



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

Board of Selectmen Department Head Meeting

Minutes

Monday, July 20, 2026 @ 6:30 pm

Non-public session @ 5:30pm

Non-public session following the meeting.

Approved By
Board of Selectmen
Board of Selectmen

1. **Call to order:** Roxanne Tufts-Keegan called the meeting to order at 6:30 pm.
2. **Pledge of Allegiance:**
3. **Roll Call:** Roxanne Tufts-Keegan – chair, Bonnie Gagnon -vice chair, Mike Green -member, Jonathan Sindorf -member, Tim Cremmen – member.
4. **Approval of Minutes:** A motion was made by T. Cremmen, seconded by B. Gagnon, to approve the minutes for 6/22/2026. All in favor.

B. Gagnon made a motion to accept the minutes for the Public Hearing on 7/10/26; the motion was seconded by T. Cremmen. 4 were in favor with 1 abstention.

Signature Action

5. **Yield Tax Bills:** Yield Tax Bills are being billed a penalty assessment due to property owners submitting their Report of Cut well after the deadline.
Map 19, Lot 10: B. Gagnon made a motion to accept, seconded by M. Green. All in favor.
Map 2, Lot 7: T. Cremmen made a motion, B. Gagnon seconded. All in favor.
6. **2025 Abatement Recommendation:** Map 8, Lot 50, Sub 6. Avitar recommends the abatement be denied. Motion to deny is made by B. Gagnon, seconded by J. Sindorf, all in favor.

Old Business



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7. **Holiday pay for Full-Time Employees:** This has been discussed and previously voted on.
8. **Janet Kalar – Building Permit questions:** Pricing on online building permit forms have not been updated. R. Tufts-Keegan has spoken to Carl Roy about updating the forms. M. Green will follow up with him.
9. **Hampshire Shores – Pinkham Rd signage:** Cindy DeCristofaro, representing Hampshire Shores, presented the board with pictures and information regarding stop signs, speed signs, no dumping signs, and dead-end signs. They are requesting additional signage to help protect the neighborhood. The board stated they will speak with the road agent and PD and come up with a recommendation within the next month.
10. **H. Dovholuk – Request:** H. Dovholuk requested that the Planning Board chair recuse herself from any matters involving Dovholuk's property due to an ongoing civil suit, and also asked the Board to reconsider its earlier vote to merge several town-owned lots in the Lakeshore area, citing concern that abutting neighbors had not been notified before the original vote.

The Chair explained that the Planning Board had not taken any vote on the lot mergers; she had simply informed that board, as a courtesy, of her intent to bring the matter to the Board of Selectmen, which holds sole authority to merge town-owned property. She noted that Planning Board and Conservation Commission review is required only when the Town considers selling property — not when simply merging Town-owned parcels — so recusal would be relevant only if a sale were contemplated.

Motion to reconsider the original vote by T. Cremmen, seconded by J. Sindorf. All in favor.

Motion to merge the following Town-owned lots (all Map 4), by T. Cremmen, seconded by B. Gagnon. All in favor:

Lots 114 and 115 (each 0.209 acres; one parcel had been labeled "culvert," the other "cell" — the Board separately voted to remove the "for sale" designation on this parcel)



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B. Gagnon stated that the Middleton Recreations recent event, Celebrate America's 250th Birthday, was well attended. The rec would like to thank the Middleton Gospel Church for helping out with crafts and games and especially the fireworks! They would also like to thank Mike Lovely for helping with the fireworks, the PD and FD for their help. Anderson Windows for having some games, everyone who donated to the fireworks, watermelon and everything else, and the amazing rec team who works so hard to make these events possible. This is what helps make our little town so great! The next event will be the Old Home/Touch a Truck event on August 21.

R. Tufts-Keegan mentioned that we still need the exit signs done so that the church can be used for the Old Home service. M. Green will reach out to Jeff Jacobs.

A motion was made to go into non-pub at 7:47 pm, motion was made by B. Gagnon, seconded by T. Cremmen. All in favor.

Motion made to leave non-pub at 7:56 by, R. Tufts-Keegan, seconded by B. Gagnon. All in favor.

B. Gagnon made a motion to adjourn at 7:57, seconded by J. Sindorf. All in favor.

Respectfully submitted by,
Bonnie Gagnon

In the month of June there were 24 permits total. Of those permits 5 are for new homes. Total fees collected was \$12,122.50. There have been no additional code or health complaints filed that were not dismissed due to lack of evidence. The biggest complaint this time of year is septic smells. They are very hard to track down as most of the time it's in the village district where it could very well just be drainage. Without the issue being evident it near impossible to determine the cause.

TOWN OF MIDDLETON

Permits Issued

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

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)	Owner Phone: 6178774555	
BUILDING PERMIT	Permit Number	Added	Approved Expires
3032	Applicant: KEVIN ROULEAU	06/25/26	06/25/26 06/25/27 \$ 1,270.00 \$ 0.00
Contractor: ROULEAU CONSTRUCTION	Applicant Phone: 6033960079		
Contractor Phone: 6033960079			
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 &	Owner Phone: 9784900282	
BUILDING PERMIT	Permit Number	Added	Approved Expires
3029	Applicant: CHRISTOS ELIOPOULOS	06/08/26	06/08/26 06/08/27 \$ 70.00 \$ 0.00
Contractor: LA SIDING COMPANY	Applicant Phone: 9784900282		
Contractor Phone:			
PID: 000008 000006 000003	Project: NEW BUILDING -- NEW HOME 1566 SQ FT 3 BED 2	Location: 155 PINKHAM ROAD	Proj. Date: 06/07/26
Permit Type	Owner: ZABKAR, MATTHEW	Owner Phone: 6033122813	
BUILDING PERMIT	Permit Number	Added	Approved Expires
3028	Applicant: RON G	06/07/26	06/07/26 06/07/27 \$ 2,139.05 \$ 0.00
Contractor: RON G VACHON	Applicant Phone: 6038174221		
Contractor Phone: 6038174221			
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	
BUILDING PERMIT	Permit Number	Added	Approved Expires
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 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	
BUILDING PERMIT	Permit Number	Added	Approved Expires
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	
BUILDING PERMIT	Permit Number	Added	Approved Expires
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			

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

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	Permit Number	Permit Status	Owner Phone: 6039735755	Added	Approved	Expires	Fee	Est. Cost
BUILDING PERMIT	3033	Applicant: BOBBY		Applicant Phone: 6037700899	06/25/26	06/25/26	06/25/27	\$ 3,848.00	\$ 0.00
		Contractor: MAPLE BROOK BUILDERS		Contractor Phone: 6037700899					

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		Applicant Phone: 6033804237	06/08/26	06/08/26	06/08/27	\$ 394.65	\$ 0.00
		Contractor: SELF		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
Total	8	\$ 11,002.50	\$ 0.00

BUDGET vs ACTUAL STATEMENT
For the Twelve Months Ending December 31, 2026

	Year to Date Budget	Year to Date Actual	Remaining Budget	Percent Expended
Expenses				
4900-05				
CRF Milfoil Fund	\$ 8,000.00	0.00	8,000.00	0.00
Total Expenses	8,000.00	0.00	8,000.00	0.00
Net Income	\$ (8,000.00)	0.00	(8,000.00)	0.00

June 9 → July 14

- 1) Finished Hauling Materials to Silt yard from ND Pit site.
- 2) Cleaned out beaver den (Nicole Rd Culvert)
- 3) Hauled Materials to Lakeshore Beach Area
- 4) Trimmed brush around Road Signs.
- 5) Raked ND Rd & Calciomed it.
- 6) Mowed and trim. Lawns as needed.
- 7) Graveled dirt Rd Pot Holes (Loader)
- 8) Met with RD to get pricing on Paving
- 9) Cut shoulders on Silver St.
- 10) Picked up Culvert pipe at Eliminator
- 11) Installed (5) culvert crossings Silver St.
- 12) Called to have dead trees cut down on Shore drive.
- 13) Rip Rap around ^{End} New Culverts & Silver St.
- 14) Bought #24 Plow up to Viking For Repairs.
- 15) Took water tank out of truck #22
- 16) took truck #22 to Diprizio's for back brakes and Inspection.
- 17) Had annual Inspection on fuel tanks (Gaffek)
- 18) Checked Beach as needed.
- 19) Fix Flags as needed.



Middleton Police Department

POLICE DEPARTMENT MONTHLY REPORT: June 2026

Date: 7/1/2026

	Current Report	Previous Month Activity
INCIDENTS INVESTIGATED:	58	71
ARRESTS:	1	2
MOTOR VEHICLE ACCIDENT:	1	3
MOTOR VEHICLE ACTIVITY:	32	43

- **Speed Trailer Deployment active data reporting**
- **School Events end of school year**
- **Recruitment and staffing**
- **Continued worked with Code Enforcement regarding properties – update**
- **MDT updates repair cost verse replacement. Replacement is approximately \$22,000. Updating is \$1,780.00. (see attached quote), looking for board approval to expend funds to update MDT's.**
- **E-Bike Concerns**
- **Bike Rodeo planning for August 2026**
- **Update activities old home day**

We urge any residents with concerns, complaints, or compliments to contact the Middleton Police Department. We encourage all feedback.

Regards,

A handwritten signature in black ink, appearing to read 'Scott Ferguson', written in a cursive style.

Chief Scott Ferguson



Advanced Electronic Design Inc
 344 John Dietsch Blvd, Unit 2
 North Attleboro, MA, US 02763
 (508) 699-0458

**QUOTE**

QUO-18984

2026-07-16

Sales Agent: Jesse Coulombe
 Email: jcoulombe@patrolpc.com
 Phone: (508) 431-4123

DRAFT**Attention**

Scott Ferguson

policechief@middletonnh.gov

(603) 473-8548

Bill To

NH - Town of Middleton PD
 182 Kings Highway
 Middleton, NH - 03887

Ship To

NH - Town of Middleton PD
 182 Kings Highway
 Middleton, NH - 03887

Expiry Date

2026-09-14

Shipping Rate

GROUND

Payment Terms

NET 30

Item	Description	Type	Unit Price	Qty	Line Total
UPG-000003	Windows 11 Upgrade Package for RhinoTab M1	SALE	\$245.00	4	\$980.00
Operating System: OS-M1UPG-W11E64	Install and activate a clean factory install of Windows 11 IoT Enterprise w/ GAC License. All data currently on the hard drive will be deleted.		INCLUDED		INCLUDED
RAM: RAM-M1UPG-16GB-DDR3	Upgrade RAM to 16GB DDR3.		\$50.00		\$200.00
Internal Battery: BAT-M1UPG-NEW	Install a New M1 Battery Assembly.		\$100.00		\$400.00
Shipping - Incoming: SHP-M1UPG-IN	Incoming Shipping		\$25.00		\$100.00
Shipping - Outgoing: SHP-M1UPG-OUT	Outgoing Shipping		\$25.00		\$100.00

☐ I have read and understood the following terms and conditions.
Subtotal: \$1,780.00

Will a matching PO be issued for this order?

YES ☐ NO ☐**Shipping Cost:** \$0.00**Total:** \$1,780.00**Printed Name:** _____**Date of Approval:** __________
Signature of Approval**Terms & Conditions:**

Sales tax, if applicable, will be invoiced in accordance with purchaser's tax rate. Unpaid balances accrue 1.5% interest per month.