

**Zoning Board of Adjustment
27 School Street
HILLSBOROUGH, NH
October 24, 2022**

DATE APPROVED: 03/13/23

TIME: 7:00 p.m. – 9:00 pm p.m.

CHAIRPERSON: Roger Racette

VICE CHAIRPERSON: Russell Galpin

MEMBERS: Lucy Pivonka, John Segedy, Meg Curtis-Sauer

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Mark Bodanza,

EXCUSED Mark Bodanza, Meg Curtis-Sauer

Public Present: Keith Cobbett, Charles Hoegen, Erica Hoegen, Riche' Colcombe, Katherine Charrette, Leigh Bosse

CALL TO ORDER:

Pledge of Allegiance

Roger Racette called the meeting to order.

John Segedy made a motion to review the minutes after the Public Hearing. Russ Galpin seconded the motion. The motion carried unanimously.

Meeting Minutes

09/12/2022 Russ Galpin made a motion to approve the minutes. Roger Racette seconded the motion. The motion carried with Lucy Pivonka abstaining.

09/15/2022 Lucy Pivonka made a motion to approve the minutes. Roger Racette seconded the motion. The motion carried with Lucy Pivonka abstaining.

09/15/2022-Site Walk Lucy Pivonka made a motion to approve the minutes. Roger Racette seconded the motion. The motion carried with Lucy Pivonka and Russ Galpin abstaining.

10/17/22 Lucy Pivonka made a motion to approve the minutes. Roger Racette seconded the motion

Appoint Alternate to the Board-Keith Cobbett

Mr. Cobbett introduced himself and expressed interest in participating on the ZBA as an alternate.

Following discussion, John Segedy made a motion to appoint Keith Cobbett as an alternate. Russ Galpin seconded the motion. The motion carried unanimously.

Public Hearing

2 Special Exceptions

2 West Main Street (Map 23 Lot 157)

Charles Hoegen/Brandin Swisher

Robyn Payson read the hearing notice and introduce the application to allow two residential units at street level on West Main Street and two residential units on Bridge Street.

Roger Racette told the applicant that in the event there is a four-member board present, the applicant has the right to request a continuance as their chance for approval is 20% less than with a full Board.

Following discussion, the applicant stated he was content to have a four-member board sit on his application.

Charles Hoegen presented his application to allow the two ground level apartments with one commercial space on West Main Street, and two ground level residential units on Bridge Street. This will bring the total number of residential units in the building to nine. His intention is to purchase 10 West Main Street, demolish it and make it a parking lot for the apartments at 2 West Main Street. He plans to have his business office at street level. He said he is trying to create much needed housing in town.

Mr. Hoegen said this is the same as the Special Exception that was granted at 1 West Main Street in 2016.

John Segedy asked if Mr. Hoegen planned on merging the proposed parking lot at 10 West Main Street with the 2 West Main Street property.

Mr. Hoegen said he would if the Board wanted him to.

Roger asked Mr. Hoegen to go through the application.

West Main Street

A. The ZBA shall hear and decide requests for Special Exceptions that are specifically authorized in Table 4 Chart of Uses:

Mr. Hoegen said it is authorized in the Table 4 Chart of Uses.

B. The requested use will not create undue traffic congestion or unduly impair pedestrian safety:

Mr. Hoegen said that there is already a curb cut where the parking lot is proposed so they wouldn't be altering any sidewalks.

Lucy Pivonka asked if Mr. Hoegen had 10 West Main Street under contract.

Mr. Hoegen said he has both buildings under contract.

John Segedy asked how many parking spaces were planned.

Mr. Hoegen gave a handout to the Board. (See attached)

John Segedy asked if anyone had come in to look at the plans.

Robyn Payson said no.

Mr. Hoegen said he did not have final plans drawn at this time.

John Segedy said that he was asking because handouts are supposed to be in a week before so the Board can read them, and the public will have access to them.

John Segedy said the handout showed 14 parking spaces were proposed.

Mr. Hoegen said it was 1 ½ spaces per residential unit.

Lucy Pivonka asked how many apartments were in 10 West Main Street.

Mr. Hoegen said there are two and they are vacant. He said the building is under a “lead order” so there needs to be a lead abatement for it to be housing. He said the financial cost would outweigh the financial gain to make it usable for residential.

C. The requested use will not overload any public or private water, drainage, or sewer system or any other municipal system, nor will there be any significant increase in storm water runoff onto adjacent property or streets.

Mr. Hoegen said he had an e-mail from Penny Griffin of the Water/Sewer Department, and she said there was sufficient capacity for water and sewer.

Roger Racette said the e-mail said there was sufficient sewer capacity but there was no mention of water.

Mr. Hoegen said he requested capacity which would include sewer and water.

D. The requested use will not create excessive demand for municipal police, fire protection, schools, or solid waste disposal services.

Lucy Pivonka said his written answer on the application does not really answer the question.

Mr. Hoegen said that as far as municipal police, he didn't think that nine residences are going to overrun the police department, and the same with fire protection. He said there will be a

sprinkler system installed and he said he believed it has to communicate with the fire department. He said the schools were the only thing he was concerned with but after reading the Master Plan he found that the population of the schools has gone down. As far as solid waste disposal goes, the transfer station has taken all of the waste, but he wasn't sure how to measure that.

John Segedy said that there are two units at 10 West Main Street that will not be filled make up for the two units being added at street level at 2 West Main Street.

E. Any requirements and standards for the specific use as set forth in the Zoning Ordinance are fulfilled;

Mr. Hoegen said the only requirement in the Zoning was that the apartments be 600sq ft and his apartments would meet that requirement.

F. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to or out of character with the adjacent neighborhood.

Mr. Hoegen said that this is where the handout is important. He said he based his answers on the Master Plan. He said the Master Plan cites so many different times that the center of town needs to be fixed up and the need to create parking. He said that is what he is going to accomplish with this proposal. For "character of the neighborhood" he cited the "Existing and Future Land Use" section of his handout. He said multi-family and commercial use is in character with the Master Plan.

Lucy Pivonka said the Master Plan also states that there shouldn't be any housing on the ground level.

John Segedy asked where it says that.

Mr. Hoegen asked what page it was on.

Lucy Pivonka said she found it on section 9 page 11, she read the passage which states street level residential requires a Special Exception. She said that was also something that was identified during the Plan NH Charrette.

Roger Racette said this is a tricky one because that whole downtown area is built into the side of a hill so many of those buildings have two ground levels. He said he believes the intent of the ordinance was to preserve the commercial character of the downtown area. He said what's at risk here is if the ground level structures are going to become residential then we're going to lose the intent of the whole thing which was to preserve the commercial character of the downtown.

Mr. Hoegen said he read that the intent was to revitalize the downtown.

John Segedy said he wanted to address Roger's interpretation of the spirit and intent of the ordinance. He said the intent was to allow it by Special Exception. He said for the record, there was a warrant article to prohibit street level residential use and it was defeated at Town Meeting.

Mr. Hoegen read the points in his hand out in support of his proposal.

G. The requested use is consistent with the spirit and intent of this Ordinance and the Master Plan

Mr. Hoegen said Table 4 in the ordinance allows the use by Special Exception.

Roger Racette opened up the public hearing for comment.

Riche' Colcombe said on behalf of the Chamber of Commerce that they oppose any downtown buildings that are undergoing any renovation or construction to lose their commercial aspect on the ground level. She said there are 84 apartments that have been just approved, that is going to relieve any burden that the town has on housing issues. They also support local businesses and would not like to see any renovated or newly constructed buildings downtown not have commercial space available for lease. She said this is something that not only the Chamber has a view on, but it is already studied and agreed upon in the town zoning. There most likely isn't any town in New Hampshire that allows ground floor residential in their downtown central business district. The zoning board has already voted to not have two building levels be considered for zoning. The building across the street, (1 Main Street) was allowed to have residential on the 1 West Main Street side but had to keep the ground level on School Street commercial. She said the only question to be asked there was would the sale go through without the use of the ground floor on West Main Street being residential.

Mr. Hoegen said he wouldn't buy it the renovations are too costly to make financial sense.

Riche' Colcombe wanted to speak as a resident. She said in listening to the presentation she heard that seven housing units in this building don't need a Special Exception and only two do. She said her feeling goes back to the 84 housing units that have been approved. She said she doesn't feel like the town is in such a critical crunch for housing space that we need to give up two spaces in the commercial district to housing. She said she would ask the ZBA to not consider allowing those two housing units.

The other part is when she is looking at the amount of investment that is going on downtown there is a lot of momentum that has been over the last year. There are people making huge investments in their buildings. She said Kim Opperman bought 1 West Main Street and the Rumrill building and bought an apartment building around the corner, and he is investing a lot of money improving these businesses. He's also occupied School Street and brought businesses in and occupied some space that has been vacant for some time.

She said from her perspective she has seen Katherine Charrette has made a huge investment with the Center Emporium and she wishes nothing but good things for her so she would hate to see that a commercial opportunity across the street that is turning into residential may impede the investment she is making in her own building. She said Premier Printing just bought their building and many spaces there have been vacant, and they are looking at investing in their building and bringing in new business.

She said we have seen a lot of great investments made. Keith Cobbett bought the old “Mamma’s on the Run” and has a business going on there and a tenant in his business as well as housing in the back.

She said she has concerns from that perspective. She said she thinks residential on the street level will be detrimental. She said she looked at the Master Plan the summary talks about the economic base. She read from pages 2.1 and 2.5 of the Master Plan. She said this building already allows seven residential units and we can stay consistent with the Master Plan without using up prime commercial space.

She said Livingston’s has just opened up their new building and they are bringing a lot of traffic into town. The Angus Lea Golf Course has opened their restaurant and a golf simulator that gives more people reasons to come into town. The Hillsboro House of Pizza building has been converted into a martial arts studio. She said we are seeing lots of momentum with businesses and she would hate to see that momentum lost by taking one of the prime commercial space buildings in the downtown and making it all residential. She said she thinks what happened at 1 West Main Street was an “oops” that was made because someone didn’t look at what the prime address was, and they considered School Street as the ground level. She said she would consider School Street the lower level just as Bridge Street is a lower level.

Roger Racette said if 1 Main Street is egress of that building, does that make School Street the basement?

Riche’ Colcombe said in her opinion it would. She said in her opinion the primary address of the building is the ground level.

Roger Racette said this is a Special Exception it is a conditional permitted use. What condition would you say is not being met?

She said it does not agree the use is consistent with the Master Plan.

Roger Racette recognized Katherine Charrette.

Katherine Charrette said the use is not in character with the Central Business District. Yes, they are creating parking, but they will be using up their own parking, so she doesn’t see it as a beneficial aspect of it. She also doesn’t think the cornerstone of the Central Business district should be dismantled.

She said the majority of her experience is with commercial leasing. She said she has turned many businesses away that want to lease downtown, she said she has known Brandin Swisher a long time and was looking in to purchasing the building and he had no interest in putting in apartments. She said that they talked about partnering together and investing in it because he didn’t have time for the commercial aspect, but then Central Street Emporium became available so that became her focus. She said as soon as she acquired the keys, she has been turning businesses away. She said she could understand why 1 West Main Street was approved. She

said she would argue that Kim Opperman who currently owns it would say that having residential space on the West Main Street side has been a problem and he has also been turning people away from leasing it commercially. She said 2 Main Street would be a good investment leasing it commercially and they wouldn't need to add more residential space on the ground level. She said she knows the Hoegen's and that they would be great, she hopes that they would reconsider moving forward with this project should it not work out in their favor, but she said she would not be in favor of approval of these Special Exceptions.

Roger Racette recognized Leigh Bosse.

Leigh Bosse said the Messenger has been on a crusade for the last 20 years to revitalize the Central Business District by increasing parking. Finally, progress is being made. The Town has applied to the state to remove the stop lights to once again install "head in" parking.

He said he wants to echo what Riche' said, they have had some tremendous investment in the downtown. Katherine Charrette has 3 parking spaces for the 5 stalls in her building with the current parallel parking. It deserves much more. If you get "head in" parking, you will get commercial development in the central square. One or two shops won't survive but if you have a cluster they will survive as you see in Henniker, Bradford, and Warner. Their downtowns have sufficient parking and they are all full. Look in your history books.

From the 1920's – 1990's until that stop light was put in all of those business stalls were full of businesses through boom and recession. He said he noticed the 14 parking spaces in the handout. He said his wife had the Swisher buildings listed, and part of the agreement was to come to the town to see if they would buy 10 West Main Street to provide parking. In that process we hired Peter Mellen to design a parking lot. He said they are not going to get 14 parking spaces in there, they are going to get 8 or 9 and its not going to add anything if you are going to have 9 tenants and are hoping they only have one car. Part of the problem now is that the tenants in the Rumrill block occupy the Town parking lot because the Town still allows overnight parking. He doesn't believe they should, and they are in the progress of changing that. This will destroy the character of the Central Business District.

Roger Racette asked Mr. Hoegen if he wanted to respond to any of this.

Mr. Hoegen asked about how many spaces were vacant, and about this being prime commercial space. He said the building has been for sale for years and if this were the best spot for commercial it would be bought already. He said he likes this town and would rather see it be a used building rather than a vacant building. He also said if this doesn't go through, he will not buy the building.

Roger Racette asked if anyone wanted to speak a second time.

Riche' Colcombe said (speaking on her own behalf) she would like to challenge the statement that the building has been for sale for years because we should look at the realtor listing on this because a year ago, she looked at it and it was not for sale and when she talked to Brandin Swisher last summer it was not for sale. So, she would question that.

Katherine Charrette said she spoke to Brandin Swisher a year and a half ago about buying the building and had plans drawn up with a new parking lot and commercial space. She said one of the key issues to realize is that this building was surrounded by buildings that were held hostage by owners that did not live in this area and did not care to see commerce move forward and did not participate in any part of economic development. She said this building has been a cornerstone of commerce throughout Hillsborough's history and it would be fantastic to see it given that opportunity rather than giving it away. She said she didn't know what her building would look like with apartments on the first floor, but she said the Board would have a hard time telling her no if we start moving cornerstones to residential.

There being no further comment, Roger Racette closed the public hearing.

John Segedy asked if he could ask some questions before the public hearing was closed.

John Segedy asked if there will be one commercial use and two residential uses on the ground level.

Mr. Hoegen said yes.

John Segedy asked if Mr. Hoegen had people approached him wanting to put an office into one of the other ones before you start work on this would you consider not using one of the units for residential?

Mr. Hoegen said they will be designed in a way that will allow them to be converted back into commercial.

Roger Racette closed the public hearing.

Russ Galpin said he is the longest serving adult on this Board. This is the third proposal from a group that was going to revitalize the downtown section of Hillsborough, and maybe the group that is working on it now will be successful, but every one of them thought that they were the successful people and it only got worse not better. Whether this can be improved or not he said he did not know. But he said he sees no problem using the property in a reasonable manner which is allowed under the ordinance. He said he has a very difficult time feeling that this should not be approved but he is willing to listen to any other argument.

John Segedy wanted to address that this is a conditional use and that the Town spoke a few years ago about changing that to eliminate the Special Exception on street level residential. He said he knew one of the things that people spoke about was that any use was better than no use. And in the five years since there is still no use. The realistic use for this property that has come forward and the fact that the voters spoke about not changing it and eliminating the Special Exception indicates the spirit and the intent of the ordinance.

Lucy Pivonka said a Special Exception can be granted as long as all of the conditions are fulfilled. She said she doesn't think they have all been fulfilled. She said if it didn't go through

and the applicant chose not to buy it, it wouldn't be great, but she does agree that there have been some improvements going on in the downtown area. She thinks it is entirely possible to keep those going. She said hopefully we will see within the next year or two the housing going in down at Sylvania that has been approved. She said she would rather stick with the Master Plan to keep downtown commercial with little shops like Henniker. She said she remembers when there were shops and even though parking was a crunch people still came. She said she doesn't think this goes along with the Master Plan and she thinks its two apartments on the ground floor. Even with 10 West Main Street gone there won't be that much parking. The curb cut that they spoke of comes out into the right-hand turn lane so that would impact safety, parking and moving traffic around there. She said she didn't know what kind of tenant would want to live on the ground floor. She didn't know how hard or easy those would be to rent.

Roger Racette made a motion to re-open the public hearing. Lucy Pivonka seconded the motion. The motion carried unanimously.

Roger Racette said it was his understanding that there would be one unit on West Main Street and one unit on Bridge Street.

Mr. Hoegen said there would be two units on West Main Street and two units on Bridge Street.

Roger Racette closed the public hearing.

Roger Racette said they previously had an application for the former Mamma McDonough's for the street level to be residential and that was granted. He said he was the one on that hearing that raised the Master Plan and that it doesn't agree with the Master Plan. He said he was outvoted on that 4 to 1. Most of the public comment had no regard for the Master Plan. The Board itself basically showed no regard for the Master Plan. The point being if we grant a Special Exception to one application it does not mean it's an automatic approval. What complicates things here is that in one instance we had a total disregard for the Master Plan, in this instance we are relying on the Master Plan 100%. He said part of the training that they have to go to says that once the Board interprets something one way then they cannot interpret it a different way on a different application. So if they interpreted the Master Plan as being meaningless with one application how can we rely so heavily on it with this application?

John Segedy said he questions Roger Racette's interpretation of both applications. In this one there is a definite difference of opinion of what the Master Plan says and is. He said the other one (Mamma McDonough's) was because it wasn't adding another residential unit, it was taking that space and adding it on to his home.

Lucy Pivonka said it is a separate case and we take each case on its own merit.

Roger Racette said the point he was making was once you interpret something one way you cannot interpret it a different way for a different application.

Lucy Pivonka said the applicant in this case has submitted a lot of evidence from the Master Plan, so it is fair for them to go back to the Master Plan. She said she wished she had gotten the

handout ahead of time so she had a chance to look through it because it seems to be evidence and that may take some time to do. But she thinks it's fair to take all of it into consideration. She said Mamma's was a different case because it was going to all be one residence.

Roger Racette said he understood that and just because that was approved does not mean this application should be approved.

John Segedy said it is a permitted use by Special Exception as opposed to a non-permitted use that requires a Variance.

Roger Racette said it is a conditional permitted use.

John Segedy said he wanted to address the point made of turning out of the driveway. He said he thought he could make a condition that it be a right turn only coming out of the new parking lot as a safety thing.

Robyn Payson said if this is granted the applicant is going to have to go to the Planning Board for Site Plan Review and that would be the appropriate place for traffic to be discussed.

John Segedy said he recognizes the point Robyn brought up, but they specifically have traffic as one of the things to consider. If the Town is going to make the decision that is something only for the Planning Board to consider then the ordinance and the application should be changed. Until that happens the ZBA has every right to consider such things.

Robyn Payson asked how the Zoning Board is going to determine what the correct traffic design would be.

Roger Racette said he didn't know.

John Segedy said people are referring to the 84 units, that got town approval and its still waiting for state Alteration of Terrain and it still needs to get the grant. That is not a done deal. It may or may not happen and his understanding was that it was going to be phased in. This seems to be something that will be done a lot quicker.

Roger Racette said he misunderstood the application. He thought they were applying for a unit on West Main Street and one on Bridge Street, not 2 and 2. Because we are so heavily now on the interpretation of the Master Plan that he would like a little more time to take a closer look at the Master Plan before he would make a decision.

There was discussion about availability for a meeting later in the week.

John Segedy made a motion to re-open the public hearing for the purpose of discussing re-scheduling another meeting. Roger Racette seconded the motion. The motion carried unanimously.

Roger Racette re-opened the public hearing to specifically address the scheduling of an additional meeting.

Mr. Hoegen asked why there needed to be an additional meeting.

Roger Racette said that it was because there was so much reliance on the Master Plan, and they had a meeting previously where the Master Plan was disregarded, and he has an issue with that.

John Segedy said he understood the applicant needed a decision by 10/30. He pointed out that even if there is a decision rendered it would not be final for 30 days. He said it might make sense to wait to have a fifth person because the vote might be 2 to 2.

Mr. Hoegen said that the real problem is members of the audience that know the seller.

Roger Racette said by statute they are within their rights. The Board is allowed 60 days to resolve the hearing. He said they want to accommodate Mr. Hoegen as much as possible. He said it is important that they do the right thing because it may have some future implications.

There was discussion about scheduling a meeting on October 27th.

Mr. Hoegen said he would not be opposed to that.

Following discussion, the Board moved on to the second Special Exception application.

Bridge Street

A. The ZBA shall hear and decide requests for Special Exceptions that are specifically authorized in Table 4 Chart of Uses:

Mr. Hoegen said it is authorized in the Table 4 Chart of Uses.

B. The requested use will not create undue traffic congestion or unduly impair pedestrian safety:

Mr. Hoegen said they would be using the same curb cut and would be making the existing driveway larger.

Roger Racette said there was a significant incline going around the corner on to the Bridge Street proposed units. He said he was concerned about pedestrian safety if there was ice on that incline.

Mr. Hoegen asked what the difference would be between a residential and commercial use that would have more people going into it.

Roger said it wouldn't make a difference.

John Segedy said it's the Town's job to take care of the sidewalk.

Roger Racette asked Mr. Hoegen to address whether or not it would impair pedestrian safety.

Mr. Hoegen said it's a sidewalk that can be used right now.

C. The requested use will not overload any public or private water, drainage, or sewer system or any other municipal system, nor will there be any significant increase in storm water runoff onto adjacent property or streets. :

Mr. Hoegen said the Water and Sewer department told him that there was sufficient capacity. The drainage on the site is not being affected.

D. The requested use will not create excessive demand for municipal police, fire protection, schools , or solid waste disposal services.

Lucy Pivonka said that the applicant's answer on the application addressed the need for affordable housing and not the demand for municipal services.

Mr. Hoegen said he only addressed the one that would be of concern. He said the additional two residences would not overrun the town departments.

E. Any requirements and standards for the specific use as set forth in the Zoning Ordinance are fulfilled;

Mr. Hoegen said the only requirement on Table 4 was that the apartments be over 600 sq ft and they will be 600 sq ft or more.

F. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to or out of character with the adjacent neighborhood.

Mr. Hoegen said there is no health, safety, or general welfare concerns. He said as far as character is concerned, he referred to chapter 6 of the Master Plan, "Existing and Future Land Use" where the Bridge Village is a dense area of mixed commercial and multifamily residential uses.

G. The requested use is consistent with the spirit and intent of this Ordinance and the Master Plan

Mr. Hoegen said it is specifically authorized in Table 4 as long as you have 600 sq ft. He then referred to his handout on the Master Plan.

Roger Racette opened the public hearing on the application.

Katherine Charrette said cited section 229-61 of the Zoning Ordinance which was updated in 2020 which states:

§ 229-61. Commercial/Multi Family/Combined Use site maintenance in the Commercial Zone and Central Business District. Adopted ATM 3-10-2020

Purpose

A healthy commercial base is essential to the vitality and overall health and welfare of the residents of Hillsborough. Well maintained and attractive Central Business District and Commercial zones attract desirable businesses and bring focus to the town's natural and historic assets. Well maintained businesses and property encourage businesses to locate to Hillsborough, attract tourists, supports property values and ultimately benefit the commercial base and the quality of life for the residents of Hillsborough.

She said this is echoed in the Master Plan and the Charrette. She said she doesn't see how it can accomplish that with residential on the ground floor. When you are allowing that you are telling your tenants that someday soon you will no longer be able to afford to live in this space that is a minimum of 600sq ft and comes with 1 ½ parking spaces. She said she believes it is a complete contradiction of what Hillsborough has worked towards and the characteristics of the town.

Riche' Colcombe said speaking on behalf of the Chamber of Commerce she said she would like to reiterate the same points she made before. She said it does not meet the Master Plan or what they want to see with commerce in town.

There being no further public comment Roger Racette closed the public hearing.

Roger Racette said that the vote on the first application has no bearing on the vote on the second. He said the applications were basically the same.

Lucy Pivonka said she disagreed, and that the Main Street application is the ground level, and the Bridge Street application is the basement level. She said Bridge Street is not commercial; there are no shops on it. She said she would vote to allow the housing on Bridge Street. She said the Bridge Street location is harder to get to so it would probably be safer as housing rather than some kind of busy business.

Roger Racette asked when the last time a business was in there.

John Segedy said when it was German John's. He said there was also a video gaming place in there too.

Lucy Pivonka said this is a different case from the one right on West Main Street.

Roger Racette said he agreed that there were some differences.

Lucy Pivonka said on Bridge Street it is all apartments and homes.

There was discussion about whether or not to vote on the Bridge Street application at this meeting.

Roger Racette said that if it got denied based on the Master Plan then why wouldn't that apply to the West Main Street application. He said he would like time to review the Master Plan to make sure he has a full understanding of what the Town is trying to do.

John Segedy made a motion to re-open both public hearings for the express purpose of recessing them. Roger Racette seconded the motion. The motion carried unanimously.

John Segedy made a motion to continue the recessed public hearings until Thursday, October 27th at 7:00 pm at the Fire Station.

Lucy Pivonka made a motion to adjourn, Roger Racette seconded the motion.

Meeting Adjourned 9:00 pm

Respectfully Submitted,
Robyn Payson, Planning Director

Hillsborough Today-

Page 2: This included support of additional multi-family housing,

Page 13: Hillsborough has distinctive assets that include historic Village districts, affordable housing, outdoor recreation areas, a Central Business District ready for development,

Hillsborough Tomorrow-

Page 1: These commitments need to be reflected in our community programs, housing options

Page 2: Residents are in favor of a variety of housing options,

Page 5: Responding to population changes and demographic shifts by addressing any emerging issues in housing

Page 5: Provide opportunities throughout the Town of Hillsborough that meet the varied housing needs of Hillsborough's current and future residents.

Page 6: OBJECTIVE 3: Ensure a mix of housing that address changing demographics and meet the demands of the housing market.

Page 7: Hillsborough supports an emphasis on future development and redevelopment in the Central Business District

Existing and future land use-

Page 1: The Community Survey demonstrated support for additional economic development activities, with nearly 74% of participants supporting infill development.

Page 3: Community Survey Question 14:

What should the Town do to encourage revitalization or growth in the Central Business District/Downtown?

Increase/improve parking 95 answers 31.7%

Remove/repair existing buildings 51 answers 17.1%

Enhance landscape & overall Town image 32 answers 10.7%

Page 6: Bridge Village: This portion of Town is the major center of commerce for the Town. A dense mixture of commercial uses, mixed uses and multifamily structures characterizes this area. Many of the structures located in this area of Town were constructed at the turn of the century.

School: K-5 in 2008-2009 was 598, K-5 in 2017-2018 was 487

5-2

157

5

46'

208'

61'

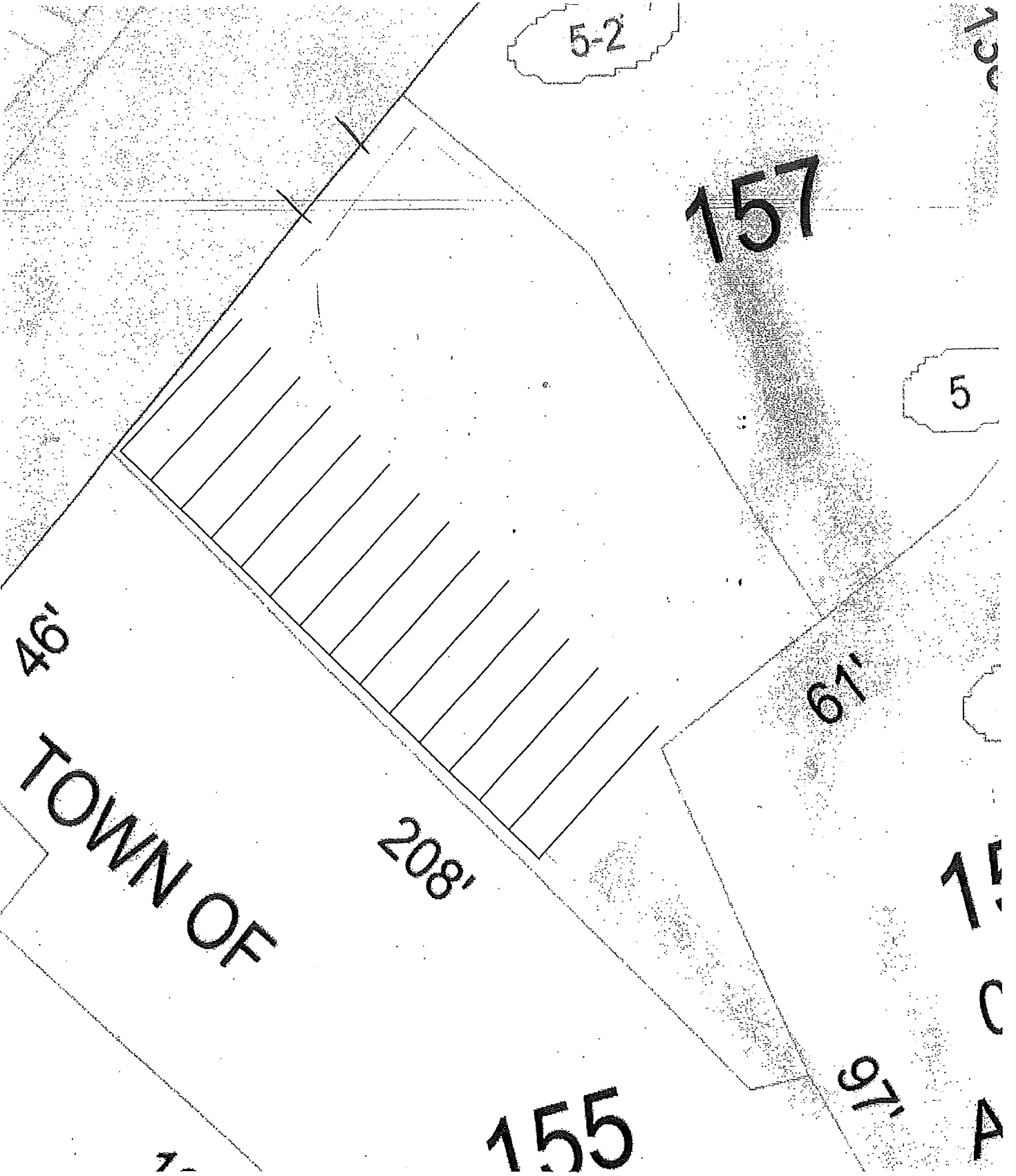
TOWN OF

155

79'

15
C
A

7-



5-2

132

157

73'

10

119'

5

156

0.2±

ACR.

25'

61'

46'

163'

208'

15

C

TOWN OF

19

A

155

OWNER INFORMATION

Date	Book	Page	Type	Price Grantor
11/08/2021	9552	516	Q1	200,000 17-19W/MAINSTREETHILLSB
10/21/2013	8614	1600	U125	55,000 E.S.C. REALTY, LLC
09/02/2010	8236	2474	U100	57,533 DEBRA HULL & NIC SAMI
08/02/2010	8225	2012	U137	35,000 MTGLQ INVESTORS, LP
11/20/2009	8154	1751	U151	150,000 SULLIVAN, BARRY F.

NOTES

FD: HARD TO HEAT COMMON WALL W/ M23 L147 REALTY, HAIR CUTTERS, ANTIQUES. 4/5/05 - ASKING 275,00. 5/2/014: ABATEMENT INSPECTION W/OWNERS. FPF, RBF SECTIONS UNDER REMODEL. FPF TO BE CONVERTED TO (2) APT RENTAL UNITS OF 1BED/1BATH. UFF SECT=(2) CURRENT RENTAL UNITS OF A 2BED/1BATH AND 3BED/1BATH. RBF SECT=POSSIBLE (2) RETAIL RENTALS OF 1200SF AND 600SF +/-, ADD UC 20% FOR CURRENT STATE. ADJ. VALUE PER REVIEW. 2016 CYC MEAS N/C CK 2018 FOR UC

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
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MUNICIPAL SOFTWARE BY AVTAR

TOWN OF HILLSBOROUGH

Year	Building	Features	Land
2022	\$ 137,900	\$ 0	\$ 37,500
Parcel Total:			\$ 175,400

LAND VALUATION

LAST REVALUATION: 2020

Zone: COMM-W/S	Minimum Acreage: 0.92	Minimum Frontage: 200	Site:	Driver's:	Road:									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.100 ac	50,000	9	75	100	100	100		100	37,500	0	N	37,500	
	0.100 ac									37,500			37,500	