


#539...
Town of Hillsborough
Planning Board

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
---	--

NOTICE OF DECISION
February 12, 2024

Case 2024-03
Special Exception
118 West Main Street (Map 11P Lot 346)
John Cilley

On February 11, 2024, the Zoning Board of Adjustment APPROVED the appeal of John Cilley of 118 West Main Street for a special exception to allow a residential use at street level in the Commercial 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 118 West Main Street
2. The owner of record of the property is John Cilley
3. The property is located in the Commercial District
4. The application was presented by Charles Hoegen.

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 authorized in the Table 4 Chart of uses and exceeds the 600 square foot requirement.

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

Finding: It appears that pedestrian safety will be increased.

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: As there are no external changes to the structure there should be no additional runoff.

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

Finding: There will be less people in the building daily and there will be no excessive demand on the school system.

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

Finding: The minimum square footage of 600 square feet is exceeded.

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.

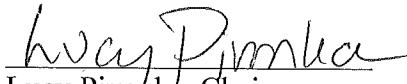
Finding: The use will not be out of character or detrimental to the character of the neighborhood that consists of many first-floor dwellings.

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

Finding: The spirit and intent of the ordinance is met because there are a lot of ground floor residences.

Approval:

On February 11, 2024, the Zoning Board of Adjustment voted to approve the appeal of John Cilley of 118 West Main Street for a special exception with a vote of 5 to 0.


Lucy Pivonka, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 4-8-2024