

**LITTLETON PLANNING BOARD
LITTLETON COMMUNITY CENTER
120 MAIN STREET - LITTLETON NH 03561
TUESDAY, SEPTEMBER 15, 2026 - 5:30 PM
DRAFT**

BOARD MEMBERS PRESENT: Vice Chair Calvin Beaulier, Ex-Officio Taylor Caswell, Bruce Ralston, Lloyd Thomas, Kevin Kihslinger, Ray Bowler (alternate), and Planning & Zoning Administrator Joanna Ray

EXCUSED: Chair Tony J. Ilacqua

OTHERS: ZBA Chair Mark Wright, ZBA Member Ken Lavine, Selectboard Member Ed Cherian, and Shemariah Nelson

Vice Chair Beaulier opened the meeting and designated B. Ralston to sign the subdivision plan from case PB26-05.

After introductions, Beaulier started the discussion by referencing a prior discussion about the Zoning Ordinance historically being amended in pieces. One item he would like to see amended is the definition of “dwelling” to include single and two-family dwellings. Beaulier also noted that the Ordinance has 32 definitions of uses that are not referenced in any other section.

R. Bowler asked why those defined uses are not used in the Ordinance and suggested using them if they’re to be included.

Beaulier noted some of the unused definitions include airport zoning, billboard, block, and carwash. Perhaps some of them could be added to a use that is already listed. Beaulier also told the Board that some Towns have a ZORC (Zoning Ordinance Review Committee) to go through the Zoning Ordinance and make suggested amendments.

M. Wright stated that definitions are critical during the ZBA hearing process. There are proactive and reactive approaches. A good goal is to have the Ordinance clearly applicable and explainable to the public. He added that he has not seen a reoccurring theme of applications. Beaulier noted that this is a good sign that there aren’t amendments that are needed right away.

M. Wright referenced a recent application for a food truck on the owner’s property, which led to a lot of discussion with different interpretations of the Ordinance. Beaulier asked if it was considered a home-based business. M. Wright replied that he interprets home-based businesses as being within a structure. M. Wright replied that the Zoning Officer thought it fell under the definition of restaurant, but the ZBA approved it as a neighborhood commercial use. Another interesting application was for a use that is permitted in the zone right next to the property, but not on the one in question. M. Wright asked if Littleton has grown so much that the uses should be expanded. T. Caswell asked about extending a use into the next zone. S. Nelson added that split zones are mentioned in the Ordinance.

M. Wright mentioned the varied impacts on uses in different zones and there is no way the Town can anticipate all the potential issues. Beaulier agreed and added that the Master Plan identifies the areas envisioned for future growth. LWL found this helpful for future infrastructure.

Beaulier suggested not forming a ZORC at this time since there are not many repeat applications for the ZBA. T. Caswell agreed and asked if the Town has any legal exposure without a site plan review process. M. Wright added that the ZBA in other towns rely on the site plan review process. In Littleton, the ZBA is more mindful of the entire project. M. Wright added that some towns share the cost of a building inspector. He also knows of towns with less commercial development but more regulations.

Beaulier mentioned the growth of cottage courts to address the housing shortage. These could be 1,000sf units in groups of 10. M. Wright noted that trends also help anticipate what zoning changes are needed.

Bringing in more residents increases the needs of the Town and schools. He does not see the need from any applications. Beaulier noted that there needs to be a balance in the tax base.

B. Ralston asked why Littleton does not have site plan review. He feels it is needed for safety issues. Beaulier replied that there is a history of it in Town and a new one can be written in a way that addresses safety. Perhaps it could be called a site safety review. Some towns have impact-based ordinances.

T. Caswell noted that there is a lot of room in what is typically site plan review. The Granite Senior Services project was referenced. All parts of the project could have been addressed if there was a review process in place. The acceptable middle ground needs to be found.

Beaulier encouraged Board members to submit additional ideas to J. Ray. She will bring them to the Planning Board.

At 6:30pm, K. Kihslinger made a motion to adjourn. B. Ralston seconded the motion. The motion passed.

Submitted by,
Joanna Ray