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Hillsborough Planning Board

Mary Ann Crowell
Register of Deeds, Hillsborough County

FEES: 14.69
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
July 15, 2024

Case 2024-09

Variance

219 West Main (Map 110 Lot 170-1)
Chad Branon c/o Jack Franks, Avanru Development

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 Chad Branon c/o Jack Franks, Avanru Development to locate an Aroma Joes Coffee Shop 25 feet into the 50foot front setback in the Commercial Zone.

Condition of Approval

This approval is conditional upon the applicant receiving all necessary Planning Board approvals.

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

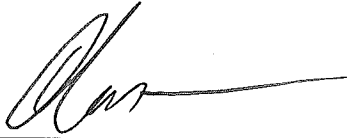
Findings of Fact:

1. The property is located at 219 West Main Street
2. The owner of the property is Avanru Development Group, LTD.
3. The property is located in the Commercial Zone
4. The application was presented by John Noonan
5. The commercial use on the subject property is allowed by right.

6. The use is consistent with surrounding uses.
7. The proposal does encroach on wetlands.
8. The proposed commercial development will productively develop this parcel.
9. No evidence was presented that other property values will be diminished.
10. The benefit to the applicant is not outweighed by a loss to the public.
11. The proposed use is reasonable because it will balance the public need for choice and competition among commercial establishments.

Approval:

On July 15, 2024, the Zoning Board of Adjustment voted to approve the Variance submitted by Chad Branon c/o Jack Franks Avanru Development by a vote of 3 in favor and 1 abstention.



Clarence Larry Baker, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 9/9/2024