



# Town of Middleton

**DRAFT**

182 Kings Highway, Middleton, New Hampshire 03887

OFFICE OF THE PLANNING BOARD

## PLANNING BOARD MINUTES

Meeting of December 8, 2022

Middleton Old Town

200 Kings Highway

Middleton, NH 03887

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

### Roll Call:

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

**Opening Remarks:** None

**Review Minutes:** Motion to approve the minutes, as written, from the Nov. 16, 2022, meeting.

**Motion by:** Roxanne Tufts-Keegan

**Seconded by:** John Mullen

**Motion:** unanimously passed.

**Administrative Actions:** None

**Correspondences:** None

### New Business:

- **Subject:** Ricci Subdivision Request (Map 14, Lot 19:

Marc Ricci said he hoped to split the 19.92-acre parcel into two, a 14.9-acre and a 5-acre lot. Janet Kalar said it would need to be surveyed to determine the proposed lot line. John Mullen said some surveyors use existing or historic maps as a basis. He added they should contact the manager of NH DOT Division 6 in Durham to facilitate the driveway placement, permitting process and assistance with culvert regulations, as Route 153 is a state road. Janet Kalar also said Ricci

could go before the ZBA to apply for a waiver to split the larger parcel, if divided into three lots, as the 4.9-acre section would fall short the town's five-acre rule.

- **Subject:** Hertel Subdivision Application (Map 12, Lot 12):

Jeffrey Hertel, representing the Raed Hertel Family Trust, said they planned to divide the 59-acre property into seven lots - including 29.5 acres, 5 acres, 5.04 acres, 5.01 acres, 5.04 acres, 5.07 acres and 5.04 acres. He submitted the storm management plan and wetlands review. He spoke to the road agent, who approved of lot 4's driveway and dogleg design. He added he will seek a variance for lot 4, as the road frontage is less than 200 feet. Janet Kalar said they had 30 days to schedule a public hearing, in conjunction with the ZBA, but the 28 abutters need to be notified by the town. She added the letters were drafted and the public hearing is scheduled for January. 5, 2023, at 6:30 p.m. at the Old Town Hall.

Motion: John Mullen moved to approve the plan conditionally, subject to the necessary variance from the ZBA.

Seconded by John Quinn.

Motion was unanimously approved.

- **Subject:** NHMA Convention Summary Report:

As he thought the applications would take more time, Mullen said he would present this in January.

- **Subject:** 2023 Goals/Activities:

John Mullen said development regulations, including impact fees - which should be a priority as it affects the school and public safety departments - can be changed by the Planning Board. He added Strafford Regional Planning Commission referred him to an experienced attorney. The town has impact fees in site regulations but it's essential to define the formula as developers can challenge them. He added only 80 of the 280 communities in the state have impact fees, but they are unique to the town implementing them. Additionally, he said the board should review the town's zoning ordinance to expand the details for day care facilities, mobile home parks and tiny houses. Roxanne Tufts-Keegan said the board should consider limiting developments in a growth management ordinance. She added she doesn't have an issue with properties being developed. John Mullen said growth Ordinances are often viewed as restrictive and can have a lot of issues.

**Old Business:**

- **Subject:** CIP review update:

John Mullen said has not received a response from School Board. He added they did receive an update about vehicles from the fire department. Janet Kalar said the final draft of the CIP will be completed in January.

**Public Comment:** None

**Member Comments:**

John Mullen said the state opened school building aid, following a moratorium. He added ten applicants qualified for the assistance, but there is enough funding to support about three of them. Mullen said NH Legislators believed there had been a declining student population.

**Adjournment:**

**Motion to adjourn at:** 7:37 p.m.

**Motioned by:** John Mullen  
**Seconded by:** Roxanne Tuffs-Keegan  
**Motion:** carried unanimously.

Respectfully submitted by: John Quinn