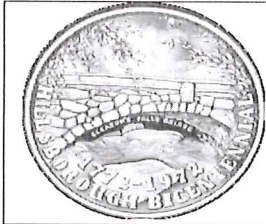


#539
Town of Hillsborough
Planning Board

Doc # 240018487 06/21/2024 11:58:09 AM
Book 9781 Page 1999 Page 1 of 3
Mary Ann Crowell
Register of Deeds, Hillsborough County

FEES:	18.64
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
May 13, 2024

Case 2024-06

Special Exception

143 West Main Street (Map 11P Lot 187)

Matt Zinicola

On May 13, 2024, the Zoning Board of Adjustment APPROVED the appeal of Matt Zinicola of 143 West Main Street for a special exception to allow a Laundromat in the Central Business 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 143 West Main Street.
2. The property is located in the Central Business District.
3. The property owner of record is Matt Zinicola
4. The application was presented by Steven Mayer of Allen & Major Associates Inc.

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

Finding: The Table 4 Chart of Uses requires a Special Exception for a laundromat use in the Central Business District.

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

Finding: The Planning Board addressed this through Site Plan review as relayed by the Planning Director

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: The Planning Board addressed this question through Site Plan Review as relayed by the Planning Director.

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

Finding: The applicant demonstrated that the project has been designed to allow for a fire truck to maneuver through the site. The site will provide adequate lighting to ensure visibility and public safety at night. The project will not impact schools and solid waste disposal will be managed by a private contractor at the direction of the owner.

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

Finding: There are no requirements or standards for this specific use.

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.

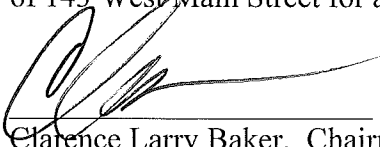
Finding: The project has been designed to provide safe vehicular and pedestrian access and adequate lighting has been provided. The proposed use is in character with the neighborhood which includes restaurants, office space, and other commercial uses.

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

Finding: The applicant testified that it is consistent with the Master Plan because it will provide commercial growth in the Central Business District and support existing and future residents. The architecture is a colonial style which compliments the uses in the surrounding neighborhood.

Approval:

On May 13, 2024, the Zoning Board of Adjustment voted to approve the appeal of Matt Zinicola of 143 West Main Street for a Special Exception with a vote of 5 to 0.



Clarence Larry Baker, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 6/18/2024