



1st of the Month Board of Selectmen Regular Meeting

Minutes

Monday, February 2, 2026 at 6:30 pm

Non-Public Session @ Municipal Office Bldg @ 5:30 PM

Resume Regular Meeting @ Old Town Hall @ 6:30 PM

1. Call to Order

Minutes:

The meeting was called to order at 6:33 PM by Chair Tim Cremmen

2. Pledge of Allegiance

3. Roll Call

Minutes:

The following members were present at the meeting: Tim Cremmen-Chair; Tracy Donovan-Laviolette Vice-Chair-Member; Mike Green-Member; Roxanne Tufts-Keegan-Member; Bonnie Gagnon - Member

4. Approval of Minutes - 12/29/2025 and 01/20/2026

Minutes:

The minutes from the meeting of 12/29/25 were signed by the Board of Selectmen after Roxanne Tufts-Keegan motioned to accept as read. Bonnie Gagnon seconded the motion. All in favor, motion carried.

Signature Action

5. Application Current Use Assessment

Minutes:

The application for current use assessment for Map 19 Lot 6 was signed and accepted by all five Board of Selectmen. Tracy Donovan-Laviolette motioned to accept the current use application. Bonnie Gagnon seconded the motion. All five agreed, motion carried.

6. CAI contract - same terms

Minutes:

The CAI Tax Map Maintenance Proposal for the Town of Middleton was reviewed and signed by the Board of Selectmen. The terms remain the same. Roxanne Tufts-Keegan motioned to accept the terms and Mike Green seconded the motion. All in favor, motion carried.

7. Personnel Action Forms Cole, Green, Givara**Minutes:**

The Personnel Action Forms presented for A. Cole, M. Green and W. Givara were signed by the Board of Selectmen. Roxanne Tufts-Keegan motioned to accept the action forms and Tracy Donovan-Laviolette seconded the motion. All in favor, motion carried.

New Business**8. Highway Block Grant funds****Minutes:**

The Board of Selectmen have accepted the Highway Block Grant funds in the amount of \$13,007.96. Roxanne Tufts-Keegan motioned to accept the funds and Bonnie Gagnon seconded the motion. All in favor, motion carried.

9. State of the Schools & Deliberative Session**Minutes:**

The Schools & Deliberative Session will be held Saturday February 7, 2026: State of Schools will be at 9:30 AM and Deliberative Session at 10:00 AM. These sessions will be held at the Middleton Elementary Gymnasium.

10. New business**Minutes:**

The Board of Selectmen recieved a request for all active leases/licenses or management contracts for cell towers, rooftop antennas, or other wireless installations on properties owned or managed by the Town of Middleton, New Hampshire along with 24 months of associated payment histories. A motion by Roxanne Tufts-Keegan to deny this request. Tim Cremmen seconded the motion. All in favor, motion carried. A request by a resident to see if the Town would allow her to use the Old Town Hall weekly rent free for a small theatre program for home schooled children. The would also use it for private recitals. She would charge the family members for the recitals and donate a portion to the Town. The Board of Selectmen cannot have the usage for the Old Town Hall rent free due to costs of heat, electricity, plumbing as well as this is a big liability for the Town since they do not have their own liabilit insurance.

BOS Comments**11. Fema****Minutes:**

Chair Tim Cremmen received information from FEMA in regards to our community preliminary copies of the revised Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Strafford County, New Hampshire (All Jurisdictions). Tim handed out copies for the remainder of the Board Members to review and this will be discussed at the 2/9/26 meeting.

12. Warrant Articles

Minutes:

Article #2 Bonnie Gagnon motioned to keep this Warrant article for 5 years. Tracy Donovan-Lavolette seconded the motion. Board of Selectmen (5-0). Article 3-6 are town budget articles to be inserted once final numbers are approved. Article #7 Bonnie Gagnon motioned to accept as read. Mike Green seconded the motion. Board of Selectmen Recommends (5-0) Article #8: Tracy Donovan-Lavolette motioned to accept, Bonnie Gagnon seconded. Board of Selectmen (5-0). Article #9: Bonnie Gagnon motioned to accept, Roxanne Tufts-Keegan seconded. Board of Selectmen (5-0) Article #10: Mike Green motioned to accept, Roxanne Tufts-Keegan seconded. Board of Selectmen (5-0) Article #11: Bonnie Gagnon motioned to accept, Mike Green seconded. Board of Selectmen (5-0). Article #12: Roxanne Tufts-Keegan motioned to accept, Bonnie Gagnon seconded. Board of Selectmen (5-0) Article #13: Roxanne Tufts-Keegan motioned to accept, Mike Green seconded. Board of Selectmen (3-2) Article #14: Roxanne Tufts-Keegan motioned to accept, Bonnie Gagnon seconded. Board of Selectmen (5-0) Article #15. Bonnie Gagnon motioned to accept, Roxanne Tufts-Keegan seconded. Board of Selectmen (5-0) Article #16: Roxanne Tufts-Keegan motioned to accept since she had a conversation with the legal representative and they feel this amount is sufficient. Bonnie Gagnon seconded the motion. Tim Cremmen motioned to increase this to \$20,000. Tracy Donovan-Lavolette seconded this proposed increase. Board of Selectmen (5-0). Article #17: Bonnie Gagnon motioned to accept, Mike Green seconded. Board of Selectmen (5-0) Article #18: Bonnie Gagnon motioned to accept, Tracy Donovan-Lavolette seconded. Board of Selectmen (5-0) Article #19: Bonnie Gagnon motioned to accept, Roxanne Tufts-Keegan seconded. Board of Selectmen (5-0) Article #20: Roxanne Tufts-Keegan motioned to accept, Tracy Donovan-Lavolette seconded. Board of Selectmen (5-0) Article #21: Roxanne Tufts-Keegan motioned to accept, Bonnie Gagnon seconded. Board of Selectmen (5-0) Article #22: Mike Green motioned to accept. Bonnie Gagnon seconded. Board of Selectmen (5-0) Article #23: Tracy Donovan-Lavolette motioned to accept. Bonnie Gagnon seconded. Board of Selectmen (5-0) Article #24: Bonnie Gagnon motioned to accept. Roxanne Tufts-Keegan seconded. Board of Selectmen (5-0) Article #25: Roxanne Tufts-Keegan motioned to accept. Mike Green seconded. Board of Selectmen (5-0) Article #26 Tracy Donovan-Lavolette motioned to accept. Bonnie Gagnon seconded. Board of Selectmen (5-0) Article #27 Tracy Donovan-Lavolette motioned to accept. Bonnie Gagnon seconded. Board of Selectmen (5-0)

13. BOS comments

Minutes:

Bonnie Gagnon mentioned the Pancake Breakfast is on February 15, 2026 from 8:00 AM to 11:00 AM.
Tracy Donovan-Lavolette mentioned that the Highway crew did a great job with the

storm. Roxanne Tufts-Keegan reiterated that the Deliberative Session this coming Saturday Feb 7th

Public Comment

14. Public discussion

Minutes:

Kevin Houle handed in a petition for a warrant article to see if the Town will vote to rescind, repeal, and render void in it's entirety the Select Board Ordinance entitled "Pets in Public Buildings". Mr. Houle mentioned that the Board of Selectmen should be announcing in the public meetings to adjourn to go into non-public session and state the RSA's to be discussed. Then once done with non-public adjourn and go back into public meeting. He asked how much the highway block grant was for and what it was used for. Tim Cremmen said it is to be used for road and other highway needs.

Coleen LeBrun asked what the update was on the tank situation over at the Highway Department and on the tank area. Once the Board of Selectmen have updates they will notify the Town. Colleen also submitted a petition for a warrant article to reduce the Select Board from five members to three. She inquired as to when candidates night will be.

Mike Volpe inquired about the Police incident report numbers. Tim Cremmen stated he is still looking into the numbers.

Josh Plourde asked if the Highway employees are CPR certified and if they had an AED at the highway. Unsure as to whether they certified. It was stated that there is no AED at the Highway dept. The Liason will find out as to the CPR certifications

Adjournment

15. Motion to Adjourn

Minutes:

At 7:22 PM Bonnie Gagnon motioned to adjourn. Tracy Donovan-Laviolette seconded the motion. All in favor, motioned carried.

Respectfully submitted by Kim Hughes