

#539

Hillsborough Planning Board

FEES: 14.69
SUBCHARGE: 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>
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NOTICE OF DECISION
July 15, 2024

Case 2024-08

Variance

49 Shedd Road (Map 8 Lot 94)
Holden Presti

On July 15, 2024, the Zoning Board of Adjustment of the Town of Hillsborough held a public hearing on a variance as allowed under RSA 674:33-a submitted by Holden Presti to subdivide his property and create a non-conforming 1.4-acre lot in the Rural Zone. The minimum lot size in the Rural Zone is 2 acres.

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

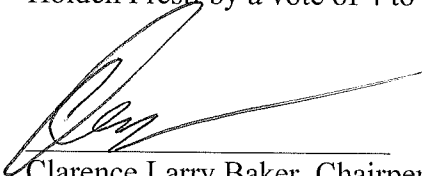
Findings of Fact:

1. The property is located at 49 Shedd Road
2. The property is located in the Rural Zone
3. The application was presented by Holden Presti
4. There is a need for additional housing.
5. The new lot will meet the minimum frontage and lot size.

6. The benefit to the applicant is not outweighed by a loss to the public.
7. There is no evidence provided that demonstrated there would be a diminishment to surrounding properties.
8. It is a reasonable use.

Approval:

On July 15, 2024, the Zoning Board of Adjustment voted to approve the Variance submitted by Holden Presti by a vote of 4 to 0.



Clarence Larry Baker, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 9/9/2024