



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

PLANNING BOARD MEETING MINUTES

Middleton Old Town Hall
200 Kings Highway
Middleton, NH 03887

July 16, 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

Sign in Sheet

Building Permit Report

Blair Haney recommendations for revisions to the Zoning Ordinance

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

Pledge of Allegiance

Roll Call

Members present: Christine Maynard, Chair (exp. March 30, 2027)

Kate Buzard, Vice Chair, (exp. April 9, 2028)

Roxanne Tufts-Keegan, BOS Rep

John Quinn, SLV Rep (exp. March 31, 2027)

Ron Stock, member (exp. March 31, 2027)

Approval of Minutes

K. Buzard made a motion to approve the minutes of the June 11, 2026 meeting.

R. Tufts-Keegan seconded the motion.

Motion carried.

Land Use Inquiries

C. Maynard said there was a question from a resident about the scope of a survey for a possible minor subdivision on Map 4, Lot 10, Silver Street. She advised the resident to complete the Land Inquiry Form. They may request to be on the agenda for the August meeting.

Membership

Janet Kalar is interested in being an Alternate Member of the Planning Board.

K. Buzard suggested they document a process for adding members to the Rules of Procedure.

C. Maynard made a motion to recommend the Selectboard appoint Janet Kalar as an Alternate to the Planning Board.

K. Buzard seconded the motion.

Motion carried.

R. Tufts-Keegan will bring the recommendation to the next Selectboard Meeting.

Zoning Ordinance

Blair Haney, Strafford Regional Planner, was present via video and speaker phone.

Board members reviewed several articles from the Zoning Ordinance with **B. Haney**. His recommendations for changes were discussed.

Article 22 - Home Enterprises

State regulations specific to home based daycare were discussed. New State law allows home based daycare wherever single family housing is allowed and site plan review cannot be required.

It was decided because of inconsistencies and lack of clarity in the existing article, **B. Haney** will create a new proposed Home Enterprises article for the Board to review.

The board discussed examples of limits placed on businesses such as hot dog stands, general stores, and restaurants.

C. Maynard said they should review the results of a resident survey that was conducted a couple of years ago for the Master Plan. It's important to consider what the residents want. She said the majority want some small business, but want to keep the town rural, small and quiet.

K. Buzard said she wants to know how a restaurant, café or food operation business would fit as a home business or would that be considered commercial use. The differences between a home enterprise, home business and commercial business are not clear.

There was discussion about what structures are currently in Middleton's commercial zone.

Proposed Article 48 – Manufactured Housing

B. Haney said under RSA 674:31-32 communities must provide reasonable opportunities for manufactured housing to be placed in most residential zoning districts.

There was discussion on how that is interpreted and being applied.

B. Haney said he does not believe Middleton must allow manufactured home parks, but suggested that be verified that with town counsel.

B. Haney said the Zoning Ordinance is permissive, meaning anything not listed is not allowed. However, if they want to be more clear, they could specify prohibited uses. He said he can come up with some suggestions on how to word that and where to place it.

R. Stock said multi-family housing allows for four units on a lot. He asked if that means there could be four manufactured housing units on a lot.

There was discussion about whether the four units need to be in one building, density and how that may apply to manufactured housing.

B. Haney said there are specific requirements for something to be defined as a dwelling.

Proposed Article 49 - Multi-family Dwellings in Commercial Districts

B. Haney said Middleton's Zoning Ordinance meets the bare minimum of the new requirement to add the use of multi-family dwelling in the Four Corners and Residential Commercial/Industrial districts.

There was discussion about **B. Haney's** suggested additions.

B. Haney went over his notes on other items in the Zoning Ordinance that he has suggestions or questions on.

K. Buzard said there should be more information about setbacks for wetlands.

There was discussion about the differences between workforce housing and multi-unit housing and where each is allowed.

B. Haney said he will check to see if workforce housing has to be allowed anywhere multi-family housing is allowed.

B. Haney said they should clarify how the five acre minimum applies per unit. For example, the minimum lot size for a general store is two acres. He said Article 6 should be reviewed for consistency. He asked if minimum lot size should continue to be affected by soil standards.

There was discussion about lot sizes and proposed changes to State law mandating the minimum lot size requirement must be two acres or less.

C. Maynard asked if buildable acres should be specified because of requirements in Article 8, Wetlands Conservation.

There was discussion about setbacks, wetlands protection and conditional use permits.

There was discussion about balancing the need for housing with the residents' vision for the Town's future.

B. Haney said the Board should get back to him after more discussion about parameters and lot sizes for various lot uses. He said that is a policy discussion and he is a technical advisor. He can then do the technical writing for what the Town wants to make it consistent and clear.

B. Haney explained how allowing multi-family in commercial zones for mixed use works in practice.

There was discussion about restrictions on road lengths. **B. Haney** said a table in the Development Regulations needs to be amended and will require a Public Hearing.

It was decided the next meeting will be to review and make recommendations about several things discussed tonight. **C. Maynard** will give **B. Haney** an update after that.

B. Haney left the meeting.

There was discussion about housing, affordability, lot size and property values.

Webinars

The Clerk gave an update on recent and upcoming webinars offered by the Office of Planning and Development and NHMA.

FEMA

The FIRM maps and process were discussed. The Town has not received any appeals. Since the appeal period has ended we are now waiting for the Letter of Final Determination to be issued. This should happen in November and then next steps can be implemented to update the Zoning Ordinance Floodplain Article.

Legislative Updates

K. Buzard gave an update on new legislation. Homeowners can no longer design their own septic system.

Financial Report

C. Maynard gave an update on the budget and money spent for Strafford Regional Planning services.

Building Permits – June, 2026

The report and total numbers were discussed.

K. Buzard said she is looking at growth management opportunities. The capacity for the school is 180 to 200 students; there were only 155 in the 2024 class.

There was discussion about the number of students per grade and individual room capacity.

Member Comment

K. Buzard said some of the Oaths of Office in the Town Clerk's office are not signed by the Selectboard; this is important legally.

K. Buzard suggested dates be added to the agenda items about documents that need to be updated and gave the Clerk that information.

K. Buzard has more recommendations for changes to the Zoning Ordinance and Development Regulations. She will type them and get them to the members.

J. Quinn said Lenny Melanson was there earlier and was interested in talking about his Family Compound and about recreational vehicle trails.

C. Maynard talked about making sure time at the meeting with Strafford Regional Planning is productive. She said they need to make more of an effort to be sure meetings are organized, one person speaks at a time and there are no side conversations. She said they need to avoid ex parte communications, adhere to 91A law and explained why the use of the Land Use Inquiry form is important.

The problems with acoustics in the room were discussed and it was suggested the horseshoe set up with the tables and chairs should be used for all meetings since it is more conducive to discussion.

K. Buzard reminded everyone the Rules of Procedure say agenda items must be submitted seven days in advance, except at the discretion of the Chair.

J. Quinn said it's a public meeting and anyone can come. He said if someone has a major project it should be submitted in advance.

K. Buzard read from the Rules of Procedure about the use of the Land Use Inquiry form.

Public Comment

None

Next Meeting

The next regular meeting is scheduled for August 13, 2026 at 6:00 p.m. at the Old Town Hall.

Adjournment

R. Tufts Keegan made a motion to adjourn the meeting at 8:30 p.m.

K. Buzard seconded the motion.

Motion carried.

Respectfully submitted by:
Robin Willis



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

AGENDA

Planning Board Meeting Thursday, July 16, 2026

MIDDLETON OLD TOWN HALL, 200 KINGS HIGHWAY

1. Call to Order
2. Pledge Allegiance
3. Roll Call by the Chair
4. Review of Minutes – June 11, 2026
5. Land Use Inquiries - None
6. Zoning Ordinance Update with Blair Haney via video
 - a. BEA Calendar
 - b. Zoning Ordinance webinar July 16 slides
7. Membership
8. FEMA Risk MAP Process (Mapping, Assessment and Planning) & National Insurance
9. Legislative Updates – August 20, 2026 PLAN Webinar
10. Building Permits – June, 2026
11. Financial Report
12. Updates as needed:
 - a. Impact Fees
 - b. Master Plan
 - c. Capital Improvement Plan
 - d. Planning Board Documents (e.g., Zoning Ordinance, Rules of Procedure, Forms, Development, Driveway Regulations...)
13. Member Comment
14. Public Comment
15. Next Regular Meeting – August 13, 2026
16. Call for Adjournment



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PLANNING BOARD MEETING MINUTES

Middleton Old Town Hall

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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.

Attachments

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Building Permit Report

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Pledge of Allegiance

Roll Call

Members present: Christine Maynard, Chair (exp. March 30, 2027)

Kate Buzard, Vice Chair, (exp. April 9, 2028)

Roxanne Tufts-Keegan, BOS Rep

John Quinn, SLV Rep (exp. March 31, 2027)

Ron Stock, member (exp. March 31, 2027)

Approval of Minutes

R. Tufts-Keegan made a motion to approve the minutes of the May 21, 2026 meeting.

K. Buzard seconded the motion.

Motion carried.

Land Use Inquiries

Steven J. Addario Jr.

58 Auclair Road

Map 3, Lot 42

S. Addario may be interested in purchasing this property. Before he proceeds any further, he would like to know what options are available for its use. There is currently an old mobile home on the lot.

K. Buzard wanted to clarify this is a non-binding discussion and requested the minutes reflect that.

K. Buzard said land within 250 feet of Sunrise Lake's reference line falls under the Protected Shoreland zone and state permitting through the NH Department of Environmental Services is required. She said he may want to hire a state septic designer or wetland specialist to get accurate information.

S. Addario says he wants to know if the current building can be removed, if a cement pad be built and another trailer put in.

K. Buzard asked CEO **Carl Roy** if a structure is removed is there is a specific period of time where an owner has to rebuild on that lot.

C. Roy said our Zoning Ordinance does not address this situation. It's not possible to recreate what is there. It is possible to demolish the structure that is there provided the correct permits are obtained. A manufactured home would be allowed if the State approved it and the Town setbacks and other regulations were met. He said campers are not allowed.

C. Maynard suggested **S. Addario** look into DES and State permitting requirements, State approved septic plans and later applying for a building permit from the Town.

J. Quinn said if all of the State requirements were satisfied, but a building permit was denied it may be possible to appeal to the Zoning Board of Adjustment.

C. Roy said modern septic designs allow for many different options.

Quarterly CEO Update

Building Permit Report - May, 2026

R. Tufts-Keegan asked about the setbacks for a new building at 57 Auclair Road.

C. Roy confirmed that property was approved for two variances by the ZBA.

There was discussion about adding lines for additional information to the Building Permit Form, for example, indicating the zone the property is in. It was agreed this would help create a system to ensure specific requirements applicable in various circumstances are identified for all parties involved in the process.

C. Roy said he is currently updating the form and can include the Planning Board's suggestions.

NH State Building Code Update

There was discussion about recent legislation involving Class VI and private roads. Insurance requirements and liability waivers were discussed. **C. Roy** said Selectboard approval is no longer required to build on Class VI Roads.

K. Buzard asked about the involvement of Emergency Services.

There was discussion about the Waiver of Liability that is required to be recorded at the Strafford County Registry of Deeds and about the required proof of insurance.

C. Roy talked about the importance of people living on a Class VI or Private Road having a battery backup system.

C. Roy said the July 1, 2024 International Residential Code (IRC) has been adopted by the State of New Hampshire.

C. Maynard asked **C. Roy** to let the Planning Board know what things he thinks need to be changed in the Zoning Ordinance.

C. Roy said if the Town does not have a rule about a specific subject, the State Law applies. He suggested adding or changing the Zoning Ordinance rather than completely deleting Articles when something is not allowed. This will ensure clarity about what the rules are.

Planning Board Documents Update Status

The Clerk presented a hard copy of an updated version of the Zoning Ordinance that includes the recently approved warrant articles. She suggested this version be used even though it still has some formatting errors and has not been thoroughly proofread. She will track future edit suggestions and make additional formatting corrections as time allows.

R. Tufts-Keegan made a motion to post the document as presented on the Town Website.

J. Quinn seconded the motion.

Motion carried.

The clerk will print hard copies of recently updated Planning Board documents (Rules of Procedure, Zoning Ordinance, Development Regulations, Driveway Regulations, Private Road/Class VI Waiver) for each member. They will also be sure all Planning Board documents on the website are up to date.

Zoning Ordinance

C. Maynard said she signed the contract extension for work being done with Strafford County Regional Planning. The contract is now through March 31, 2027

FEMA

There was discussion about the updated FEMA preliminary maps and the importance and ramifications to the Town and residents of completing this process. The Letter of Determination is issued after the 90-day appeal period has elapsed and all objections have been addressed. The Clerk will check with the BOS and Steve Fruchtmann, the Town's Emergency Management Coordinator, to see if any appeals have been filed by residents.

The Clerk said most of the areas around Sunrise Lake have been removed from the Flood Zone and more areas around rivers added.

J. Quinn said the flood map changes make sense. There was flooding in 2006 in areas that no one expected.

There was discussion about the assistance Stephanie Frechette from The Bureaus of Business and Economic Affairs is providing with the Zoning Ordinance updates. She has provided sample templates and will review what we have currently.

Impact Fees

Middleton has an article in the Zoning Ordinance for Impact Fees. However, fees are not currently being implemented because more work needs to be done on the process and procedures necessary to be in compliance with the law. The BEA is hosting a webinar on June 25 that should include an overview and help with information about next steps. **K. Buzard** is planning to attend; the Clerk will forward the video recording after the webinar.

K. Buzard said impact fees are something the Town residents have spoken in favor of and we should move forward.

K. Buzard said there is also a code enforcement webinar coming up.

Master Plan and Capital Improvement Plan

K. Buzard said the last adoption was 2022; it should be updated every five to ten years. She said we should start reviewing the survey now and see what assistance is available from Strafford Regional Planning. **C. Maynard** will add it to the list for B. Haney.

K. Buzard said it's recommended to update the Capital Improvement Plan every six years, but it would be advantageous to "have it on the radar" and get anticipated capital costs from Department Heads.

There was discussion about the importance getting residents to participate in the survey. **J. Quinn** said the messaging is key.

Liability Waiver – Building on Private or Class VI Roads

The Clerk said counsel's suggestions have been added and the form has been finalized. She said the attorney also recommended getting input from the Fire and Police Chiefs when a building permit is requested for these roads.

R. Tufts-Keegan suggested **C. Roy** add a note to the updated Building Permit form to trigger getting this input.

There was discussion about how to implement this process, about the requirement for insurance to build on a Private or Class VI Road and how that will be handled.

Development Regulations

K. Buzard explained the purpose of the "Validity" section that is currently blank and said she is working on getting verbiage.

There was discussion about the process for updating Planning Board Documents.

Legislative Updates

K. Buzard gave the status of some recent discussion and changes affecting the Board that she learned from the NHMA site.

Financial Report

There was discussion about how the Planning Board Clerk is paid. **R. Tufts-Keegan** explained the purpose and duties of the town employee position "Administrative Clerk" who also functions as the Planning Board Clerk.

C. Maynard read the details of the contract for services with Strafford Regional Planning.

K. Buzard suggested they ask Strafford Regional Planning for assistance with regulations for Growth Management.

Town Owned Property

R. Tufts-Keegan reviewed a list of Town owned properties. There was discussion about the size of the lots, drainage, and difficulty with building. She said some properties are incorrectly noted on the assessing database as "Sell". At present, the Town is not planning on selling any lots.

The Clerk will check with the contracted Assessor to see what steps, if any, are necessary to change those incorrect notations.

C. Maynard said some people have bought small lots in the village with the misconception they are "buildable" even though they don't meet the setback requirements.

K. Buzard said people assume if there is a lot, that it is buildable.

S. Addario set he was possibly interested in purchasing one or more of the lots the Town owns, specifically ones that abut the land he currently owns.

It was decided that more work is needed to determine the future of the lots and what process may be necessary. **R. Tufts-Keegan** said she would also take it up with the Selectboard.

There was discussion about culverts and problems with drainage in the Sunrise Lake District.

C. Maynard said any Town owned lots in the Lake District should not be developed because it would be detrimental to the Lake, residents and the Town.

C. Roy said the drainage on all lots, including the ones owned by the Town, needs to be maintained in accordance with the deed.

K. Buzard said there should be more guidance on mergers in the Development Regulations.

There was discussion about issues that may have been caused with building on lots the Town previously owned and sold, specifically lots identified as drainage.

There was discussion about inaccurate property lines, culvert and ditch maintenance.

J. Quinn left the meeting.

Strafford Regional Planning Annual Dinner

All members are invited to this event on June 25.

Member Comment

R. Stock said he finds it difficult to determine what is being discussed versus voted on and what has been discussed at past meetings. He said when he was on the Dover Planning Board, they followed Roberts Rules of Order.

Public Comment

C. Roy said the repair project at the beach on Lakeshore Drive has been delayed due to finding a guy wire for a public service company going directly through the culvert.

K. Buzard read a section of a Town Ordinance indicating there is fine for not covering trash containers. It is in the Annual Report from 1980.

C. Roy asked where the general public could find that information.

There was discussion about where rules and regulations that may be old, but are currently in force, can be found and who enforces them.

Next Meeting

The next regular meeting is scheduled for July 16, 2026 at 6:00 p.m. at the Old Town Hall instead of the usual second Thursday of the month.

The Clerk said she would send an invitation to B. Haney confirming his attendance and asking him to set up a video call.

Adjournment

R. Tufts Keegan made a motion to adjourn the meeting at 8:06 p.m.

K. Buzard seconded the motion.

Motion carried.

Respectfully submitted by:
Robin Willis

Draft



**2026 Zoning Amendment Calendar
Traditional March Town Meeting**

Please contact the [NH Office of Planning and Development](#) if you have questions. "Zoning Amendments" include adoption or amendment of the: zoning ordinance, historic district ordinance or building code. For other calendars containing important municipal dates, please see those published by the [New Hampshire Municipal Association](#).

The 2026 zoning amendment calendars should continue to be used in non-charter towns who are considering delegating authority to make zoning changes from their local legislative body to their local governing body as authorized by RSA 674:18-a, which took effect July 1, 2024 until a majority of voters at a special or annual town meeting have voted to delegate this authority to the governing body.

November 2025		
Monday	November 10, 2025	First day to accept petitioned zoning amendments (675:4)
December 2025		
Wednesday	December 10, 2025	Last day to accept petitioned zoning amendments (675:4)
January 2026		
Sunday	January 4, 2026	Last day to post and publish notice for first public hearing on zoning amendments, if a second hearing is anticipated (675:3 ; 675:7)
Thursday	January 15, 2026	Last day to hold first public hearing on zoning amendments, if a second hearing is anticipated (675:3)
Thursday	January 22, 2026	Last day to post and publish notice for final public hearing on zoning amendments (675:3 ; 675:7)
February 2026		
Monday	February 2, 2026*	Last day to hold final public hearing on proposed zoning amendments. Planning Board must determine final zoning amendment form that is to be posted and filed with the town clerk on February 3, 2026 (675:3)
Tuesday	February 3, 2026	Last day to place on file with the town clerk the official copy of the proposed amendments (675:3,V)
March 2026		
Tuesday	March 3, 2026	Last day to submit zoning ordinance protest petition to require 2/3 vote at town meeting (675:5)
Tuesday	March 10, 2026	Town Meeting (39:1)

****It is strongly recommended the public hearings for zoning amendments are completed before this date.***

MID Zoning and Regulation Amendments

March 2027

Conduct a review of Article 22 - Home Enterprises

- Ordinance section covers Home Businesses, Prof Uses, Home Industry, and Home Office.
- The distinctions among these categories remain difficult to interpret.
- Clarification is needed on how these categories interact and how they should be applied.
- Article 22.A.3 (pg 63) states, in part, "a home-based business not meeting one or more standards becomes a Home Enterprise subject to Article 22 review." How to clarify this?

Observations, Analysis, and Recommendations

- Art 22 needs to clearly state what district each home enterprise category is allowed and what type of review is required. Some contradiction currently exists. For example, section B.6 states that ALL home enterprises require site plan review, however, A.4 states that Home Office does not require town review.
 - The Town should choose either site plan review, special exception, or condition use permit for Home Enterprises.
- I created a new sub-section "A.5 Uncategorized" for the statement about "home-based business not meeting one of the standards." Further, this statement should be clarified. For example, it states that uncategorized are subject to ALL sub-sections B through E but the next section states only one section applies per home enterprise type. Which sub-section, C, D, or E, should apply to "uncategorized" home enterprises?
- I created a new sub-section "A.6 Review" to summarize the various categories of review.
- The Board should discuss the possibility of combining Home Business and Professional Uses or Home Office and Home Business (home business would no longer require any review).

Existing Ordinance

ARTICLE 22 – HOME ENTERPRISES

A. There are four categories of home enterprises (including professions and trades) that may be conducted as an accessory use to a residential use on the same parcel:

1. **Home Business** - A business, profession, or trade that is conducted by a resident of the premises, entirely within the residence or an accessory building, and does not involve more than occasional business vehicular traffic to the property. Examples include but are not limited to: artists, desktop publishers, software developers, and people who work at home and conduct business by mail or electronic communication.

2. Professional Uses and Customary Home Occupations - A business, profession, or trade that is conducted by a resident of the premises, entirely within the residence or an accessory building, and involves an increase in traffic for clients, patients, associates, or employees. Examples include but are not limited to: doctors, dentists, lawyers, home daycare facilities, accountants, and beauticians.

3. Home Industry - A business or trade that is conducted by a resident of the premises, but not necessarily entirely enclosed within structures. A Home Industry involves an increase in traffic for employees and delivery vehicles, and a minimal increase in traffic for clients. A Home Industry may also involve the use or exposure to toxic or waste products that may be harmful to people or the environment. Examples include but are not limited to: craftsmen, wholesale bakery or other wholesale food production, small engine and boat repair.

4. Home Office - A home office, subject to the following standards, shall be permitted in all zoning districts, regardless of lot size. A home office meeting all the standards outlined below requires no permit or approval from the Town or the Planning Board.

- a. No employees shall be permitted to work on the premises, except for family members who reside in the dwelling;
- b. No signs shall be permitted, either on or off site;
- c. No customers or clients shall be seen at the residence;
- d. The area devoted to the home office shall not exceed twenty-five (25) percent of the gross floor area of the dwelling unit, excluding the basement;
- e. No outside storage shall be permitted;
- f. One company vehicle shall be permitted as an accessory to a home office; and
- g. Deliveries and pick-ups related to the activities of the Home Office shall be of a nature that is consistent with a residential neighborhood.

Commented [BH1]: Does this mean a sole contractor or someone manufacturing something?

5. Uncategorized - A home-based business not meeting any one or more of the above standards shall be considered a home enterprise and subject to the appropriate level of review as described in Paragraphs B. through E. of **Article 22 Home Enterprises**.

Commented [BH2]: All of these are referred to as home enterprises. Which one of the four will the uncategorized fall into?

6. Review - All home enterprises are subject to the provisions in Section B. In addition, home businesses are subject to the provisions in **Section C**, professional and customary home occupations are subject to the provisions of **Section D**, and home industries are subject to the provisions of **Section E**.

B. General. All three categories listed in **Section A** above are subject to the following requirements. ~~In addition, home businesses are subject to the provisions in Section C, professional and customary home occupations are subject to the provisions of Section D, and home industries are subject to the provisions of Section E.~~

Commented [BH3]: Is it 3 or 4?

1. The activity must be operated by one or more residents of the dwelling unit.
2. The activity must be incidental and secondary to the primary use of the

premises as a residence.

3. The activity must not change the character of the premises or surrounding neighborhood. There shall be no window displays or other features not normally associated with residential use.

4. Required parking must be accommodated off-street, except in locations in the Sunrise Lake Village District. When possible, parking areas shall be located at the side or rear of the residence or accessory buildings.

5. Proof of compliance with all applicable environmental controls is required, including the requirements of the following overlay districts: Aquifer Conservation Overlay Zoning, District, Wetland Conservation Overlay Zoning District, and Floodplain Development Overlay Zoning District.

6. Site Plan Review at the appropriate level is required for all home enterprises.

7. Business signage is permitted for home enterprises provided it complies with the requirements of **Article 18** Signs, Paragraph D Design Standards Subparagraph 1.a. of this Ordinance.

Commented [BH4]: Are home enterprises required to submit for SPR or Conditional Use?

Commented [BH5]: Does the business signage conflict with C.3, D.3, and E.3?

C. Home Businesses. Home businesses are permitted in all districts where Single Family Residence is a permitted use without the need for a Special Exception or Conditional Use Permit, if in compliance with the requirements of **Section B**, above, and the following:

1. The activity must be conducted entirely within the residence or an accessory building.

2. Not more than two non-resident persons shall be employed in the activity at the site.

3. There shall be no exterior display, no exterior storage of materials or equipment, and no other variation from the residential character of the premises.

4. Any resident wishing to establish a home business shall submit a request on the form provided by the Planning Board to the Planning Board's designee for review. If the Planning Board's designee determines that the proposed home business is in compliance with the regulations listed above, then he/she shall sign the form stating that the proposed home business is in compliance with this section and does not require approval under Section D or E.

Commented [BH6]: Is a home business, home office, or professional trade allowed in duplex or multi-family?

Commented [BH7]: This appears to be the same as Home Office.

Commented [BH8]: This conflicts with the language in the new section above, A.6.

D. Professional Uses and Customary Home Occupation. Professional Uses and Customary Home Occupations are permitted by a Conditional Use Permit from the Planning Board in all zoning districts where Single Family Residences are a permitted use, except the Sunrise Village District (SRL) or Shoreland Protection District (SP), if in compliance with the requirements of Section B, above, and the following:

1. The activity must be conducted entirely within the residence or an accessory building.

2. Not more than four (4) non-resident persons shall be employed in the activity at the site.

3. There shall be no exterior display, no exterior storage of materials or equipment, and no other variation from the residential character of the

Commented [BH9]: If all home enterprises are required to submit a site plan review, what is gained by requiring a CUP for professional uses?

premises.

4. The Professional Use and Customary Home Occupation shall not generate traffic that is inconsistent with the traffic associated with a single-family residence.

5. The Professional Use and Customary Home Occupation shall not necessitate more than **six (6)** parking spaces for clients, patients, non-resident employees, or other business related demands.

6. The Professional Use and Customary Home Occupation shall not entail more than occasional visits by commercial vehicles.

E. Home Industries. Home industries are permitted in the Rural Residential District (RR) by Conditional Use Permit from the Planning Board, if in compliance with the requirements of Section B, above, and the following:

1. The parcel on which the Home Industry is operated must be a minimum of three (3) acres in size.

2. Not more than six (6) non-resident persons shall be employed in the activity at the site.

3. The Home Industry may be conducted outdoors in part, but all such activities, equipment, and storage shall be permanently screened from the view of abutters and from public ways by buffers such as plantings, fences, and/or topography.

4. The impact on abutters of the outdoor operation of machinery or equipment associated with the Home Industry shall be considered when evaluating the Conditional Use Permit.

5. No more than twenty-five percent (25%) of the lot area, exclusive of areas covered by buildings, shall be used for home-based industry activities including outdoor storage or parking.

6. The Planning Board must determine that access to the premises by all vehicles that are anticipated to commonly serve the Home Industry will do so without adversely affecting safety in the vicinity, whether those vehicles are based on the premises or elsewhere.

7. Compliance with NH Department of Environmental Services' Best Management Practices is required, as applicable.

Commented [BH10]: Section E does not explicitly state that home industries must be conducted as part of a residence.

Related Definitions

DAY-CARE CENTER OR FAMILY DAY-CARE. An establishment or individual that provides childcare and supervision and is required, due to the number of children cared for, to be licensed by the state.

Related Zoning Articles

Article 5A

4. Special Exceptions.

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**.

Related Notes

- The Town should determine the format to spell "day care" and edit zoning ordinance to be consistent throughout the document. The state refers to home-based care as "family care" and "group family care" and sometimes as "family child care" or "group family child care"; all uses have a space (two words) and no hyphen.

MID Zoning and Regulation Amendments

March 2027

Multi-family in Commercial districts

- General performance standards/minimums for 3+ units per structure
 - 2026 Zoning Amendments allowed MF in B-1 and Four Corners districts.
 - Definition of "MF Dwelling" restricts to 4 units or less per structure.
 - Proposed density could be 1 unit per acre with a max of four units total per lot.
 - Require screening along side and rear boundary lines.

ARTICLE 49 – MULTI-FAMILY DWELLINGS IN COMMERCIAL DISTRICTS

A. APPLICABILITY

1. Developments under this section shall be permitted within the Four Corners and Residential Commercial/Industrial (B-1) districts by Conditional Use Permit issued by the Planning Board.

Commented [BH1]: Is this correct, just these two districts?

B. REGULATIONS

1. Lot Size - One (1) acre or larger, according to soils on the site for on-site subsurface sewage disposal.
2. Frontage - There shall be one hundred and fifty (150) foot minimum road frontage per individual lot on a Town accepted and maintained year-round road.
3. Density - The density shall be one acre per dwelling unit. Each residential structure shall contain no more than four (4) dwelling units.
4. Setback - 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 boundary lines.
5. Buffer Zone - Minimum of 20' wide vegetated buffer along boundary line. The intent of the buffer zone shall be to provide visual vegetative screening from adjacent lots. No dwelling structures, accessory buildings, septic systems, wells, utility boxes or parking shall be permitted within the buffer zone.

Commented [BH2]: How do you want to handle mixed-use proposals?

Related Definitions

DWELLING UNIT, TWO-FAMILY. A building containing **two (2)** dwelling units that may be located one over the other or side-by-side, including condominium units.

DWELLING, MULTI-FAMILY. A building containing three to four dwelling units that may be located one over the other or side-by-side, including condominium units.

My Notes on Other Items Discussed by the Planning Board

- Art20 - Housing for Older Persons
 - Is this framework more appropriate or advantageous than a traditional 55+ development structure?
 - Requirements of Housing for Older Persons 55+
 - "The housing must provide significant facilities and services specifically designed to meet the physical or social needs of older persons, or if the provision of such facilities is impractical, such housing must demonstrate that it is necessary to provide important housing opportunities for older persons;
 - At least 80 percent of units must be occupied by at least one person 55 years of age or older, per unit; and
 - There must be policies and procedures in place and implemented that demonstrate intent by the owner or manager to provide housing for persons 55 years of age or older; including: rules for verification of occupancy and ages of occupants."
 - Art20.A states, "A year-round recreation/ social center to provide social activities for residents of the **fifty-five (55)** and older community." This appears to meet the intent of the statement above.
 - Art20 states, "*maximum density for Housing for Older Persons is **one (1)** dwelling unit per buildable acre for lots located in the Rural Residential District (RR) and Residential-Commercial District/Industrial (B-1); and **two (2)** dwelling units per buildable acre in the Residential District (RR).*"
 - Up to 4 units per building
- Art21 - Assisted Living Facilities
 - "maximum density for Assisted Living Facilities/ Life Care Facilities is **two (2)** dwelling units per buildable acre for lots located in the Rural Residential District (RR), **one (1)** dwelling unit per buildable acre in Residential-Commercial District/Industrial District (B-1)."
 - Up to 15 units per building
- Art25 - Workforce Housing
 - Art25.D.1 states that WFH is allowed in the RR and B-1(Res-Comm) districts, but not Sunrise Lake. This should be amended to allow in the Four Corners District if that's what the community wants.
 - "Density shall be determined by the Density and Minimum Dimensional Requirements for each of the Middleton Zoning Ordinances."
 - "The maximum number of units per building in a housing development pursuant to this section shall be **eight (8) units** unless located within the Sunrise Lake Village District (SRL)."
 - Art25.F.2 offers density bonuses.
 - No statement of minimum lot size or frontage for WFH
- Four Corners District has to allow multi-family. Workforce housing lawsuit.

Commented [BH3]: Is this a mistake? RR district already mentioned above.

Commented [BH4]: Note that Art25.D.2 states that Workforce housing is prohibited in the Sunrise Lake Village District. These appear to be contradictory.

MID Zoning and Regulation Amendments

March 2027

Per state RSA 205-A:1 Definitions, should be called "Manufactured home park" or "Manufactured housing park"

"Under New Hampshire law (RSA 674:31-32), communities must provide reasonable opportunities for manufactured housing to be placed in most residential zoning districts. They can meet this mandate in one of three ways or any combination of the three: on individual lots, in manufactured housing parks, or in manufactured housing subdivisions," according to the NH Toolbox.

If a community allows manufactured housing parks, they must also allow reasonable expansion of those parks.

Your definition of "Dwelling, Single-Family" includes "manufactured housing," which means that any district that allows single-family, allows manufactured housing.

Currently, the Rural Residential, Sunrise Lake, B-1 Res-Comm/Ind, and Four Corners zoning districts allow SF dwellings, as such these districts allow MH as well.

ARTICLE 48 - MANUFACTURED HOUSING PARKS

A. LOCATION AND ACCESS

1. Manufactured home parks shall be permitted only within the [Rural Residential, Sunrise Lake, B-1 Res/Comm, Four Corners] zoning districts.
2. Manufactured home parks shall be located with access onto a publicly maintained Class V or better street.
3. Since manufactured home parks are a relatively intensive form of residential development, the soil characteristics of a site proposed for manufactured home park development shall be adequate to support that development.

B. DENSITY

1. The number of manufactured home lots in a manufactured home park shall not exceed three (3) per acre of gross land area contained within the manufactured home park.

C. Setbacks

1. The minimum distance between any manufactured home and manufactured home park boundary line shall be 50 feet.
2. Minimum setbacks on manufactured home lots shall be: front yard, 20 feet; side and rear yards, 15 feet.
3. There shall be a minimum of 30 feet clearance between manufactured homes on adjoining lots. No manufactured home shall be located closer than 30 feet to any community building within the park.

Commented [BH1]: Current ZO has two Art 46s, making this one 48.

Commented [BH2]: Which districts do you prefer to allow the Parks?

Commented [BH3]: I see different densities, from 2.9 units/ac up to 5 units/ac. I also see 7,000 to 15,000 min lot size with 100' to 150' minimum frontage.

D. Screening and landscaping

1. A twenty-foot buffer strip shall be maintained along all public streets and along all manufactured home park boundaries which abut a residential area. No part of this buffer strip shall be included within the boundaries of individual manufactured home lots or within common areas.
2. Lawn and ground cover shall be provided where needed to prevent erosion of slopes and on other areas to obtain usable yards.

E. Refuse disposal

1. The storage, collection, and disposal of refuse in manufactured home parks shall be managed so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution.
2. Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
3. All garbage and residential solid waste shall be collected at least once weekly only from a location(s). Manufactured home park owners shall be responsible for seeing that garbage and residential solid waste are deposited at the collection location(s).

F. Construction

1. The provisions of this chapter and of the building regulations of the Town of Middleton shall apply to all construction, alterations, repairs and additions to manufactured homes and structures within a manufactured home park unless otherwise modified herein.
2. All on-site facilities (such as roadways, driveways, sewers and drainage systems) shall not be dedicated to the Town unless the Planning Board expressly determines that such a dedication is in the best interests of the Town. On-site facilities shall be constructed to meet Town standards.
3. Only single-family manufactured homes are permitted. All homes shall be anchored or fixed on a permanent foundation.
4. The skirting of manufactured homes is permitted with suitable code-conforming materials approved by the Code Enforcement Officer. Skirting shall not provide harborage for rodents, nor create a fire hazard. Skirting, cabanas, awnings, porches, or other additions shall not be attached to a manufactured home unless they are approved by the Code Enforcement Officer.
5. All piping from outside fuel storage tanks or liquefied petroleum gas cylinders to a manufactured home shall be copper or other acceptable metallic tubing mechanically connected and shall be permanently installed and securely fastened in place. All liquefied petroleum gas cylinders shall be securely fastened in place and shall not be located inside or beneath a manufactured home or within five feet of a manufactured home exit. Racks to hold liquefied petroleum gas cylinders shall be of a design which will prevent tipping or accidental overturning. All oil tanks shall not be

Commented [BH4]: Sub-sections 5 thru 7 might be overkill. They should be checked by the Fire Chief if the Board wishes to keep them.

located inside or beneath a manufactured home. If a manufactured home is provided with a full basement, fuel storage tanks may be located within the basement. All outside installed oil tanks shall have a foundation made of concrete or masonry. Tank foundations shall be designed to minimize the possibility of uneven settling of the tank and to minimize corrosion in any part of the tank resting on the foundation. Oil tanks shall be screened by adequate shrubs or fencing.

6. Liquefied petroleum gas for cooking purposes shall not be used on individual manufactured home lots unless the containers are properly connected. Liquefied petroleum gas cylinders shall be securely fastened in place and shall be adequately protected from the weather.
7. The storage of firewood, coal, coke, other fuels and/or equipment shall be done in a manner so as not to constitute a fire hazard.
8. Only one single-story storage building may be installed on any one manufactured home lot. The maximum size shall not exceed 12 feet by 14 feet by 10 feet wall height. Roofs shall be either pre-finished metal, fiberglass, or shingles. The exterior shall be of a permanent building material. Plans must be approved by the Town and a building permit obtained prior to erection on the manufactured home lot.

G. Design Standards

During the development of any manufactured home park, that portion of said park which is used, occupied, and/ or made available for use and occupation of manufactured homes shall be subject to these standards, and to the applicable standards of the State of New Hampshire.

1. Manufactured home lots

- a. Each manufactured home lot shall contain a minimum of 10,000 square feet in area and shall have minimum frontage of 75 feet on a park road.
- b. No manufactured home with accessory buildings, garage, structures, storage building and paved parking spaces shall occupy in excess of 35% of a manufactured home lot.

Commented [BH5]: What do you think about these dimensions?

2. Park roads

- a. Manufactured home park roads shall provide safe and convenient vehicular access from abutting public streets to all manufactured home lots and community facilities. Driveway access to all manufactured home lots shall be only from park roads, with no driveway access permitted directly from Town streets.
- b. Roads shall be adapted to topography, shall have suitable alignment and gradient for traffic safety, and shall have a properly designed storm drainage system. Except as herein modified, the design standards for roads in the Town

Development Regulations shall apply to the design of manufactured home park roads.

- c. Roads shall have a minimum right-of-way width of 40 feet and a minimum paved width of 22 feet. Roadway pavement shall be in accordance with the standards in the Development Regulations.
- d. Road systems shall be developed with consideration given to the reasonable movement and placement of manufactured homes on individual lots.
- e. All manufactured home parks shall be graded to ensure proper drainage. The drainage system shall take into consideration not only proper channelizing of stormwater within the manufactured home park but minimization of adverse effects on surrounding property and public streets.

3. Parking

- a. One (1) off-street parking space shall be provided for each manufactured home lot. Each parking space shall be paved and graded to provide drainage away from the manufactured home in conformance with the overall drainage plan for the manufactured home park.
- b. Each off-street parking space shall have a minimum width of nine feet and a minimum length of 18 feet.
- c. Garages shall be permitted, provided that they are either directly attached to a manufactured home or separated by a distance of at least 10 feet.

4. Common area

- a. At least 7% of the gross land area in a manufactured home park shall be reserved as a common area for recreation and other open space purposes.
- b. Each manufactured home park shall provide at least one common area restricted to the use and enjoyment of the residents of the park. No single common area shall contain less than 15,000 square feet. Where more than one area is provided, the areas shall be spaced and located in the manufactured home park in such a manner that will provide maximum usefulness for park residents.
- c. All equipment contained in recreational areas within common areas shall be kept in good repair. Common areas shall be kept free of all debris.
- d. The land included within common areas shall be of such character that it is capable of supporting recreational use and shall not include land with poor drainage, excessive slope, or land which is subject to flooding.

- e. Common areas shall be separated from park roadways, Town streets, and parking spaces by an adequate fence.

5. Water supply

- a. A water supply meeting current New Hampshire Department of Environmental Services drinking water standards shall be provided to each manufactured home lot in a manufactured home park.
- b. The design and construction (including materials) of the water supply system, whether public or private, for a manufactured home park shall comply with the New Hampshire Department of Environmental Services standards and with all requirements and regulations of the Town of Middleton.
- c. Where a public water system exists within 200 feet of any boundary of a manufactured home park, all lots within the park shall be connected to the public system, unless such connection is specifically denied by the Town. Where a public water system is not available, any other source of water must be approved by the New Hampshire Department of Environmental Services.
- d. All water piping shall be constructed and maintained in accordance with state and local law; the water piping system shall not be connected with nonpotable or questionable water supplies.
- e. Individual water service connections which are provided for direct use by manufactured homes shall be so constructed that they will not be damaged by the parking of manufactured homes.
- f. A manufactured home park water system shall be adequate to provide 20 pounds per square inch of pressure at all manufactured home lots.

6. Sewage disposal

- a. Where a public sewage system exists within 200 feet of any boundary of a manufactured home park, all lots within the park shall be connected to the public system, unless such connection is specifically denied by the Town.
- b. Where a public sewage system is not available, the sewage disposal system for all manufactured home lots in the manufactured home park shall be approved by the New Hampshire Department of Environmental Services.
- c. Each manufactured home shall be provided with sewer connections which comply with all statutory requirements and regulations of the State of New Hampshire and appropriate agencies of the State of New Hampshire and the Town of Middleton.

- d. The design and construction (including materials) of the sewage disposal system, whether public or private, for a manufactured home park shall comply with all statutory requirements and regulations of the New Hampshire Department of Environmental Services and the Town of Middleton.

My Notes on Manufactured Housing Parks

Review state density and setback guidelines and customize them for the Town.

- RSA 674:31-32
 - Must provide for "reasonable and realistic opportunities" to development and expansion
 - *FAR hated this and then defined it; Kyle to send the regs to me;*
- See Art 10 Open Space Subdivision C.8
- See Art 46.C. "New Development Construction"
 - It appears that the impact fee for new development (dwelling?) construction includes manufactured housing when placed on an individual lot similar to a single-family dwelling. Though I am not 100% on this. Further, I am unsure if and how this would apply to manufactured housing parks or manufactured housing subdivisions.
- What currently regulates minimum lot size for a manufactured home park?
 - Does the existing five-acre requirement apply, or is there a separate standard?
 - I do not believe that the five acre minimum PER dwelling unit would meet the State requirement for making reasonable efforts to allow Parks to be developed. That said, the Town could set 5 acres or even 10 acres as the minimum size for any Park.
 - According to the NH Toolbox, *"With regard to zoning for manufactured housing park density, one approach is to treat it similar to cluster subdivision, where perceived density is greater than a conventional subdivision but open space is preserved."*

Related Definitions

- Art9.B.
 - 18. **Manufactured Home.** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 days. This includes manufactured homes located in manufactured home parks or subdivisions.

- 19. **Manufactured Home Park Subdivision.** A parcel (for contiguous parcels) of land divided into two or more manufactured lots for rent or sale.
- Art10.C. – Open Space Conservation/Cluster Development subdivision
 - 8. **Dwelling Unit.** A dwelling unit shall contain a minimum square footage of finished livable floor area, not including the basement, or any garage, deck, porch or covered walkway. The dwelling unit shall include a full basement with poured foundation and concrete floor; reflect the Town's historic New England building character and have a minimum roof pitch of a **five (5) foot rise** for every **twelve (12) feet** in length (5:12) for the main roof area. "Dwelling Unit" for purposes of implement **Section 6.02** shall not include "manufactured housing" as defined pursuant to RSA 674:31, but may include "pre-site built housing" as defined pursuant to **RSA 674:31-a**.
- Art36. - Definitions
 - **DWELLING, SINGLE FAMILY.** A building containing one dwelling unit that is not attached to any other dwelling by any means, including but not limited to manufactured homes as defined by **NH RSA 674:31** and pre-site built homes as defined by **NH RSA 674:31-a**, and is surrounded by open space, yards, or trees.
 - **DWELLING UNIT.** **One (1)** or more rooms, designed, occupied, or intended for occupancy as a separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a family maintaining a household

Commented [BH6]: I'd suggest removing this one.

Commented [BH7]: Appears to contradict the def in Art10. I'd recommend using this one.

TABLE 1: ROADWAY STANDARDS (Development Regulations - Article VI: Roadway Regulations)								
	Street Type	ADT1	Length Max.	Min. Pavement Width/ Shoulder	Min./ Max. Grade2	Min. ROW	Sidewalk / Bike Lanes Req.	Other Requirements
PUBLIC	Deadend	< 250 ADT	1,000 ft.3	20/ 4	1%/ 8%	50	See footnote 4	See footnote 5
	Local	251 to 1,000 ADT	See footnote 6	22/ 4	1%/ 8%	50	See footnote 4	
	Collector	1,000 to 4,999 ADT	See footnote 6	24/ 8	1%/ 6%	50	See footnote 4	
	Arterial	5,000 or more ADT	See footnote 6	24/ 8	1%/ 6%	75	See footnote 4	
PRIVATE	Deadend	< 250 ADT	1,000 ft.3	20/47	1%/ 8%	50	See footnote 4	See footnote 5
	Local	251 to 1,000 ADT	See footnote 6	22/47	1%/ 8%	50	See footnote 4	

NH SB 564 2026

These must be removed per SB564. These do not look correct.

FEMA Flood Plain Map and Zoning Ordinance Update

The typical sequence of a FEMA zoning and flood map update involves these stages:

1. **Preliminary Maps & 90-Day Appeal:** FEMA releases draft maps, triggering a 90-day period where technical data can be submitted for appeals.
2. **Letter of Final Determination (LFD):** FEMA sends the LFD to the local CEO. This starts the mandatory **6-month countdown** for communities to adopt the updated map references into their local floodplain ordinances.
3. **Local Adoption:** The new maps and ordinances must go through the town's standard zoning amendment process (e.g., passing a Town Meeting warrant article or City Council vote) prior to the effective date*
4. **Effective Date:** The revised maps officially go live and take effect for insurance and development purposes.

***NH RSA 674:57 allows local governing body to adopt updated maps via a resolution by the local governing body rather than waiting for the annual Town Meeting.**

Following the resolution passing, the statute also allows the municipality to amend its floodplain ordinance by replacing the old FIRM and FIS study date with the new FIRM and FIS study date without further action by the local legislative body. This only applies to the FIRM and FIS date and all other changes to their floodplain regulations have to go through the community's zoning amendment process (Town Meeting, City Council, etc.) *OPD will provide additional guidance to communities once an LFD is issued.*

FHD Notices for MIDDLETON, TOWN OF - NH

IDs

Community	Case #	Status	Appeal Begins	Appeal Ends	FHD Notice
MIDDLETON, TOWN OF	16-01-1139S	PRELIMINARY SENT	1/20/2026	4/20/2026	 View Notice  View Notice

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 Official website of the Department of Homeland Security

TOWN OF MIDDLETON

Permits Issued

Permits Issued With Approved Date Between 06/01/2026 And 06/30/2026 Sorted by PID

PID: 000001 000007 000000				Project: EXTERIOR ONLY -- POOL AND DECK				Location: 428 SILVER ST		Proj. Date: 05/14/26	
Permit Type		Owner: TOZIER, LUKE		Permit Number		Permit Status		Owner Phone: 6039238088			
ELECTRICAL PERMIT		E-26-22		Applicant: SELF		Contractor: LUKE TOZIER		Applicant Phone: 06/16/26		06/16/26 06/16/27 \$ 50.00 \$ 0.00	
PID: 000004 000052 000000				Project: NEW BUILDING -- 2400 SQ FT 160 SQ FT DECK AND				Location: SPRUCE ROAD		Proj. Date: 06/08/24	
Permit Type		Owner: ST PIERRE BUILDERS LLC		Permit Number		Permit Status		Owner Phone:			
GAS PERMIT		G-313		Applicant: JOSEPH MANGANO		Contractor: EASTERN PROPANE		Applicant Phone: 06/16/26		06/16/26 06/16/27 \$ 50.00 \$ 0.00	
GAS PERMIT		G-314		Applicant: CODIE HEALEY		Contractor: H3 SERVICES		Applicant Phone: 06/16/26		06/16/26 06/16/27 \$ 50.00 \$ 0.00	
PID: 000004 000058 000000				Project: NEW BUILDING -- 1040 SQ FT OPEN CONCEPT				Location: LAKESHORE DRIVE		Proj. Date: 06/25/26	
Permit Type		Owner: CATURANO, ANTHONY J (TRUSTEE)		Permit Number		Permit Status		Owner Phone: 6178774555			
BUILDING PERMIT		3032		Applicant: KEVIN ROULEAU		Contractor: ROULEAU CONSTRUCTION		Applicant Phone: 06/25/26		06/25/26 06/25/27 \$ 1,270.00 \$ 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		Permit Number		Permit Status		Owner Phone: 9782394873			
CERTIFICATE OF OCCUPANCY		CO-26-05		Applicant:		Contractor:		Applicant Phone: 06/23/26		06/23/26 06/23/27 \$ 0.00 \$ 0.00	
PID: 000004 000294 000000				Project: ALTERATION -- MAKING REPAIRS TO EXISTING				Location: 185 NICOLA ROAD		Proj. Date: 06/08/26	
Permit Type		Owner: ELIOPOULOS,D, BERGERON,M &		Permit Number		Permit Status		Owner Phone: 9784900282			
BUILDING PERMIT		3029		Applicant: CHRISTOS ELIOPOULOS		Contractor: LA SIDING COMPANY		Applicant Phone: 06/08/26		06/08/26 06/08/27 \$ 70.00 \$ 0.00	

Permits Issued

Permits Issued With Approved Date Between 06/01/2026 And 06/30/2026 Sorted by PID

PID: 000004 000332 000000	Project: NEW BUILDING -- NEW HOME 1920 SQ FT SINGLE	Location: 116 NICOLA ROAD	Proj. Date: 08/13/25
Owner: KEVIN DOUGLAS CORBITT	Owner Phone: 6039860313		
Permit Type	Permit Number	Permit Status	
GAS PERMIT	G-311	KEVIN CORBITT	
Applicant:	SELF	Applicant Phone:	
Contractor:		Contractor Phone:	
		06/07/26	06/07/26
		06/07/26	06/07/27
			\$ 80.00
			\$ 0.00
GAS PERMIT	G-315	KEVIN CORBITT	
Applicant:	DF RICHARD	Applicant Phone:	
Contractor:		Contractor Phone: 6038341055	
		06/18/26	06/18/26
		06/18/26	06/18/27
			\$ 50.00
			\$ 0.00
PID: 000008 000006 000003	Project: NEW BUILDING -- NEW HOME 1566 SQ FT 3 BED 2	Location: 155 PINKHAM ROAD	Proj. Date: 06/07/26
Owner: ZABKAR, MATTHEW	Owner Phone: 6033122813		
Permit Type	Permit Number	Permit Status	
BUILDING PERMIT	3028	RON G	
Applicant:	RON G VACHON	Applicant Phone: 6038174221	
Contractor:		Contractor Phone: 6038174221	
		06/07/26	06/07/26
		06/07/26	06/07/27
			\$ 2,139.05
			\$ 0.00
ELECTRICAL PERMIT	E-26-20	MATTHEW ZABKAR	
Applicant:	LAVIN + SON ELECTRICAL LLC	Applicant Phone: 6033122813	
Contractor:		Contractor Phone: 6032412545	
		06/08/26	06/08/26
		06/08/26	06/08/27
			\$ 150.00
			\$ 0.00
PLUMBING PERMIT	P-26-10	MATTHEW ZABKAR	
Applicant:	JOSHUA MOFFETT	Applicant Phone: 6035074646	
Contractor:		Contractor Phone: 6035074646	
		06/08/26	06/08/26
		06/08/26	06/08/27
			\$ 110.00
			\$ 0.00
PID: 000008 000006 000004	Project: NEW BUILDING -- 1571 FINISHED WITH 3 BED 2	Location: 119 PINKHAM ROAD	Proj. Date: 02/09/26
Owner: RIDGEWOOD INVESTING, LLC	Owner Phone: 6037652610		
Permit Type	Permit Number	Permit Status	
GAS PERMIT	G-316	BRANDON MORIN	
Applicant:	EASTERN	Applicant Phone: 6039230086	
Contractor:		Contractor Phone: 6039230086	
		06/23/26	06/23/26
		06/23/26	06/23/27
			\$ 50.00
			\$ 0.00
PID: 000009 000008 000000	Project: NEW BUILDING -- NEW MANUFACTURED HOME	Location: 489 NH ROUTE 153	Proj. Date: 09/17/25
Owner: NEW STYLE HOMES	Owner Phone: 6033979621		
Permit Type	Permit Number	Permit Status	
ELECTRICAL PERMIT	E-26-19	LOGAN WOODWORTH	
Applicant:	WOODWORTH ELECTRIC	Applicant Phone: 6037676268	
Contractor:		Contractor Phone: 6037676268	
		06/07/26	06/07/26
		06/07/26	06/07/27
			\$ 100.00
			\$ 0.00
PLUMBING PERMIT	P-26-09	JEFF ROUTHIER	
Applicant:		Applicant Phone: 6037676268	
Contractor:		Contractor Phone: 6037676268	
		06/07/26	06/07/26
		06/07/26	06/07/27
			\$ 80.00
			\$ 0.00
GAS PERMIT	G-312	KYLE RONDEAUL	
Applicant:	EASTERN PROPANE	Applicant Phone: 6033320545	
Contractor:		Contractor Phone: 6033320545	
		06/16/26	06/16/26
		06/16/26	06/16/27
			\$ 50.00
			\$ 0.00

Permits Issued

Permits Issued With Approved Date Between 06/01/2026 And 06/30/2026 Sorted by PID

PID: 000009 000018 000000			Project: EXTERIOR ONLY -- 35 SQ FT SIGN ON 4X4 POSTS				Location: 400 NH ROUTE 153		Proj. Date: 06/01/26			
Permit Type			Owner: CSNH DEVELOPMENT, LLC		Owner Phone: 2074918684		Added		Approved	Expires	Fee	Est. Cost
Permit Number			Permit Status									
BUILDING PERMIT			3027		Applicant: LOU		06/01/26		06/01/26	06/01/27	\$ 80.00	\$ 0.00
Contractor: SELF					Applicant Phone:		Contractor Phone:					
PID: 000011 000002 000029			Project: ALTERATION -- MOVING SERVICE				Location: 48 PARTRIDGE DRIVE		Proj. Date: 06/04/26			
Permit Type			Owner: ALEXANDER, MITCHELL T. (TRUSTE		Owner Phone: 2039849280		Added		Approved	Expires	Fee	Est. Cost
Permit Number			Permit Status									
ELECTRICAL PERMIT			E-26-18		Applicant: MITCHELL ALEXANDER		06/04/26		06/04/26	06/04/27	\$ 50.00	\$ 0.00
Contractor:					Applicant Phone:		Contractor Phone:6035160555					
PID: 000011 000002 000039			Project: NEW BUILDING -- 1537 SQ FT HOUSE 2.5 BATH 3				Location: 102 PHEASANT DRIVE		Proj. Date: 05/14/26			
Permit Type			Owner: MILLER, DONALD F.		Owner Phone: 9789124455		Added		Approved	Expires	Fee	Est. Cost
Permit Number			Permit Status									
BUILDING PERMIT			3031		Applicant: SELF		06/25/26		06/25/26	06/25/27	\$ 1,236.80	\$ 0.00
Contractor: SELF					Applicant Phone:		Contractor Phone:					
PID: 000012 000015 000010			Project: NEW BUILDING -- NEW HOME 3 BED AND 2 BATH				Location: 52 NEW DURHAM ROAD		Proj. Date: 06/01/26			
Permit Type			Owner: PLANO BUILDERS		Owner Phone: 6037652610		Added		Approved	Expires	Fee	Est. Cost
Permit Number			Permit Status									
BUILDING PERMIT			3026		Applicant: SCOTT GORDON		06/01/26		06/01/26	06/01/27	\$ 1,964.00	\$ 0.00
Contractor: SCOTT GORDON					Applicant Phone: 6037652610		Contractor Phone:6037652610					
PID: 000013 000008 000028			Project: NEW BUILDING -- 2160 SQ FT FINISHED SPACE				Location: 76 ADAMS WAY		Proj. Date: 06/25/26			
Permit Type			Owner: O'DONAL, DEVIN E		Owner Phone: 6039735755		Added		Approved	Expires	Fee	Est. Cost
Permit Number			Permit Status									
BUILDING PERMIT			3033		Applicant: BOBBY		06/25/26		06/25/26	06/25/27	\$ 3,848.00	\$ 0.00
Contractor: MAPLE BROOK BUILDERS					Applicant Phone:		Contractor Phone:6037700899					
PID: 000017 000022 000000			Project: ALTERATION -- WHOLE HOUSE REWIRE				Location: 196 RIDGE ROAD		Proj. Date: 06/18/26			
Permit Type			Owner: JOHNSTON, JUSTIN D TRUSTEE		Owner Phone: 6039863488		Added		Approved	Expires	Fee	Est. Cost
Permit Number			Permit Status									
ELECTRICAL PERMIT			E-26-23		Applicant: MR ELECTRIC		06/18/26		06/18/26	06/18/27	\$ 150.00	\$ 0.00
Contractor:					Applicant Phone:		Contractor Phone:6035160555					

Permits Issued

Permits Issued With Approved Date Between 06/01/2026 And 06/30/2026 Sorted by PID

PID: 000018 000030 000000										Project: ALTERATION -- HOOKING UP GENERATOR TO 120										Location: 98 NH ROUTE 153										Proj. Date: 03/26/26									
Permit Type		Owner: COLBURN, ALBERT E				Permit Number				Permit Status				Owner Phone: 6034737027				Added				Approved				Expires				Fee				Est. Cost					
GAS PERMIT		G-310				Applicant: KEVIN HOULE				Contractor: IRVING				Applicant Phone:				06/04/26				06/04/26				06/04/27				\$ 50.00				\$ 0.00					
PID: 000018 000058 000005										Project: ALTERATION -- INSTALL MINI SPLIT										Location: 14 TUFTS ROAD										Proj. Date: 06/08/26									
Permit Type		Owner: DOUGLAS, DONNA M. REVOC TRUST				Permit Number				Permit Status				Owner Phone: 6033074931				Added				Approved				Expires				Fee				Est. Cost					
ELECTRICAL PERMIT		E-26-21				Applicant: HERITAGE				Contractor: HERITAGE				Applicant Phone:				06/08/26				06/08/26				06/08/27				\$ 50.00				\$ 0.00					
PID: 000021 000011 000000										Project: ALTERATION -- NEW COVERED PORCH AND DECK.										Location: 62 NEW PORTSMOUTH ROAD										Proj. Date: 06/08/26									
Permit Type		Owner: MCCLUSKEY LIVING TRUST				Permit Number				Permit Status				Owner Phone: 6033804237				Added				Approved				Expires				Fee				Est. Cost					
BUILDING PERMIT		3030				Applicant: SHAWN AND CHRISTINE MCCLUSKEY				Contractor: SELF				Applicant Phone:				06/08/26				06/08/26				06/08/27				\$ 394.65				\$ 0.00					
										Contractor Phone: 6033804237																													
Summary of Permits:										Total of Estimated Costs:										\$ 0.00																			
Permit Type						Count				Fees Collected				Estimated Cost																									
BUILDING PERMIT						8				\$ 11,002.50				\$ 0.00																									
ALTERATION						2				\$ 464.65				\$ 0.00																									
EXTERIOR ONLY						1				\$ 80.00				\$ 0.00																									
NEW BUILDING						5				\$ 10,457.85				\$ 0.00																									
ELECTRICAL PERMIT						6				\$ 550.00				\$ 0.00																									
ALTERATION						3				\$ 250.00				\$ 0.00																									
EXTERIOR ONLY						1				\$ 50.00				\$ 0.00																									
NEW BUILDING						2				\$ 250.00				\$ 0.00																									
PLUMBING PERMIT						2				\$ 190.00				\$ 0.00																									
NEW BUILDING						2				\$ 190.00				\$ 0.00																									
GAS PERMIT						7				\$ 380.00				\$ 0.00																									
ALTERATION						1				\$ 50.00				\$ 0.00																									
NEW BUILDING						6				\$ 330.00				\$ 0.00																									
CERTIFICATE OF OCCUPANCY						1				\$ 0.00				\$ 0.00																									
ADDITION						1				\$ 0.00				\$ 0.00																									
Total						24				\$ 12,122.50				\$ 0.00																									



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

MEETING SIGN-IN

July 16, 2026 6:00 p.m.

Old Town Hall

Please Print Legibly

Name

Address

Phone/E-mail (optional)

Ku Kalan

Javet Kalan

Lenny Melanson +

Jessica

last 1/2 hour

7 p.m. - 8 p.m.