERMIT	Permit Number	Added	Approved
	2961	06/02/25	06/02/26
	Applicant: STEVE OKUN	Applicant Phone: 6039440326	Expires
	Contractor: DUBE PLUS CONSTRUCTION	Contractor Phone: 6039440326	06/02/26
			Fee
			\$ 1,025.00
			Est. Cost
			\$ 0.00
PID: 000008 000013 000001	Project: ADDITION -- 5600 SQ FT STORAGE UNIT	Location: 71 KINGS HIGHWAY	Proj. Date: 07/09/25
Permit Type	Owner: GAGNON, KEVIN	Owner Phone: 6032736807	
BUILDING PERMIT	Permit Number	Added	Approved
	2970	07/09/25	07/09/26
	Applicant: KEVIN GAGNON	Applicant Phone:	Expires
	Contractor: TRACHTE	Contractor Phone: 6032736807	07/09/26
			Fee
			\$ 1,390.00
			Est. Cost
			\$ 0.00
PID: 000008 000004 000000	Project: ADDITION -- ADDITION TO THE PLANNER MILL	Location: 5 KINGS HIGHWAY	Proj. Date: 07/31/25
Permit Type	Owner: MIDDLETON BUILDING SUPPLY, INC	Owner Phone: 7175072559	
BUILDING PERMIT	Permit Number	Added	Approved
	2975	07/31/25	07/31/26
	Applicant: JEFF WINSLOW	Applicant Phone: 7175072559	Expires
	Contractor: CCI	Contractor Phone: 6034916662	07/31/26
			Fee
			\$ 2,507.60
			Est. Cost
			\$ 0.00
PID: 000004 000282 000000	Project: ADDITION -- 690 SQ FT ADDITION AND 200 SQ FT	Location: 103 NICOLA ROAD	Proj. Date: 07/31/25
Permit Type	Owner: NEWBEGIN, CYRUS J	Owner Phone: 9782394873	
BUILDING PERMIT	Permit Number	Added	Approved
	2977	07/31/25	07/31/26
	Applicant: KEVIN ROULEAU	Applicant Phone:	Expires
	Contractor: KEVIN ROULEAU	Contractor Phone: 60339960079	07/31/26
			Fee
			\$ 1,004.60
			Est. Cost
			\$ 0.00
PID: 000005 000131 000000	Project: ADDITION -- ADDITION AND RENO 2616 SQ FT	Location: 299 PINKHAM ROAD	Proj. Date: 08/29/25
Permit Type	Owner: DUNLOP, LINDA	Owner Phone: 6179625053	
BUILDING PERMIT	Permit Number	Added	Approved
	2982	08/29/25	08/29/26
	Applicant: LINDA DUNLOP	Applicant Phone:	Expires
	Contractor: DAVE REYNOLDS	Contractor Phone: 6036087648	08/29/26
			Fee
			\$ 0.00
			Est. Cost
			\$ 0.00

Permits Issued

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID:	000007	000002	000000	Project:	ADDITION -- 320 SQ FT 4 SEASON ROOM AND 240	Location:	338 NEW DURHAM ROAD	Proj. Date:	09/15/25							
Permit Type	BUILDING PERMIT	Permit Number	2986	Applicant:	RYAN TODD	Contractor:	BOB TODD	Permit Status	Added	Approved	Expires	09/15/26	Fee	\$ 514.00	Est. Cost	\$ 0.00
Owner:	TODD, RYAN D															
Owner Phone:																
Applicant Phone:	6038331990															
Contractor Phone:																
PID:	000006	000007	000002	Project:	ADDITION -- ADDITION 20X32 SINGLE OPEN ROOM	Location:	70 GOVERNORS ROAD	Proj. Date:	09/24/25							
Permit Type	BUILDING PERMIT	Permit Number	2990	Applicant:	KRIS BROCHU	Contractor:	SELF	Permit Status	Added	Approved	Expires	09/24/26	Fee	\$ 840.00	Est. Cost	\$ 0.00
Owner:	BROCHU, KRISTOPHER L															
Owner Phone:	6033121728															
Applicant Phone:																
Contractor Phone:	SAME															
PID:	000001	000011	000000	Project:	ADDITION -- 240 SQ FT ADDITION OF BATHROOM	Location:	427 SILVER ST	Proj. Date:	10/06/25							
Permit Type	BUILDING PERMIT	Permit Number	2993	Applicant:	STEVE ADDARIO	Contractor:	SELF	Permit Status	Added	Approved	Expires	10/06/26	Fee	\$ 584.00	Est. Cost	\$ 0.00
Owner:	ADDARIO, STEVEN A. JR.															
Owner Phone:	7817605367															
Applicant Phone:																
Contractor Phone:																
PID:	000013	000010	000000	Project:	ADDITION -- 1008 SQ FT ADU ADDITION 1 BED	Location:	120 RIDGE ROAD	Proj. Date:	10/27/25							
Permit Type	BUILDING PERMIT	Permit Number	3002	Applicant:	BLUE SKY TOWERS	Contractor:	ROBERT RUSSO	Permit Status	Added	Approved	Expires	10/27/26	Fee	\$ 1,238.00	Est. Cost	\$ 0.00
Owner:	THERIAULT, SHARON M															
Owner Phone:	6032310284															
Applicant Phone:																
Contractor Phone:	6032310284															
PID:	000012	000024	000002	Project:	ALTERATION -- T MOBILE ADDING TO TOWER	Location:	90 RIDGE ROAD	Proj. Date:	03/24/25							
Permit Type	BUILDING PERMIT	Permit Number	2945	Applicant:	BLUE SKY TOWERS	Contractor:	ROBERT RUSSO	Permit Status	Added	Approved	Expires	03/24/26	Fee	\$ 150.00	Est. Cost	\$ 0.00
Owner:	MIDDLETON, TOWN OF															
Owner Phone:																
Applicant Phone:	6175492800															
Contractor Phone:																
PID:	000005	000024	000000	Project:	ALTERATION --	Location:	324 PINKHAM ROAD	Proj. Date:	03/31/25							
Permit Type	BUILDING PERMIT	Permit Number	2946	Applicant:	DAVE REYNOLDS	Contractor:	DAVE REYNOLDS	Permit Status	Added	Approved	Expires	03/31/26	Fee	\$ 350.00	Est. Cost	\$ 0.00
Owner:	PALOMBA, REMO															
Owner Phone:																
Applicant Phone:																
Contractor Phone:	6036087648															

Permits Issued
BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID: 000011 000001 000013 **Project: ALTERATION -- BASEMENT DOGHOUSE ACCESS** **Location: 151 DREW DRIVE** **Proj. Date: 04/09/25**

Permit Type: BUILDING PERMIT Permit Number: 2949 Permit Status: Approved Fee: \$ 156.00 Est. Cost: \$ 0.00
 Owner: BASSETT SR, KENNETH R Applicant: KEN BASSETT Applicant Phone: 04/09/25
 Contractor: SELF Contractor Phone: 04/09/25

PID: 000005 000053 000000 **Project: ALTERATION -- REROOF AND RESIDE** **Location: 20 FOX ROAD** **Proj. Date: 04/14/25**

Permit Type: BUILDING PERMIT Permit Number: 2950 Permit Status: Approved Fee: \$ 50.00 Est. Cost: \$ 0.00
 Owner: SGR0, JAMES FRANK Applicant: JAMES SGR0 Applicant Phone: 04/14/25
 Contractor: GREAT BAY ROOFING Contractor Phone: 04/14/25

PID: 000008 000005 000000 **Project: ALTERATION -- REMOVAL OF OLD INSULATION** **Location: 57 PINKHAM ROAD** **Proj. Date: 04/14/25**

Permit Type: BUILDING PERMIT Permit Number: 2951 Permit Status: Approved Fee: \$ 260.00 Est. Cost: \$ 0.00
 Owner: LEET UTILITY, LLC TRUSTEE Applicant: SCHWANZ CONSTRUCTION Applicant Phone: 04/14/25
 Contractor: SCHWANZ CONSTRUCTION Contractor Phone: 04/14/25

PID: 000004 000025 000000 **Project: ALTERATION -- 10XX20 GAZEBO** **Location: 17 SPRUCE ROAD** **Proj. Date: 04/30/25**

Permit Type: BUILDING PERMIT Permit Number: 2953 Permit Status: Approved Fee: \$ 150.00 Est. Cost: \$ 0.00
 Owner: FRUCHTMAN, STEVEN M. Applicant: SELF Applicant Phone: 04/30/25
 Contractor: SELF Contractor Phone: 04/30/25

PID: 000018 000058 000011 **Project: ALTERATION -- REROOF WITH METAL AND RE** **Location: 78 TUFTS ROAD** **Proj. Date: 05/01/25**

Permit Type: BUILDING PERMIT Permit Number: 2954 Permit Status: Approved Fee: \$ 50.00 Est. Cost: \$ 0.00
 Owner: TRUDEL, REBECCA L Applicant: REBECCA TRUDEL Applicant Phone: 05/01/25
 Contractor: GLENNONS CONSTRUCTION Contractor Phone: 05/01/25

PID: 000005 000002 000000 **Project: ALTERATION -- REPLACEMENT OF OLD DECK** **Location: 28 JORDAN DRIVE** **Proj. Date: 05/07/25**

Permit Type: BUILDING PERMIT Permit Number: 2955 Permit Status: Approved Fee: \$ 320.00 Est. Cost: \$ 0.00
 Owner: BRADLEY, SUSAN E (TRUSTEE) Applicant: SUSAN BRADLEY Applicant Phone: 05/07/25
 Contractor: RP PRO CONTRACTING LLC Contractor Phone: 05/07/25

Permits Issued

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

Permit Type	Permit Number	Project	Location	Owner	Applicant	Contractor	Added	Approved	Expires	Fee	Est. Cost
Project: ALTERATION -- RE ROOF											
BUILDING PERMIT	2969	Owner: ELIOPoulos,D, BERGERON,M & Permit Number	Location: 185 NICOLA ROAD Owner Phone: 9784900282	Permit Status	Applicant: CHRIS ELIOPoulos Contractor: LONG ROOFING LLC	Contractor Phone: 3393336118	07/08/25	07/08/25	07/08/26	\$ 50.00	\$ 0.00
Project: ALTERATION -- RE ROOF											
BUILDING PERMIT	2980	Owner: BARTLEY, PETER S Permit Number	Location: 180 SILVER ST Owner Phone: 6033121336	Permit Status	Applicant: Contractor: LONG ROOFING	Contractor Phone: 3393336118	08/25/25	08/25/25	08/25/26	\$ 320.00	\$ 0.00
Project: ALTERATION -- RESIDE AND DECK REPAIRS											
BUILDING PERMIT	2981	Owner: HALL, WENDELL Permit Number	Location: 15 KAREN ROAD Owner Phone:	Permit Status	Applicant: SELF Contractor:	Contractor Phone:	08/26/25	08/26/25	08/26/26	\$ 50.00	\$ 0.00
Project: ALTERATION -- REFRAME OF ROOF AND DECK DUE											
BUILDING PERMIT	2984	Owner: RECINE, KAREN M, Permit Number	Location: 130 LAKESHORE DRIVE Owner Phone: 6175299197	Permit Status	Applicant: Contractor: BOUCHER AND SON	Contractor Phone: 9782265033	09/11/25	09/11/25	09/11/26	\$ 0.00	\$ 0.00
Project: ALTERATION -- ADDING ADDITIONAL 17 PANELS TO											
BUILDING PERMIT	2991	Owner: HENRY, GERRY E REVOCABLE TRUST Permit Number	Location: 60 FOX ROAD Owner Phone: 6039184537	Permit Status	Applicant: TIMOTHY HENRY Contractor: NEW ENGLAND CLEAN ENERGY	Contractor Phone: 9788304537	09/25/25	09/25/25	09/25/26	\$ 434.00	\$ 0.00
Project: ALTERATION -- PRE FAB SHED											
BUILDING PERMIT	2992	Owner: ROY, CATHERINE & DAVID Permit Number	Location: 243 KINGS HIGHWAY Owner Phone: 6038331362	Permit Status	Applicant: DAVID ROY Contractor: REEDS FERRY	Contractor Phone: 6038331362	10/06/25	10/06/25	10/06/26	\$ 167.60	\$ 0.00

Permits Issued

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID: 000005 000090 000000	Project: ALTERATION -- REROOF	Location: 71 FOX ROAD	Proj. Date: 10/09/25
Permit Type	Owner: WILSON, ANDREW J. TEE	Owner Phone: 9786183800	Fee
BUILDING PERMIT	Permit Number	Added	Est. Cost
	2994	10/09/25	\$ 50.00
	Applicant:	Approved	Expires
	Contractor: GREATER BOSTON ROOFING	10/09/25	10/09/26
		Applicant Phone:	Fee
		Contractor Phone: 6179080242	\$ 0.00
PID: 000004 000328 000000	Project: ALTERATION -- REPLACING ROT IN VARIOUS	Location: 10 DUDLEY DRIVE	Proj. Date: 10/09/25
Permit Type	Owner: TAYLOR, CHRISTIAN	Owner Phone: 50203332660	Est. Cost
BUILDING PERMIT	Permit Number	Added	Fee
	2995	10/09/25	\$ 80.00
	Applicant: CHRISTIAN TAYLOR	Approved	Expires
	Contractor: RYAN TAYLOR	10/09/25	10/09/26
		Applicant Phone:	Est. Cost
		Contractor Phone: 6035488970	\$ 0.00
PID: 000012 000022 000001	Project: ALTERATION -- REROOF	Location: 17 RIDGE ROAD	Proj. Date: 10/16/25
Permit Type	Owner: DANIEL F. CREMMEN REVOCABLE TR	Owner Phone: 6033121445	Est. Cost
BUILDING PERMIT	Permit Number	Added	Fee
	2998	10/16/25	\$ 50.00
	Applicant: DEMETRIOS TSIROS	Approved	Expires
	Contractor: NRT CONSTRUCTION	10/16/25	10/16/26
		Applicant Phone:	Est. Cost
		Contractor Phone: 6036088069	\$ 0.00
PID: 000012 000054 000000	Project: ALTERATION -- INSTALLING CHIMNEY ON HOME	Location: 119 NEW DURHAM ROAD	Proj. Date: 10/23/25
Permit Type	Owner: BOULAY, JACOB B	Owner Phone: 7086064557	Est. Cost
BUILDING PERMIT	Permit Number	Added	Fee
	2999	10/23/25	\$ 80.00
	Applicant:	Approved	Expires
	Contractor: SELF	10/23/25	10/23/26
		Applicant Phone:	Est. Cost
		Contractor Phone:	\$ 0.00
PID: 000004 000258 000000	Project: ALTERATION -- FINISHING OFF BASEMENT AREA	Location: 60 LAKESHORE DRIVE	Proj. Date: 10/27/25
Permit Type	Owner: SZILARD, JUSTIN RYAN	Owner Phone: 7246409242	Est. Cost
BUILDING PERMIT	Permit Number	Added	Fee
	3001	10/27/25	\$ 840.00
	Applicant: JUSTIN SZILARD	Approved	Expires
	Contractor: CHRIS WRIGHT	10/27/25	10/27/26
		Applicant Phone:	Est. Cost
		Contractor Phone: 6039693791	\$ 0.00
PID: 000008 000015 000001	Project: ALTERATION -- REROOF	Location: 165 NEW DURHAM ROAD	Proj. Date: 12/11/25
Permit Type	Owner: KIMBALL, LESTER E	Owner Phone: 6034732308	Est. Cost
BUILDING PERMIT	Permit Number	Added	Fee
	3003	12/11/25	\$ 50.00
	Applicant:	Approved	Expires
	Contractor: HALL BROTHERS CONTRACTING	12/11/25	12/11/26
		Applicant Phone:	Est. Cost
		Contractor Phone: 2076981551	\$ 0.00

Permits Issued
BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID	Permit Type	Project	Location	Owner	Permit Number	Permit Status	Applicant	Contractor	Added	Approved	Expires	Fee	Est Cost
PID: 000004 000311 000000		Project: EXTERIOR ONLY - 12X16 SHED	Location: 19 DUDLEY DRIVE	Owner: GET AWAY PROPERTIES, LLC									Proj. Date: 07/31/25
	BUILDING PERMIT	2974	07/31/25	07/31/25	07/31/26	\$ 117.20	\$ 0.00						
	Permit Type	Permit Number	Added	Approved	Expires	Fee	Est Cost						
	Applicant: LAUREN ALFONSO	Contractor: SELF	Applicant Phone:	Contractor Phone:									
PID: 000013 000008 000024		Project: EXTERIOR ONLY - 16X20 SHED ON SLAB	Location: 63 ADAMS WAY	Owner: MCCLENDON, JONATHAN									Proj. Date: 09/17/25
	BUILDING PERMIT	2987	09/17/25	09/17/25	09/17/26	\$ 242.00	\$ 0.00						
	Permit Type	Permit Number	Added	Approved	Expires	Fee	Est Cost						
	Applicant: BACKYARD PRODUCTS	Contractor: BACKYARD PRODUCTS	Applicant Phone:	Contractor Phone: 6036691061									
PID: 000011 000002 000013		Project: EXTERIOR ONLY - 200 SQ FT PREBUILT SHED	Location: 185 PHEASANT DRIVE	Owner: WELCH, DANIEL K.									Proj. Date: 10/16/25
	BUILDING PERMIT	2997	10/16/25	10/16/25	10/16/26	\$ 120.00	\$ 0.00						
	Permit Type	Permit Number	Added	Approved	Expires	Fee	Est Cost						
	Applicant: RACHELS SHED	Contractor: RACHELS SHED	Applicant Phone:	Contractor Phone: 6036516571									
PID: 000012 000015 000009		Project: GARAGE - 24X32 POLE BARN	Location: 84 NEW DURHAM ROAD	Owner: GERARD, NATHAN									Proj. Date: 06/11/25
	BUILDING PERMIT	2964	06/11/25	06/11/25	06/11/26	\$ 570.80	\$ 0.00						
	Permit Type	Permit Number	Added	Approved	Expires	Fee	Est Cost						
	Applicant: NATHAN GERARD	Contractor: SELF	Applicant Phone:	Contractor Phone: 6035347282									
PID: 000013 000008 000024		Project: GARAGE - 26X26 GARAGE, NO ACCESS TO UPPER	Location: 63 ADAMS WAY	Owner: MCCLENDON, JONATHAN									Proj. Date: 07/03/25
	BUILDING PERMIT	2968	07/03/25	07/03/25	07/03/26	\$ 989.60	\$ 0.00						
	Permit Type	Permit Number	Added	Approved	Expires	Fee	Est Cost						
	Applicant: JON MCCLENDON	Contractor: MATHEW DEVROY	Applicant Phone:	Contractor Phone: 6037930470									
PID: 000004 000003 000002		Project: GARAGE - STEEL BUILDING GARAGE 20X30 MONO	Location: 34 WOODLAND ROAD	Owner: HENDERSON-DANIELS, SUSAN D									Proj. Date: 07/31/25
	BUILDING PERMIT	2976	07/31/25	07/31/25	07/31/26	\$ 650.00	\$ 0.00						
	Permit Type	Permit Number	Added	Approved	Expires	Fee	Est Cost						
	Applicant: SUSAN AND DENNIS DANIELS	Contractor: MIKE GORDON	Applicant Phone:	Contractor Phone: 6037654735									

Permits Issued

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID	Permit Type	Permit Number	Permit Status	Project	Location	Owner Name	Owner Phone	Added	Approved	Expires	Fee	Est. Cost
000012 000015 000001	BUILDING PERMIT	2985		GARAGE -- BARN 30X40	267 KINGS HIGHWAY	VITAGLIANO, JAMES C JR AND BET	6039487770	09/15/25	09/15/25	09/15/26	\$ 890.00	\$ 0.00
		Applicant:				Contractor: CALE DONIAN CARPENTRY						
		Applicant Phone:				Contractor Phone: 6035560360						
		Contractor:										
000011 000002 000036	BUILDING PERMIT	2996		GARAGE -- 896 SQ FT GARAGE	36 PHEASANT DRIVE	PIPKIN, ALICIA	6038170386	10/16/25	10/16/25	10/16/26	\$ 737.60	\$ 0.00
		Applicant:				Contractor: MATRIX CONCRETE						
		Applicant Phone:				Contractor Phone: 6038170386						
		Contractor:										
000013 000008 000026	BUILDING PERMIT	2972		NEW BUILDING -- NEW HOME 2209 LIVING 672	65 ADAMS WAY	SHIELDS JR, JAMES E	3215068657	07/15/25	07/15/25	07/15/26	\$ 1,914.20	\$ 0.00
		Applicant:				Contractor: SELF						
		Applicant Phone:				Contractor Phone: 3215068657						
		Contractor:										
000008 000006 000008	BUILDING PERMIT	2944		NEW BUILDING -- SINGLE FAMILY 1556 LIVING	PINKHAM ROAD	COASTLINE EARTHMOVERS, LLC	6035077534	01/16/25	01/16/25	01/16/26	\$ 3,270.40	\$ 0.00
		Applicant:				Contractor: COASTLINE EARTHMOVERS LLC						
		Applicant Phone:				Contractor Phone: 6035077534						
		Contractor:										
000007 000012 000002	BUILDING PERMIT	2948		NEW BUILDING -- 752 SQ FT HOME BUILT ON	187 NEW DURHAM ROAD	PURINGTON, JONATHAN G.	6032196300	04/07/25	04/07/25	04/07/26	\$ 952.00	\$ 0.00
		Applicant:				Contractor: SELF						
		Applicant Phone:				Contractor Phone: 6037659176						
		Contractor:										
000008 000006 000009	BUILDING PERMIT	2952		NEW BUILDING -- NEW HOME 1751 FINISHED	PINKHAM ROAD	TSB CONSTRUCTION, LLC	6037659176	04/30/25	04/30/25	04/30/26	\$ 2,579.20	\$ 0.00
		Applicant:				Contractor: DAVID COISH						
		Applicant Phone:				Contractor Phone: 6037659176						
		Contractor:										

Permits Issued
BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID: 000018 000047 000001												
Project: NEW BUILDING -- 28X40 HOME 2 BED 2 BATH										Location: NH ROUTE 153		Proj. Date: 05/20/25
Permit Type	Permit Number	Permit Status	Owner: HAFFORD, GUY C.	Permit Number	Permit Status	Owner Phone: 5089818825	Added	Approved	Expires	Fee	Est. Cost	
BUILDING PERMIT	2958						05/20/25	05/20/25	05/20/26	\$ 1,417.80	\$ 0.00	
	Applicant: GUY HAFFORD					Applicant Phone:						
	Contractor: DGH BUILDERS					Contractor Phone: 5089818825						
PID: 000008 000011 000002												
Project: NEW BUILDING -- NEW MANUFACTURED HOME										Location: PINKHAM ROAD		Proj. Date: 06/17/25
Permit Type	Permit Number	Permit Status	Owner: PIERCE FAMILY DEVELOPMENT CO,	Permit Number	Permit Status	Owner Phone: 6035832508	Added	Approved	Expires	Fee	Est. Cost	
BUILDING PERMIT	2965						06/17/25	06/17/25	06/17/26	\$ 1,860.00	\$ 0.00	
	Applicant: PIERCE FAMILY DEVELOPMENT CO LLC					Applicant Phone: 6035832508						
	Contractor: SEACOAST MODULAR HOMES INC.					Contractor Phone: 6035832508						
PID: 000008 000006 000007												
Project: NEW BUILDING -- NEW HOME 3 BED 2 BATH 1576										Location: PINKHAM ROAD		Proj. Date: 07/02/25
Permit Type	Permit Number	Permit Status	Owner: PLANO BUILDERS LLC	Permit Number	Permit Status	Owner Phone: 6037652610	Added	Approved	Expires	Fee	Est. Cost	
BUILDING PERMIT	2966						07/02/25	07/02/25	07/02/26	\$ 3,255.60	\$ 0.00	
	Applicant: SCOTT GORDON					Applicant Phone: 6037652610						
	Contractor: PLANO BUILDERS					Contractor Phone: 6037652610						
PID: 000008 000006 000005												
Project: NEW BUILDING -- NEW HOME 3 BED 2 BATH 1576										Location: PINKHAM ROAD		Proj. Date: 07/15/25
Permit Type	Permit Number	Permit Status	Owner: PLANO BUILDERS	Permit Number	Permit Status	Owner Phone: 6037652610	Added	Approved	Expires	Fee	Est. Cost	
BUILDING PERMIT	2971						07/15/25	07/15/25	07/15/26	\$ 3,255.60	\$ 0.00	
	Applicant: PLANO					Applicant Phone:						
	Contractor: PLANO					Contractor Phone: 6037652610						
PID: 000004 000039 000000												
Project: NEW BUILDING -- GARAGE WITH ADU										Location: 280 PINKHAM ROAD		Proj. Date: 07/21/25
Permit Type	Permit Number	Permit Status	Owner: DAROIS, ERIC L (TRUSTEE) 1/2	Permit Number	Permit Status	Owner Phone: 6039442316	Added	Approved	Expires	Fee	Est. Cost	
BUILDING PERMIT	2973						07/21/25	07/21/25	07/21/26	\$ 2,872.70	\$ 0.00	
	Applicant: ERIC DAROIS					Applicant Phone:						
	Contractor: OUTSIDE IN CONSTRUCTION					Contractor Phone: 6036300725						
PID: 000004 000255 000000												
Project: NEW BUILDING -- 835 SQ FT NEW BUILD 2 BED 1										Location: 31 LAKESHORE DRIVE.		Proj. Date: 08/03/25
Permit Type	Permit Number	Permit Status	Owner: DOYLE, SEAMUS	Permit Number	Permit Status	Owner Phone: 2074754727	Added	Approved	Expires	Fee	Est. Cost	
BUILDING PERMIT	2978						07/27/25	07/27/25	07/27/26	\$ 1,095.00	\$ 0.00	
	Applicant: SEAMUS DOYLE					Applicant Phone:						
	Contractor: DONALD ST PIERRE					Contractor Phone:						

Permits Issued

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID	Permit Type	Permit Number	Permit Status	Project	Location	Owner Name	Owner Phone	Added	Approved	Expires	Fee	Est. Cost
000004 000332 000000	BUILDING PERMIT	2979	NRT CONSTRUCTION	NEW BUILDING -- NEW HOME 1920 SQ FT SINGLE	116 NICOLA ROAD	KEVIN DOUGLAS CORBITT	60398660313	08/13/25	08/13/25	08/13/26	\$ 2,180.00	\$ 0.00
			Contractor: NRT CONSTRUCTION					Applicant Phone: 6038341055				
								Contractor Phone: 6038341055				
000022 000003 000000	BUILDING PERMIT	2983	SELF	NEW BUILDING -- CONVERTING BUILDING TO A	43 POND ROAD	TRAGER, MARK		09/12/25	09/12/25	09/12/26	\$ 2,541.18	\$ 0.00
			Contractor: SELF					Applicant Phone:				
								Contractor Phone:				
000009 000008 000000	BUILDING PERMIT	2988	NEW STYLE HOMES	NEW BUILDING -- NEW MANUFACTURED HOME	489 NH ROUTE 153	NEW STYLE HOMES	6033979621	09/17/25	09/17/25	09/17/26	\$ 1,678.00	\$ 0.00
			Contractor: NEW STYLE HOMES					Applicant Phone:				
								Contractor Phone: 6033979621				
000003 000037 000000	BUILDING PERMIT	2989	NEW STYLE HOMES	NEW BUILDING -- NEW 28X56 MANUFACTURED	57 AUCLAIR ROAD	ARTS, YVONNE-TRUSTEE	6037850873	09/17/25	09/17/25	09/17/26	\$ 1,687.00	\$ 0.00
			Contractor: NEW STYLE HOMES					Applicant Phone:				
								Contractor Phone: 6033320545				
000008 000011 000006	BUILDING PERMIT	3004	DAVID COISH	NEW BUILDING -- 1768 SQ FT NEW HOME 3 BED 2	PINKHAM ROAD	TSB CONSTRUCTION LLC	6037659176	12/30/25	12/30/25	12/30/26	\$ 2,520.40	\$ 0.00
			Contractor: TSB COAST LLC					Applicant Phone:				
								Contractor Phone:				
000014 000013 000000	BUILDING PERMIT	2962	CANDACE DAVIS	DECK -- DECK ON BACK OF HOUSE	140 NH ROUTE 153	DAVIS, CRAIG & CANDACE		06/04/25	06/04/25	06/04/26	\$ 82.00	\$ 0.00
			Contractor: LONE WOLF CARPENTRY					Applicant Phone:				
								Contractor Phone: 9784207059				

Permits Issued

2025 YTD

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2025 And 12/31/2025 Sorted by Project Type

PID: 000004 000069 000000	Project: DECK -- REPLACE EXISTING 10X28 DECK	Location: 115 LAKESHORE DRIVE	Proj. Date: 10/27/25
Permit Type: BUILDING PERMIT	Owner: CURTIN, JOSEPH J	Owner Phone: 3143788753	
	Permit Number: 3000	Added: 10/27/25	Approved: 10/27/25
	Applicant: WAYNE CARTER CARPENTRY	Expires: 10/27/26	Fee: \$ 208.00
	Contractor: WAYNE CARTER CARPENTRY	Applicant Phone: 6035098505	Est. Cost: \$ 0.00
		Contractor Phone: 6035098505	

Total of Estimated Costs: \$ 0.00

Permit Type	Count	Fees Collected	Estimated Cost
BUILDING PERMIT	61	\$ 51,014.48	\$ 0.00
ADDITION	10	\$ 9,153.20	\$ 0.00
ALTERATION	26	\$ 4,175.00	\$ 0.00
EXTERIOR ONLY	3	\$ 479.20	\$ 0.00
GARAGE	5	\$ 3,838.00	\$ 0.00
NEW BUILDING	15	\$ 33,079.08	\$ 0.00
DECK	2	\$ 290.00	\$ 0.00
Total	61	\$ 51,014.48	\$ 0.00



TOWN OF MIDDLETON

Permits Issued

Jan 2026

BUILDING PERMIT Permits Issued With Approved Date Between 01/01/2026 And 01/31/2026 Sorted by Project Type

PID: 000008 000004 000002 Project: ADDITION -- 896 SQ FT GARAGE CONVERTED TO Location: 25 KINGS HIGHWAY Proj. Date: 01/22/26

Permit Type	Owner: IATTARELLI, FRANK ANTHONY III	Permit Status	Owner Phone: 9739301885
BUILDING PERMIT	3006	Applicant: SELF	Added Approved Expires Fee Est. Cost
		Contractor: SELF	01/22/26 01/22/26 01/22/27 \$ 1,036.00 \$ 0.00
			Applicant Phone: Contractor Phone: 9739301885

PID: 000007 000012 000001 Project: GARAGE -- COLD STORAGE 28X32 GARAGE 4 FT Location: 239 NEW DURHAM ROAD Proj. Date: 01/15/26

Permit Type	Owner: BLIDBERG, NICHOLAS	Permit Status	Owner Phone: 6038333654
BUILDING PERMIT	3005	Applicant: SELF	Added Approved Expires Fee Est. Cost
		Contractor: SELF	01/15/26 01/15/26 01/15/27 \$ 537.60 \$ 0.00
			Applicant Phone: Contractor Phone: 6038333654

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

Permit Type	Count	Fees Collected	Estimated Cost
BUILDING PERMIT	2	\$ 1,573.60	\$ 0.00
ADDITION	1	\$ 1,036.00	\$ 0.00
GARAGE	1	\$ 537.60	\$ 0.00
Total	2	\$ 1,573.60	\$ 0.00



Explanation of Proposed Amendments to Middleton Zoning Ordinance 2026

Article	Proposed Amendment	Impact
1	To increase maximum fence height from 42 to 48 inches in Sunrise Village Lake District properties only.	Allows property owners to purchase 4-foot boards for fences without blocking abutters access to views.
2	To remove Family Compound as future option in Zoning Ordinance.	<i>Will not affect existing family compounds.</i> Many of the benefits of family compounds can be found through using Additional Dwelling Units. Current ordinance conflicts with NH ADU laws.

Statutorily Mandated Zoning Ordinance Regulation Amendments		
3	To require all administrative appeals to be filed within 30 days of a decision.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
4	To change maximum occupancy from three persons to two and remove the requirement to be a family member for housing for older residents.	Nests local ordinance with state law. This is currently in effect but needs to be updated as the current restrictions are prohibited by RSA.
5	To reduce the requirement for 2.25 parking spaces to 1 per dwelling of Housing for Older Persons.	Nests local ordinance with state law. This is currently in effect but needs to be updated as the current restrictions are prohibited by RSA.
6	To allow Additional Dwelling Units (ADU) as: <ul style="list-style-type: none"> • attached or detached • 750-950 sq. ft. • from converted existing structures (even nonconforming ones) • with no additional review beyond building permits • owner occupancy • using the same standards as single family homes 	Nests local ordinance with state law. This is currently in effect but needs to be updated as the current restrictions are prohibited by RSA.
7	To amend the definition of an ADU.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
8	To update the definition of ADU – attached dwelling.	Nests local ordinance with state law. This is currently in effect but needs to be updated.

