



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

PLANNING BOARD MEETING MINUTES

Middleton Old Town Hall

200 Kings Highway

Middleton, NH 03887

April 9, 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.

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.

Attachments

Planning Board Meeting Agenda

Sign in Sheet

Building Permit Report March 2026

Huppe Land Use Inquiry Form and attachments

March Financial Report

Information on zone labels

Meeting called to order by Christine Maynard at 6:01 p.m.

Pledge of Allegiance

Roll Call

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

Absent: Roxanne Tufts-Keegan (BOS Rep)

Approval of Minutes

J. Quinn made a motion to approve the minutes from the March 12, 2026 as amended.

K. Buzard seconded the motion.

Motion carried.

Land Use Inquiries - Conceptual Consultation

Huppe – Subdivision/Driveway discussion

Map 2, Lot 1-14

252 Silver Street

Reed Heath, Real Estate Agent for Property Owner **Richard Huppe**, explained the proposed project to the Board. **R. Huppe** would like to subdivide his 9.3 acre lot into two parcels and sell one parcel. This would most likely necessitate having a shared driveway to access the back lot.

K. Buzard said the lot is located in the Rural Residential area.

C. Maynard explained there is a 5-acre minimum lot size, excluding wetlands, as indicated in the Zoning Ordinance. In order for the Board to consider a subdivision application they need to see a survey. Since the lot is less than ten acres it would not meet the 5-acre requirement so they would have to deny the application. At that point, he could apply for a variance with the Zoning Board of Adjustment. Each lot would also need to have 200' of road frontage.

K. Buzard explained back lots with at least 50' of road frontage are allowed providing they have five acres of upland in the body of the lot, which minimum does not include the area of the neck, or strip of land that provides frontage access.

There was discussion about the need for a survey and about the ZBA application process.

FEMA & Floodplain Development Ordinance

K. Buzard talked about the FEMA review process and FIRM map updates that are currently in process. She said the Town may need to update the pertinent section(s) of the Development Regulations and the Zoning Ordinance. She suggested the Clerk send the applicable sections of our current regulations to FEMA for review.

J. Quinn said the partial government shutdown may affect FEMA's activities.

C. Maynard asked how the flood zone is determined.

K. Buzard said it depends on elevations and primarily affects the land surrounding the lake and other water ways. She said they may want to ask Blair Haney from Strafford Regional Planning for help with the Zoning Ordinance and Development Regulations if changes are needed.

There was discussion about previous floods.

Hard Road to Travel – NHMA Upcoming Class

K. Buzard, C. Maynard and **R. Willis** will be participating. The Clerk will enroll them using the Town credit card. (The ZBA has agreed to pay the fee for the Clerk out of the ZBA budget).

In most cases copies of NHMA presentations and/or videos are available after the class.

Financial Report

There was discussion about amounts allocated, expenditures and accounting procedures. It was agreed there should be a procedure for communication, attendance, approvals and payment for classes and workshops. The department budget should be considered; there is

currently \$450 available for workshops. It was agreed a process should be added to the Rules of Procedure.

Master Plan and Capital Improvement Plan

K. Buzard will get the dates these are due so they can be added to future agendas.

Impact Fees

It was agreed the Board needs to learn more about implementing a process for impact fees and will discuss this with Blair Haney from Strafford Regional Planning.

Legislative Updates

C. Maynard would like to be added to the legal updates distribution list from NHMA as well as Town & City Magazine.

Building Permits

C. Maynard said the roads being posted with weight restrictions is most likely affecting activity; there will probably be an increase in Building Permit activity May.

Zoning

There was discussion about the various names used for areas of the Town depending on the function in question. The Zoning Map, Zoning Ordinance, Assessing Database, Associations and Property Tax rates use different labels, sometimes with overlapping names; it's important to understand there are distinctions.

K. Buzard said it's important to note in 2006 there was a Public Hearing identifying which lots would be in specific zones.

J. Quinn said the higher tax rate for properties designated as "Village" in the assessing database has nothing to do with beach rights; it's strictly to pay for maintenance of the dam.

K. Buzard said copies of the minutes regarding the formation of the Village are on file with the Secretary of State. There was discussion about record retention for the Planning Board in previous years.

J. Quinn said Jerri Waitt is going to move some records to the Town Offices. The Town Clerk told him they are getting the fire proof area cleaned out. They can also start scanning the records.

K. Buzard said the Official Zoning Map must be kept in the Municipal Building. Currently, there is a 8 ½ x 11 copy with the tax maps in the back room. She is working on getting a larger one

from Strafford Regional Planning. She said a few of the zones go *through* specific lots instead of following the lot line. She believes this may be due to the location of the aquifer.

There was discussion about the history and formation of the Village which was created to collect funds to maintain the damn.

C. Maynard said the only thing that gives a resident access to any beach, other than the public beach commonly referred to as John's Beach, is the deed to their property.

J. Quinn said there is only one public beach.

K. Buzard said thank you to **C. Maynard** for letting Rebecca know she had the information on the Solar Feasibility Studies.

C. Maynard said Rebecca has more information now and is looking into it. **C. Maynard** said she is seeing more municipal buildings using solar.

K. Buzard said she saw an opportunity to get a free feasibility study on our town buildings. She added Clean Energy in New Hampshire has helped small towns; she offered to help Rebecca if she needs it.

There was discussion about possible options for using solar energy in the future.

There was discussion about bonds and shared driveways.

C. Maynard said she asked the Highway Department for their input and information on a shared driveway policy.

K. Buzard asked when the Zoning Ordinance will be updated.

K. Buzard said there is a typographical error on Page 8 Part B of the Development Regulations. (The clerk will correct this.)

K. Buzard said RSA 673:10 II requires the Planning Board to meet at least once a month.

C. Maynard made a motion to move the May meeting to May 21, 2026 at the Old Town Hall at 6:00 p.m.

J. Quinn seconded the motion.

Motion carried.

K. Buzard said she has eight items to add to future discussions with Blair Haney from Strafford Regional Planning. One is removing the list of business allowed in the Sunrise Lake District from the Zoning Ordinance. She said none of the Association covenants allow them.

K. Buzard said erosion control and whose responsibility it is needs to be included in subdivision plans. She would also like talk to Blair about fifty-five plus communities.

There was discussion about how various types of community developments may impact Town and local resources.

There was discussion about how the 5 acre minimum would affect a manufactured home park.

C. Maynard suggested K. Buzard email Blair Haney directly with the items she would like to discuss and copy the other Board Members.

C. Maynard will invite Blair to attend the next meeting via video call.

Adjournment

J. Quinn made a motion to adjourn the meeting at 7:50 p.m.

K. Buzard seconded the motion.

Motion carried.

The next regular meeting is scheduled for May 21, 2026 (moved from May 14) at 6:00 p.m. at the Old Town Hall.

Respectfully submitted by:
Robin Willis



OFFICE OF THE PLANNING BOARD

MEETING SIGN-IN

April 9, 2026 6:00 p.m.

Old Town Hall

Please Print Legibly

Phone/E-mail (optional)

Reed Huppé 252 Silver St 603-833-8290
Reed Huppé 388 Woodmont Loop Silver Lake NH 603-608-6167



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

AGENDA

Planning Board Meeting
Thursday, March 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 – March 12, 2026
5. Land Use Inquiries
Huppe – Subdivision/Driveway discussion
Map 2, Lot 1-14
252 Silver Street
6. FEMA & Floodplain Development Ordinance
Assistance from Strafford Regional Planning?
7. NHMA Class – Hard Road to Travel
8. Financial Report
9. Master Plan
10. Capital Improvement Plan
11. Impact Fees
12. Legislative Updates
13. Building Permits – March, 2026
14. Call for Adjournment

⊕ Zoning names
clarification

⊕ Flyp Sheet

S

S/S

Follow Up from March 12, 2026 Meeting

- **Tax Map** – updated book to 2025

- Sunrise Lake Village District – **Administrative Order re: Sunrise Lake Dam**

- **ZONE/DISTRICT LABELS USED**

Zoning Ordinance – see Article 5 Base Zoning Districts for definitions

1. Rural Residential District
2. Sunrise Lake District
3. Residential-Commercial District/Industrial
4. Wetlands Conservation District
5. Flood Protection District
6. Aquifer Protection District
7. Shoreland Protection District
8. Middleton 4 Corners District

Zoning Map – prepared by Strafford Regional Planning Commission

Sunrise Lake District
Rural Residential
Residential-Commercial/Industrial
4 Corners
Water

Avitar Assessing System

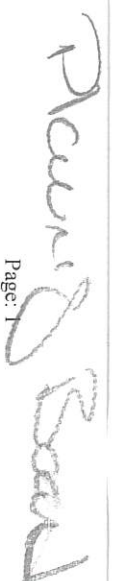
aka 12th Head + voting
calls themselves
Bad Sunrise Lake
Village District

Village = designation for properties subject to additional property tax for maintenance of Sunrise Lake Dam (currently .10 per thousand)

Zones (for Avitar assessing calculations) – see individual lists for properties in each zone

B1 Res/Comm
M4C Four Corners
Rural Residential
Sunrise Lake

Note: All properties labeled as “Village” are also labeled “Sunrise Lake” except for 1


 Page: 1

BUDGET vs ACTUAL STATEMENT
 For the Three Months Ending March 31, 2026

	Year to Date Budget	Year to Date Actual	Remaining Budget	Percent Expended
Expenses				
4191-11-plb	\$ 5,275.00	0.00	5,275.00	0.00
4191-14-plb	1.00	0.00	1.00	0.00
4191-15-plb	450.00	0.00	450.00	0.00
4191-17-plb	300.00	0.00	300.00	0.00
4191-26	7,500.00	296.04	7,203.96	3.95
Legal				
Straf Reg Plan				
Newspaper Ads				
Workshops				
Reference Material				
Total Expenses	13,526.00	296.04	13,229.96	2.19
Net Income	\$ (13,526.00)	(296.04)	(13,229.96)	2.19

TOWN OF MIDDLETON

Permits Issued

Permits Issued With Approved Date Between 03/01/2026 And 03/31/2026 Sorted by PID

PID: 000003 000037 000000	Project: NEW BUILDING -- NEW 28X56 MANUFACTURED				Location: 57 AUCLAIR ROAD				Proj. Date: 09/17/25	
Permit Type	Owner:	Permit Number	Permit Status	Owner Phone:	Added	Approved	Expires	Fee	Est. Cost	
PLUMBING PERMIT	ARTS, YVONNE-TRUSTEE	PL-26-02		6037850873	03/26/26	03/26/26	03/26/27	\$ 50.00	\$ 0.00	
	Applicant:	JEFF ROTHIER		Applicant Phone:						
	Contractor:			Contractor Phone:	6033656929					
ELECTRICAL PERMIT	E-26-09				03/26/26	03/26/26	03/26/27	\$ 100.00	\$ 0.00	
	Applicant:	LOGAN WOODWORTH		Applicant Phone:						
	Contractor:	LOGAN WOODWORTH		Contractor Phone:	6037676268					
PID: 000003 000057 000000	Project: ALTERATION -- REPLACE PANEL WITH LARGER				Location: 795 NH ROUTE 153				Proj. Date: 03/12/26	
Permit Type	Owner:	Permit Number	Permit Status	Owner Phone:	Added	Approved	Expires	Fee	Est. Cost	
ELECTRICAL PERMIT	BOB STOUT	E-26-07		7022492401	03/12/26	03/12/26	03/12/27	\$ 150.00	\$ 0.00	
	Applicant:	DEREK ZUMPF		Applicant Phone:						
	Contractor:	DZ ELECTRIC LLC		Contractor Phone:	6033120451					
PID: 000004 000258 000000	Project: ALTERATION -- FINISHING OFF BASEMENT AREA				Location: 60 LAKESHORE DRIVE				Proj. Date: 10/27/25	
Permit Type	Owner:	Permit Number	Permit Status	Owner Phone:	Added	Approved	Expires	Fee	Est. Cost	
CERTIFICATE OF OCCUPANCY	SZILARD, JUSTIN RYAN	CO-26-01		7246409242	03/30/26	03/30/26		\$ 0.00	\$ 0.00	
	Applicant:	JUSTIN SZILARD		Applicant Phone:						
	Contractor:			Contractor Phone:						
PID: 000004 000322 000000	Project: ALTERATION -- BATH REMODEL AS WELL AS				Location: 29 LINCOLN ROAD				Proj. Date: 03/30/26	
Permit Type	Owner:	Permit Number	Permit Status	Owner Phone:	Added	Approved	Expires	Fee	Est. Cost	
ELECTRICAL PERMIT	BONNEAU, KEVIN N.	E-26-10		6038437119	03/30/26	03/30/26	03/30/27	\$ 100.00	\$ 0.00	
	Applicant:	KEVIN BONNEAU		Applicant Phone:						
	Contractor:	C GRIFFIN ELECTRIC LLC		Contractor Phone:	6039233951					
PLUMBING PERMIT	P-26-03				03/30/26	03/30/26	03/30/27	\$ 80.00	\$ 0.00	
	Applicant:	KEVIN BONNEAU		Applicant Phone:						
	Contractor:	BARR PLUMBING AND HEATING		Contractor Phone:	6037310544					



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

LAND USE INQUIRY FORM

We appreciate your interest in the Town of Middleton. The Planning Board strives to be sure you have the information you need to help us ensure the congruous development of the Town and to make the application process as simple and seamless as possible. Most of the questions we get are answered in the documents on our website (Middletonnh.gov then Documents, then Planning Board.) The current Zoning Ordinance is one of the documents located there and should be reviewed before proceeding any further.

If, *after reviewing the Zoning Ordinance*, you still have questions or need information, please complete this form. It serves as a means for you to communicate with the Planning Board about what you plan to do. In addition, this narrative allows the Planning Board to determine what, if any, review procedure is appropriate for your situation. This form is one of the means of determining future action. We may ask you to come to a meeting and put you on the agenda for a consultation with the Planning Board. For these reasons, it is important that the form contains as much information as possible.*

When you have completed this Land Use Inquiry Form, you can email it to planboard@middletonnh.gov, drop it off at the Municipal Offices, or mail it to Town of Middleton, Attn: Administrative Clerk, 182 Kings Highway, Middleton, NH 03887. Someone will be in touch with you as soon as we have been able to review it, research your situation as appropriate and gather the information necessary to respond. We appreciate your interest in whatever you are developing in the Town of Middleton and wish you the best of luck with your project.

Date 3/18/26 (Office Use) Date Received 3-18-26

Tax Map # M-0002 L-0001 S-004 Lot #(s) 1 Zoning District IF RES

Property Address/Location 252 Silver St

Name of Project (if applicable) Huppe Subdivision

APPLICANT

Name(s) Richard Huppe

Mailing Address 252 Silver St, Middleton, NH 03887

Telephone 603-833-8290 Email Address WoodbackRoads@yahoo.com

PROPERTY OWNER (if different than applicant)

Name(s) Same

Mailing Address _____

Telephone _____ Email Address _____

**This form is for initial contact only; the Board may request additional information from the inquirer.*

PROPOSED SITE CHANGES

New building/structure _____ Addition onto existing building/structure _____

Alternations to existing building NA Demolition NA Signage NA

Site development (other structures, parking, utilities, etc.) Subdivide Change of use NA

PROPOSED PROJECT DESCRIPTION (use extra sheet if needed)

- The Existing lot is 9.3 Acres ~~20002~~ / 9.52 Calculated.
- The Existing House is on the Right hand Property Edge.
- Request a
 - A) Subdivide the Property into 2 Lots.
 - B) Either Add a Driveway or share the Existing Driveway.
 - C)
- Therefore:
- The Property owner Request a Conceptual hearing for the purpose of the Board's Town Guidance.
- Allow the lot division

Description of previous use (if known)

Single Lot w/ Single Family Home

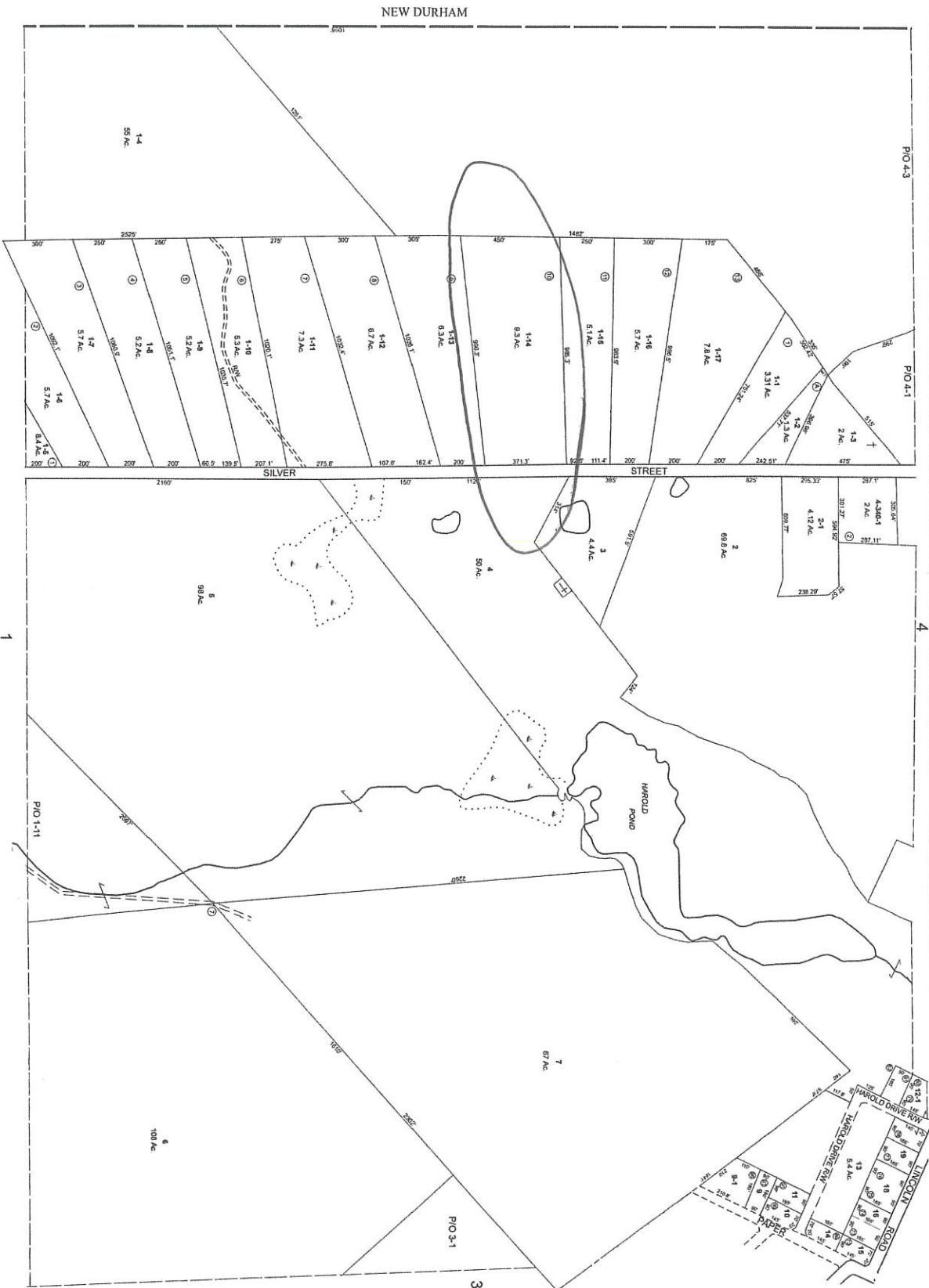
This form must be signed by the property owner and applicant/developer (if different from owner).

I(we) submit this Land Use Inquiry Form and attest that to the best of my knowledge all of the information on this application form is true and accurate. As applicant or developer/agent (if different from property owner) I attest that I am duly authorized to act in this capacity.

SIGNATURE OF APPLICANT(S)

Name [Signature] Date 3-18-2026

Name _____ Date _____



NEW DURHAM

PO 4.3

PO 4.1

4

1

3

PIO 3-1

PIO 1-11

HAROLD POND

SILVER STREET

THIS MAP IS FOR INFORMATION PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE OFFICIAL MAP IS THE NEW HAMPSHIRE STATE PLAT

COORDINATE SYSTEM: NAD 83

ORIGINAL MAPPING BY JAMES W. SEWELL COMPANY



REVISOR 6 REPRINTED BY

LEGEND

N

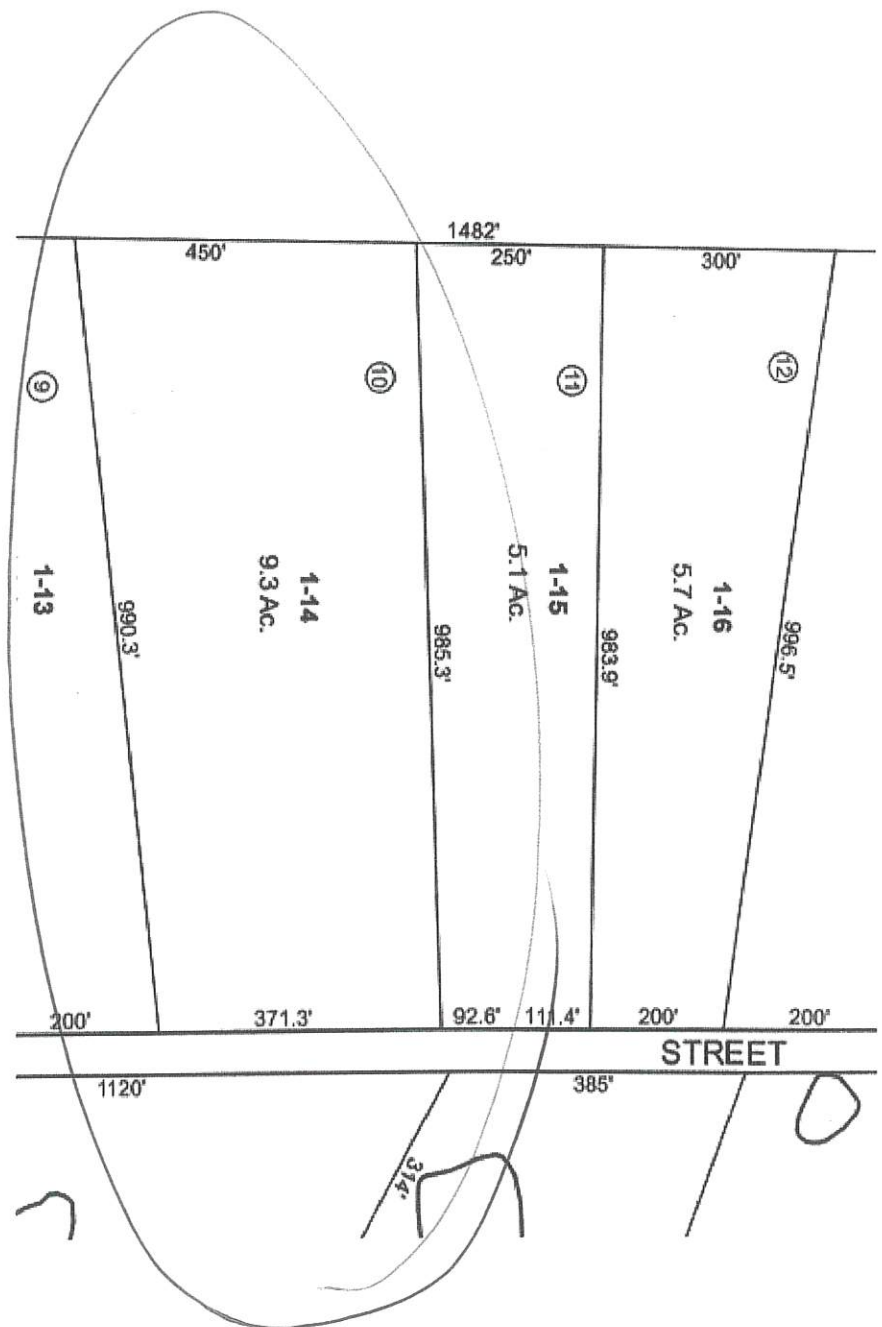
SCALE: 1" = 200'

PROPERTY MAPS
MIDDLETON
NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO.

2



The Middleton Official Zoning Map for the Town is to be used to determine exact Zoning District boundaries and shall be certified as the Official Zoning Map of the Town by the Town Clerk upon adoption of this Ordinance. The certified Middleton Official Zoning Map, and any amendment that affects the Zoning Map, shall be filed with the Planning Board.

ARTICLE 4 - BOUNDARIES

A district boundary shown on the Zoning Map as approximately following the right-of-way of a road, a shoreline of a body of water, or property line, shall be construed as following such line. If the District classification of any land is in question, it shall be deemed to be in the most restricted adjoining district. The Zoning Board of Adjustment shall determine the location of a district boundary upon an appeal from an administrative decision of the Code Enforcement Officer.

ARTICLE 5 – BASE ZONING DISTRICTS

Any use not listed is not permitted, except where otherwise provided for in this article.

A. **PURPOSE AND OBJECTIVE.** For the purpose of this Ordinance, the Town of Middleton shall be divided into the eight districts:

1. **RURAL RESIDENTIAL DISTRICT (ZONE RR):** This district includes ~~land that~~ shares characteristics that render it appropriate for primarily residential development, while retaining rural characteristics. The minimum lot size is 5 acres.
2. **SUNRISE LAKE DISTRICT (ZONE SRL):** This district includes virtually all property located around Sunrise Lake. It is primarily a residential district. A primary purpose of this district is to protect the health, safety and welfare of an area surrounding the Lake, where no public sewer system exists or is proposed, yet where development has occurred on hundreds of legal lots of record that are non-conforming because of their small lot size.
3. **RESIDENTIAL-COMMERCIAL DISTRICT/INDUSTRIAL (ZONE B-1):** This district is created to allow commercial and certain industrial uses by special exception while still allowing residential growth to occur while retaining the heritage and unique qualities of Middleton. In order to do so, this Ordinance guides development of Middleton to ensure: (1) a mix and variety of uses; (2) that development occurs in a manner which maintains the visual character and architectural scale of existing development in the district.
4. **WETLANDS CONSERVATION DISTRICT (ZONE W):** This District shall act as an overlay zone, overlying all land in the Town.

Town of Middleton Zoning Ordinance Adopted March 11, 2017

Articles 7, 45 and 46 Adopted March 12, 2024

Amended March 11, 2025

5. **FLOOD PROTECTION DISTRICT (FP):** This District shall act as an overlay zone for those areas delineated by the National Flood Insurance Program as being within the 100-year floodplain.
6. **AQUIFER PROTECTION DISTRICT (AP):** This District shall act as an overlay zone, overlying all land in the Town.
7. **SHORELAND PROTECTION DISTRICT (SP):** This District shall act as an overlay zone, overlying all land in the Town.
8. **MIDDLETON 4 CORNERS DISTRICT (M4C):** The purpose of this District is to provide a concentrated area for mixed uses in the central core of Middleton. A variety of uses in a mixed and balanced environment is encouraged to develop a village center that forms a civic focus for the rural character and quality of life servicing the community and its residents.

The Districts as established in Article 5 are shown on a map(s) on file at the Middleton Town Offices, which map(s) is made a part of this Ordinance. The map is entitled, "Middleton, New Hampshire Zoning Map – Town wide."

9. **USES PERMITTED BY SPECIAL EXCEPTION:** All uses allowed by Special Exception must meet the conditions of Article 5 of this Ordinance.

B. GENERAL DIMENSIONAL REQUIREMENTS.

1. Lot Size. The minimum lot size shall be **five (5) acres**, although the Planning Board may require that lots in new subdivisions be larger than **five (5) acres** based on the circumstances of the case.
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.
3. Setbacks. Structures, excluding steps and terraces, shall be at least fifty (50) feet from a property line abutting a public or private road and at least twenty (20) feet from all other property or right-of-way lines.
4. Flood Hazard. The construction of any new building(s) or structure(s) in the Town, in the downstream area of Sunrise Lake Dam within two hundred (200) feet of either side on the brook to Silver Street is strictly prohibited.

ARTICLE 5A - BASE ZONING DISTRICTS USES

Mixed uses on the same lot and in the same structure are permitted in the Middleton 4 Corners District in accordance with the following requirements.

- a. Mixed uses are permitted on the same lot.
- b. Residential uses and commercial uses on the same lot are permitted.
- c. Residential uses and commercial uses in the same structure are permitted.
- d. Multiple structures on the same lot are permitted provided that one of the structures has at least fifty (50) percent of its floor are devoted to non-residential uses.
- e. No more than two (2) dwelling units are permitted on the same lot or in the same structure.
- f. A Site Plan Review is required prior to establishing a mixed use or a change of use on a mixed use property.
- g. All uses permitted as part of a mixed use shall be permitted uses.

4. Prohibited Uses.

Prohibited uses not listed are hereby prohibited, including but not limited to automotive sales and service, drive through facilities, manufacturing facilities, industrial facilities, etc.

E. ADDITIONAL REVIEW.

In accordance with **RSA 674:43 and 44**, the Middleton Planning Board is hereby authorized to review, as part of its Site Plan Review Regulations, the establishment, change, or expansion of non-residential uses or multi-family uses (three unit or more on a single lot). As part of the regulation the Board may require preliminary review of site plans and professional assistance during the review process, including recuperation of reasonable costs therefore.

1. Additional provisions may be adopted for specific uses, impacts and structures such as gasoline stations, lighting, canopy setbacks, accessory uses, etc.
2. The Board may provide for architectural review as part of the Site Plan Regulations in the Middleton 4 Corners District and shall consider the Middleton Master Plan and the document entitled "Plan NH Middleton 4 Corners".

ARTICLE 6 LOT STANDARDS

A. PERMITTED RESIDENTIAL USES.

1. Minimum Lot Size: Five (5) acres.

2. Minimum Frontage: Two **Hundred (200) feet**; or **fifty (50) feet** for backlots.
3. Setbacks: Structures, excluding steps and terraces, shall be at least **fifty (50) feet** from any property lines abutting a public or private road and at least **twenty (20) feet** from all other property or right-of-way lines.

For any Nonconforming Lot at the time this Ordinance is adopted, an accessory structure up to and including **one hundred twenty (120) square feet** and not on a permanent foundation may be erected within **ten (10) feet** of a side property line. No electricity or plumbing may be installed on or in such accessory structure.

4. Maximum Height: **Thirty-five (35) feet** in rural residential, **twenty-four (24) feet** in Sunrise Lake District measured from the average finished grade to the highest peak.

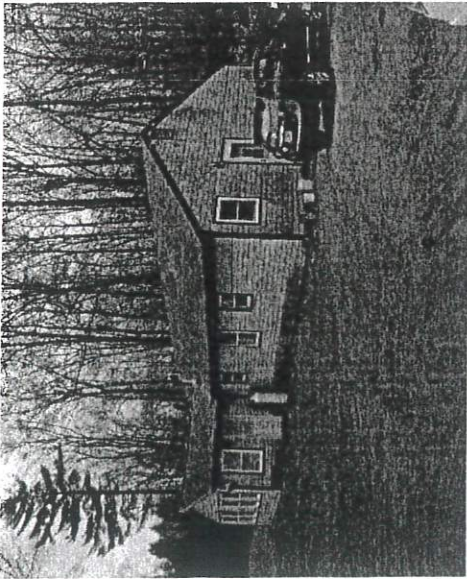
B. **COMMERCIAL USES.**

1. Minimum Lot Size: **One (1) acre** or larger, according to soils on the site for on-site subsurface sewage disposal; **sixty thousand (60,000) square feet** for back lots.
2. Minimum Frontage: **One hundred (150) feet**; **fifty (50) feet** for back lots.
3. Setbacks: Structures, excluding steps and terraces, shall be at **least one hundred (100) feet** from any property line abutting a public or private road and at least **fifty (50) feet** from all other property or right-of-way lines.

For any Nonconforming Lot at the time this Ordinance is adopted, any accessory structure up to and including **one hundred twenty (120) square feet** and not on a permanent foundation may be erected within **ten (10) feet** of a side property line. No electricity or plumbing may be installed on or in such accessory structure.

1. Minimum Vegetated Open Space: **Forty (40) percent.**
2. Minimum **thirty (30) feet** wide greenbelt of open space along right of way to adjacent street, **twenty (20) feet** alongside lot lines where they abut commercial lots, and **thirty (30) feet** alongside lot lines where they abut residential lines.
3. Minimum Rear Yard: Same as side yard. A vegetated greenbelt of **fifty (50) feet** must be maintained where the rear lot line abuts a residential or undeveloped lot.
4. Maximum Height: **Thirty-five (35) feet.**
5. Traffic Impact: All proposed uses which will generate more than one hundred (100) new vehicle trips per day must provide a traffic impact statement to the Zoning Board of Adjustment to show that it will not adversely impact traffic on the adjacent road, or, if there will be a significant impact, that the proposed use will

PICTURE



OWNER

HUPPE, RICHARD
252 SILVER STREET
MIDDLETON, NH 03887
Account Number:

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Project Type	Notes
06/25/14	REPAIR	SIDING

BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH
Roof: GABLE OR HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: CARPET/HARD TILE
Heat: OIL/HOT WATER
Bedrooms: 2 Baths: 1.0 Fixtures: 3
Extra Kitchens:
A/C: No Fireplaces:
Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0489 Base Rate: RSA 120.00
Bldg. Rate: 1.0174
Sq. Foot Cost: \$ 122.09

12	25
VLT FFF SLB	
12	

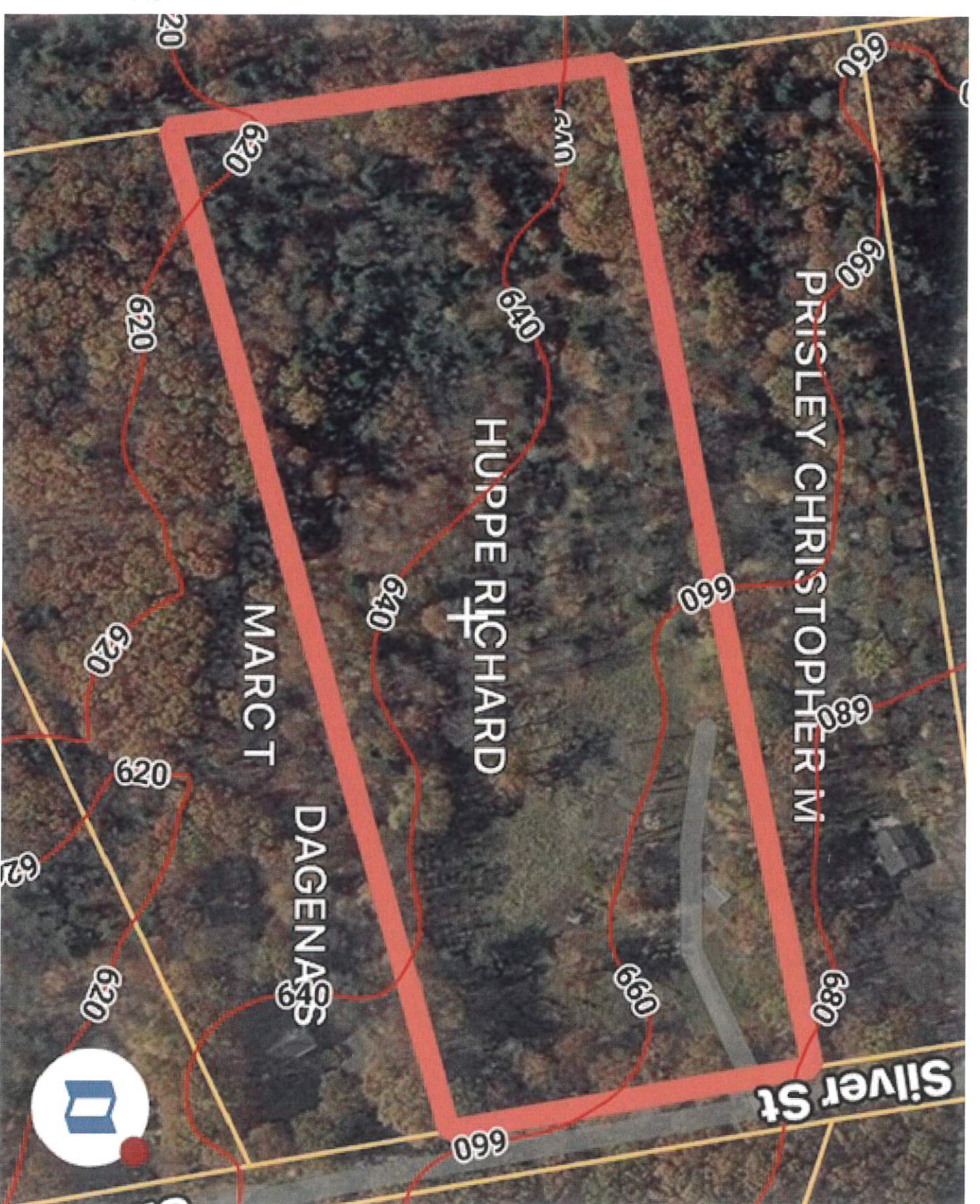
20	20	51
FFF SLB		
25		

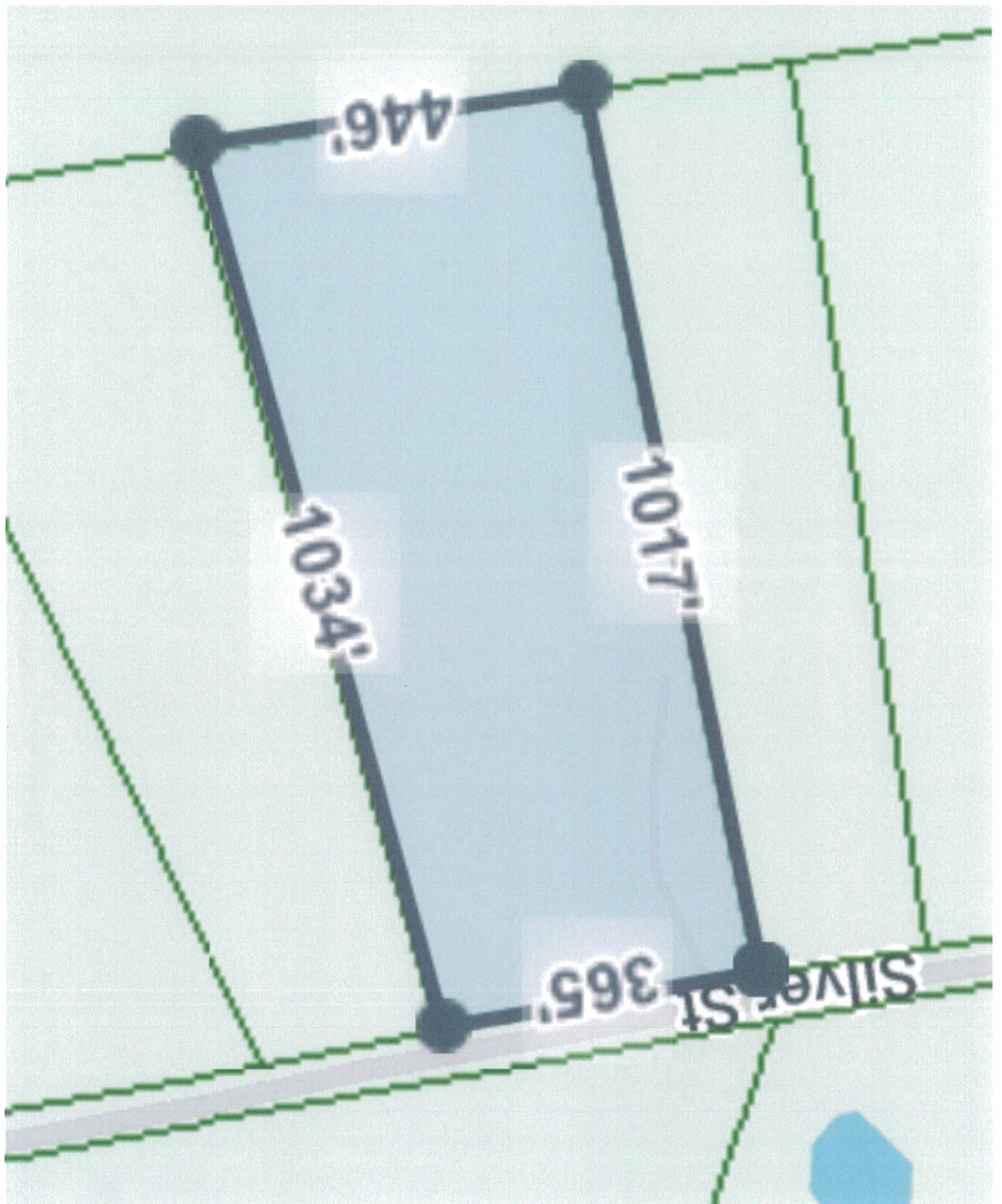
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1515	1.00	1515
SLB	SLB	1515	0.00	0
VLT	VAULTED	240	0.05	12
GLA:	1,515	3,270		1,527

2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 186,431
Year Built: 1988
Condition For Age: AVERAGE
Physical: 19 %
Functional:
Economic:
Temporary:
Total Depreciation: 19 %
Building Value: \$ 151,000





Category:

? G

Land Details

Attribute	Operator	Criteria
Land Use	LIKE	1F RES W/TRFRNT
Zone	LIKE	
Neigh Code		B1 RES/COMM
Size		MAC FOUR CORNERS
Units		RURAL RESIDENTIAL
Condition		SUNRISE LAKE
Adjustmnt		
Market Val		
CU Cond		
RC Discnt		
CR Assmnt		
CU Val		
Notes		
T opography		

Zone map
 Sunrise Lake district
 Rural Residential
 Roadbed / comm-Indis
 4 corners
 border



The Middleton Official Zoning Map for the Town is to be used to determine exact Zoning District boundaries and shall be certified as the Official Zoning Map of the Town by the Town Clerk upon adoption of this Ordinance. The certified Middleton Official Zoning Map, and any amendment that affects the Zoning Map, shall be filed with the Planning Board.

ARTICLE 4 - BOUNDARIES

A district boundary shown on the Zoning Map as approximately following the right-of-way of a road, a shoreline of a body of water, or property line, shall be construed as following such line. If the District classification of any land is in question, it shall be deemed to be in the most restricted adjoining district. The Zoning Board of Adjustment shall determine the location of a district boundary upon an appeal from an administrative decision of the Code Enforcement Officer.

ARTICLE 5 – BASE ZONING DISTRICTS

Any use not listed is not permitted, except where otherwise provided for in this article.

- A. **PURPOSE AND OBJECTIVE.** For the purpose of this Ordinance, the Town of Middleton shall be divided into the eight districts:
1. **RURAL RESIDENTIAL DISTRICT (ZONE RR):** This district includes land that shares characteristics that render it appropriate for primarily residential development, while retaining rural characteristics. The minimum lot size is 5 acres.
 2. **SUNRISE LAKE DISTRICT (ZONE SRL):** This district includes virtually all property located around Sunrise Lake. It is primarily a residential district. A primary purpose of this district is to protect the health, safety and welfare of an area surrounding the Lake, where no public sewer system exists or is proposed, yet where development has occurred on hundreds of legal lots of record that are non-conforming because of their small lot size.
 3. **RESIDENTIAL-COMMERCIAL DISTRICT/INDUSTRIAL (ZONE B-1):** This district is created to allow commercial and certain industrial uses by special exception while still allowing residential growth to occur while retaining the heritage and unique qualities of Middleton. In order to do so, this Ordinance guides development of Middleton to ensure: (1) a mix and variety of uses; (2) that development occurs in a manner which maintains the visual character and architectural scale of existing development in the district.
 4. **WETLANDS CONSERVATION DISTRICT (ZONE W):** This District shall act as an overlay zone, overlying all land in the Town.

5. **FLOOD PROTECTION DISTRICT (FP):** This District shall act as an overlay zone for those areas delineated by the National Flood Insurance Program as being within the 100-year floodplain.
6. **AQUIFER PROTECTION DISTRICT (AP):** This District shall act as an overlay zone, overlying all land in the Town.
7. **SHORELAND PROTECTION DISTRICT (SP):** This District shall act as an overlay zone, overlying all land in the Town.
8. **MIDDLETON 4 CORNERS DISTRICT (M4C):** The purpose of this District is to provide a concentrated area for mixed uses in the central core of Middleton. A variety of uses in a mixed and balanced environment is encouraged to develop a village center that forms a civic focus for the rural character and quality of life servicing the community and its residents.

The Districts as established in Article 5 are shown on a map(s) on file at the Middleton Town Offices, which map(s) is made a part of this Ordinance. The map is entitled, "Middleton, New Hampshire Zoning Map – Town wide."

9. **USES PERMITTED BY SPECIAL EXCEPTION:** All uses allowed by Special Exception must meet the conditions of Article 5 of this Ordinance.

B. GENERAL DIMENSIONAL REQUIREMENTS.

1. **Lot Size.** The minimum lot size shall be **five (5) acres**, although the Planning Board may require that lots in new subdivisions be larger than **five (5) acres** based on the circumstances of the case.
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.
3. **Setbacks.** Structures, excluding steps and terraces, shall be at least fifty (50) feet from a property line abutting a public or private road and at least twenty (20) feet from all other property or right-of-way lines.
4. **Flood Hazard.** The construction of any new building(s) or structure(s) in the Town, in the downstream area of Sunrise Lake Dam within two hundred (200) feet of either side on the brook to Silver Street is strictly prohibited.

ARTICLE 5A - BASE ZONING DISTRICTS USES