


#539

Town of Hillsborough
Planning Board

Doc # 240018486 06/21/2024 11:58:08 AM
Book 9781 Page 1996 Page 1 of 3

Mary Ann Crowell
Register of Deeds, Hillsborough County

FEES:	18.64
SURCHARGE:	2.00
CASH:	

	<p>Town of Hillsborough Zoning Board of Adjustment 27 School Street P.O. Box 7 Hillsborough, NH 03244 (603) 464-3877</p>
---	--

NOTICE OF DECISION
May 13, 2024

Case 2024-05
Special Exception
606 Second NH Tpke (Map 7 Lot 63)
Alison Sheehan-Dion

On May 13, 2024, the Zoning Board of Adjustment APPROVED the appeal of Alison Sheehan-Dion of 606 Second NH Tpke for a special exception to allow a retail use in the Village Residential 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 606 Second NH Tpke
2. The property is located in the Village Residential Zone.
3. The property owner of record is Alison Sheehan-Dion
4. The application was presented by Alison Sheehan Dion

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: We find that the planned maximum of three vehicles will not create traffic congestion or unduly impair pedestrian safety.

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: This is a small retail store with no Town water and sewer

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

Finding: There is no excessive demand for municipal services.

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

Finding: The Planning Board has approved this as a Home Business

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.

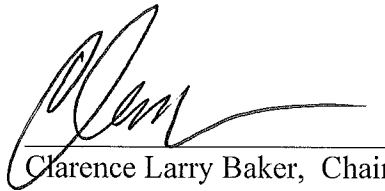
Finding: Because this is a small gift shop it doesn't have the ability to cause any of those hazards or be out of character with the adjacent neighborhood. Many of the homes on that road have small businesses in them and there is no change in character of the building. There are minimal changes being made to the exterior of the building with one sign, an open flag and a light that will turn off at closing.

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

Finding: This is a use approved with a Special Exception and will fit in with the neighborhood.

Approval:

On May 13, 2024, the Zoning Board of Adjustment voted to approve the appeal of Alison Sheehan-Dion of 606 Second NH Tpke for a Special Exception with a vote of 5 to 0.



Clarence Larry Baker, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 6/18/2024