



# Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

**PLANNING BOARD MINUTES**  
**Meeting of January 12, 2023**  
**Middleton Old Town**  
**200 Kings Highway**  
**Middleton, NH 03887**

**DRAFT**

**Call to Order: Meeting Called to Order by: Janet Kalar-Chair at 6:30 PM**

**Pledge of Allegiance**

**Roll Call:** Members present: Janet Kalar (Chair), John Mullen (Vice Chair), Roxanne Tufts-Keegan (Selectboard Rep.), John Quinn (SLVD Rep.), Ken Kelar (Alternate).

**Opening Remarks:** There was a correction made for a driveway permit on Map 12 Lot 12. The Hertel Family Trust. A variance is not needed.

**Public Hearing was opened at 6:32 PM.**

Resident Victor Bloom asked if he is considered an abutter if he lives across the street. He is not.

Jeff Hertel stated they have 59 acres not 100. There will be 7 lots. 29.5 acres will be in the family trust. One 5-acre lot will be donated to the church and the other 5 will be for sale as 5 acre lots.

Resident Victor Bloom stated he is worried about kids partying in the open lots and asked if we could block it off. Jeff stated he will put up a temporary chain. The culvert is also temporary. Jeff also stated it is not his responsibility to put up fences as the lots are for sale. It would be the property owners responsibility.

Resident Devin Thomas asked how it was allowed for substantial changes to be made before having a Planning Board meeting. It was stated that this gets approved by the state first not the planning board. Roxanne said they filled out the application for timber cutting.

Jeff Hertel also mentioned that they will not be building any roads.

Resident Steve Rawlinson asked how this could affect his well. Jeff said there should be no effect at all and he can view the plan at the town hall.

Resident Joe Gallagher asked if there will be any housing restrictions on the lots for sale. He is concerned about more families with children moving in and the school already at capacity. He asked if trailers would be put on the lots. Jeff stated no it will be in the \$75-\$100k price range.

Resident Brenda Brown asked where the properties will be in regards to her home. There will be driveways in the lots right after her home. She is concerned that could depreciate her property. Jeff said he would consider making trailers not allowed.

Resident Scott Ferguson asked what their plan is for Pinkham Rd. Jeff said they plan to subdivide it within the next couple years. Scott also mentioned that this could change water patterns and dry other's wells. Will they provide any assurance to abutters for their well? Jeff stated no they do not have to.

Resident Joe Gallagher asked if they plan to put in curbs/sidewalks. Jeff said no.

**Review Minutes:** Motion to approve the minutes as written, from December 8, 2022 meeting.

**Motion by:** Roxanne Tufts-Keegan

**Seconded by:** Janet Kalar

**Motion:** Unanimously passed

### **New Business:**

Discussion on Impact Fees. What can or can't we do? Can we compare to other towns who have an impact fee schedule such as Dover or Epping? We are two years away from being able to have them at this point. Meeting scheduled for February 18<sup>th</sup> at 8 am to further discuss.

### **Old Business:**

**Motion:** John Mullen made a motion to approve the application as amended for the driveway application. Seconded by John Quinn. Motion was unanimously approved.

CIP Review: It was stated by the Planning Board that they were given an estimate for an addition on the school. Scott Ferguson stated we will need one within the next 5 years. John Mullen stated we need to know the exact needs of the school in order to impose impact fees. The guidance from the school board is needed to put in a plan for an attorney to review.

### **Public Comment:**

Joann Coskie stated that she was under the impression that by having access to the Capital Reserve fund, you would know if we need a new bus. John Quinn said just as it is for a Fire Truck, if something happens to a truck, the town needs to know right away.

**Motion to adjourn at:** 7:55 PM

**Motioned by:** John Mullen

**Seconded by:** Roxanne Tufts-Keegan

**Motion:** carried unanimously

Respectfully submitted by: Kari Eastman, Administrative Clerk