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Hillsborough Planning Board

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Mary Ann Crowell

Register of Deeds, Hillsborough County

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Town of Hillsborough
Planning Board
27 School Street
P.O. Box 7
Hillsborough, NH 03244
(603) 464-3877

NOTICE OF DECISION

February 01, 2023

Case No. 2023-01

On February 1, 2023, at a duly noticed Public Hearing the Hillsborough Planning Board voted to approve the subdivision application submitted by Irina Jones to subdivide Map 12 Lot 145 which is 34.75 +/- acres into 3 lots. Lot 145 will be 16.25 +/- acres with 651.07 feet of frontage, Lot 145-1 will be 5.03 +/- acres with 328.24 feet of frontage, and Lot 145-2 will be 31.47 +/- acres with 615.36 feet of frontage. The two new lots will be serviced by onsite septic and private wells. The application was presented by Dan Higginson LLS. of Higginson Land Services and in accordance with the plan entitled "Proposed Subdivision Prepared for Irina Jones 378 Bear Hill Road Tax Map 12 Lot 145 Hillsborough, New Hampshire" dated January 5, 2023 and revised January 12, 2023 and as submitted as a part of this application.

Findings Of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at 378 Bear Hill Road.
2. The applicants Surveyor is Dan Higginson of Higginson Land Services is acting on behalf of property owner Irina Jones who is the owner of record of the lot.

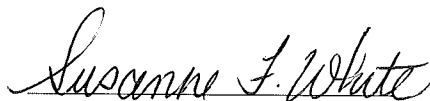
3. The plan is entitled “Proposed Subdivision prepared for Irian Jones 378 Bear Hill Road Tax Map 12 Lot 145 Hillsborough New Hampshire” The plan is dated January 5, 2023, and revised January 12, 2023.
4. Dan Higginson of Higginson Land Services presented the subdivision application.
5. The lot is located in the Rural Zone where subdivision of land is allowed with the requirement that each lot be a minimum of 2 acres with a minimum 200 feet of frontage per lot.
6. The applicant has submitted a subdivision plan with a waiver request letter for requiring wetland boundaries other than those at the front of the lot.
7. The subdivision will be accessed by Bear Hill Road which is a class 5 town-maintained road.
8. The new subdivision lots will be serviced by private wells and septic systems.
9. The subdivision meets the following criteria of section 201-6 Design Standards of the Subdivision Regulations.
 - a. The applicant’s representative has proven that this subdivision satisfies the requirements of layout of lots and sites by providing a subdivision plan that demonstrates each of the three new lots conform to the Design Standards of the Subdivision Regulations
 - b. The applicant’s representative has proven that this subdivision satisfies the on-site sewer disposal design standards by designating wells and septic reserve areas.
 - c. The applicant’s representative has proven that the subdivision satisfies the requirement that proposed streets shall be in harmony and conformance with existing and proposed streets and the Town Master Plan and Official Map because there are no additional streets as part of the plan and the three new lots will have road frontage on Bear Hill Road.
 - d. The applicant’s representative has proven that the subdivision satisfies the requirement for pedestrian access ways because this is a rural road and no changes to the road are required by the plan other than adding access for vehicles to enter each of the two new lots.
 - e. The applicant’s representative has proven that the subdivision provides adequate provisions for water supply, stormwater and sanitary sewage, and required utilities and improvements by demonstrating that each lot will have its own well and septic

system. Stormwater will be managed by its being directed to sheet flow upland to the rear of the site.

- f. The applicant's representative has proven that the subdivision satisfied drainage requirements by demonstrating that all of the lots all pitch to the rear of the site. The two proposed lots will sheet-flow across upland to the rear of the site.
- g. The applicant's representative has proven that the subdivision satisfies Sedimentation and Erosion Controls because there will be minimal disturbance of vegetation on the lots.

Proposed Conditions of Approval

- 1. Receipt of all federal and state approvals.
- 2. No development will occur to the north or west of the wetland boundary shown on the plan.
- 3. All lot development will occur in uplands.
- 4. Boundary markers shall be set on the corners of each lot.


Susanne White, Chairperson
Hillsborough Planning Board

Date: February 10, 2023