

**LITTLETON PLANNING BOARD  
LITTLETON COMMUNITY CENTER  
120 MAIN STREET - LITTLETON NH 03561  
TUESDAY, AUGUST 18, 2026 - 5:30 PM  
DRAFT**

**BOARD MEMBERS PRESENT:** Chair Tony J. Ilacqua, Vice Chair Calvin Beaulier, Ex-Officio Taylor Caswell, Bruce Ralston, Kevin Kihlslinger, Ray Bowler (alternate), and Planning & Zoning Administrator Joanna Ray

**EXCUSED:** Lloyd Thomas

**OTHERS:** Greg Fillion, Melinda Aubin, Pat Kellogg, and Shemariah Nelson

At 5:30, Chair Ilacqua called the meeting to order followed by Board member introductions and designated R. Bowler as a voter in L. Thomas's absence.

**Misery LLC, Owner / Melinda & David Aubin and Greg & Tracy Fillion, Applicants – PB26-05 –** Request for a 2-lot subdivision of Map 6 lot 8 on the corner of North Littleton Road and Mount Misery Road in the rural zone.

G. Fillion presented. The lot is part of a 1987 subdivision. There was a condition of "no further subdivision of lots" that was put in place due to soil type. G. Fillion's attorney recommended that he hire an engineer to visit the site and prove if it is a buildable site. James McMahon, from Riverside Engineering PC, was hired to do that work and supplied G. Fillion with his findings. Gardner Kellogg followed up and marked the area based on McMahon's findings.

G. Fillion asked the Board to amend the original plan to remove the restriction. This will allow another buildable lot. The amendment will also help when someone is doing a title search on the property.

B. Ralston asked if this was just a subdivision. Chair Ilacqua replied yes.

No abutters were present to comment.

M. Aubin stated that the new building location would be lower and still have a wooded feeling.

Vice Chair Beaulier asked if the non-abutters, but were in the 1987 subdivision, has been notified. J. Ray replied no.

Chair Ilacqua stated that the Board will need to make a motion to amend the 1987 condition if they agree with the findings presented by J. McMahon.

Vice Chair Beaulier voiced concerns about whether or not the property owners from the original subdivision need to be informed prior to the condition being removed. Those other properties will also have that condition removed. J. Ray read the following from the 1987 Planning Board minutes: "The Planning Board received a letter from the Soil Conservation Commission. They suggested removing lot three becoming part of lots one and two. They also suggested no further subdivision." G. Fillion added that he thought the reason was related to the soil and septic.

Chair Ilacqua read a portion of the opinion from the Board's attorney: "If there are no remaining valid soil concerns, then yes, the Planning Board can remove this restriction and approve a further subdivision of the property, assuming all of your other regulations are met."

T. Caswell added that the Planning Board is not required to notify owners other than abutters. Vice Chair Beaulier stated that if this restriction is removed, there are some property owners that it may also apply to and they have not been made aware of this.

M. Aubin asked if there could be a condition that the other lots could also be subdivided if they could prove a septic system can be built.

Chair Ilacqua read the draft motion: Motion to remove the restriction for no further subdivision of lot 3 shown on Grafton County Registry of Deeds plan #4517. This restriction was set by the Littleton Planning Board on September 4, 1987. Removal of the restriction is based on the information provided in the July 29, 2026 letter from Riverside Engineering that indicated the lower portion of the lot is suitable for a septic system.

Vice Chair Beaulier added that the minutes of the 1987 meeting indicate the reason for the original prohibition was due to soil types on this specific lot.

G. Fillion noted the current plan shows the different types of soil. The plan in 1987 did not have this information.

Vice Chair Beaulier noted that changing the original subdivision restriction from 1987 impacts others in the original plan.

K. Kihlsinger asked how to legally change the plan. Vice Chair Beaulier replied that all owners that benefit from that covenant need to agree.

B. Ralson asked if the appeal period is 30-days. Chair Ilacqua replied yes.

Chair Ilacqua stated that all abutters have been notified. Vice Chair Beaulier stated that all of the current owners of the properties involved in the 1987 subdivision have not been notified. Only the actual abutters to the one in question. Chair Ilacqua suggested getting a legal opinion on who should be notified.

G. Fillion told the Board that he feels the minimum criteria to get this done has been met.

T. Caswell noted that there is enough in place to remove the restriction for just this lot.

Vice Chair Beaulier made a motion to remove the restriction for no further subdivision of lot 3 shown on Grafton County Registry of Deeds plan #4517. This restriction was set by the Littleton Planning Board on September 4, 1987. Removal of the restriction is based on the information provided in the July 29, 2026 letter from Riverside Engineering that indicated the lower portion of the lot is suitable for a septic system and the minutes from the 1987 Planning Board meeting. T. Caswell seconded the motion. The motion passed unanimously.

Vice Chair Beaulier made a motion to approve PB26-05 with the following conditions:

- All Federal, State, and Local regulations must be adhered to and kept up to date.
- All representations made by the applicants in their application and during their presentation are conditions of approval.
- Subject to notes 2-4 from 1987 subdivision as applicable.

B. Ralston seconded the motion. The motion passed unanimously.

Potential Zoning Amendment:

**Are you in favor of the adoption of Amendment No. 1 as proposed by the Littleton Planning Board for the Littleton Zoning Ordinance as follows:** Allow up to 2 single-family dwellings **and or** 2 two-family dwellings per parcel as a permitted right in the R-I, R-Ia, R-II, Rural, Commercial, and Mixed-Use zones. More than 2 single-family **and/or or** two-family dwellings per lot will require a Special Exception from the Zoning Board of Adjustment.

Vice Chair Beaulier stated that he will draft some language to simplify the one above.

Board members agreed to invite ZBA members to a joint meeting on September 15<sup>th</sup> to discuss zoning amendments they might want to see. Forming a committee to review the Zoning Ordinance was also suggested.

As a follow-up from the last Planning Board meeting, the Board received some information from legal counsel regarding the process of establishing a temporary moratorium on data centers. This requires a Town vote. Legal also sent along a draft similar to what was proposed in the Town of Nottingham. This included a definition of data center.

Chair Ilacqua stated LWL drafted some guardrails to protect themselves from the impact of large projects so there is no pressing need at the moment. Vice Chair Beaulier agreed and added that LWL can act quickly with their draft policy so that rate payers are not negatively impacted. He also noted that it doesn't appear that data centers are listed as a permitted use in the Zoning Ordinance. Potential noise impacts in the Industrial Park was a concern of his.

T. Caswell stated that he feels a moratorium seems to be too much at this point, but discussing what could potentially happen is important.

Vice Chair Beaulier noted that the rumored large power user looking to come to Littleton was not a data center but a manufacturer.

K. Kihlslinger asked if LWL enact their draft policy. Chair Ilacqua suggested we ask them.

The next meeting will be September 15<sup>th</sup>.

At 6:30PM, K. Kihlslinger made a motion to adjourn. R. Bowler seconded the motion. The motion passed unanimously.

Submitted by,  
Joanna Ray