


#539
Town of Hillsborough
Planning Board

Doc # 240010379 04/12/2024 01:54:17 PM
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Mary Ann Crowell
Register of Deeds, Hillsborough County

FEES:	14.64
SURCHARGE:	2.00
CASH:	

	Town of Hillsborough Zoning Board of Adjustment 27 School Street P.O. Box 7 Hillsborough, NH 03244 (603) 464-3877
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NOTICE OF DECISION
February 12, 2024

Case 2024-02
Special Exception
595 Center Road (Map 8 Lot 53)
James and Claudia Larkin, Beeskep Cottage

On February 11, 2024, the Zoning Board of Adjustment APPROVED the appeal of James and Claudia Larkin of 595 Center Road for a special exception to allow a retail use in the Historic District in accordance with the application and the findings of fact.

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

1. The property is located at 595 Center Road
2. The property is located in the Historic District.
3. The property owner of record is James C. Larkin
4. The application was presented by James C. Larkin

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

Finding: This use is specifically allowed by special exception in the Table 4 Chart of Uses.

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

Finding: Parking is not on the road and there are no sidewalks.

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. :

Finding: No additional requirements are needed since the current use is already there.

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

Finding: No additional requirements are needed.

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

Finding: The sign permit has been submitted and the requirements are fulfilled.

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.

Finding: There are no changes to the structure and no evidence that there are hazards.

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

Finding: The request is entirely consistent with other special exceptions granted in the Historic District and is not out of character with the neighborhood.

Approval:

On February 11, 2024, the Zoning Board of Adjustment voted to approve the appeal of James Larkin of 595 Center Road, Beeskep Cottage for a special exception with a vote of 5 to 0.


Lucy Pivonka, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 4-8-2024