

#539

## Hillsborough Planning Board

FEES:	\$14.09
SURCHARGE:	\$2.00
CASH:	

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Dennis C Hogan  
Register of Deeds, Hillsborough County



### NOTICE OF DECISION

January 15, 2025

Case No. 2025-01

On January 15, 2025, at a duly noticed public hearing, the Hillsborough Planning Board voted to approve the application for a Change of Use/Waiver of Site Plan Review submitted by Oliver S. Wheeler on behalf of Charles A. Knight at 158 West Main Street (Map 11P Lot 342) to change the use of the property from the former bus/automotive parking to automotive sales with the following conditions and as stated in the application and in accordance with the findings of fact.

#### Conditions of Approval

1. Compliance with all local, state and federal laws and regulations.
2. All vehicles for sale must be displayed in a neat and orderly condition.
3. Type of vehicles for sale on this lot shall be cars, trucks, and SUVs only.
4. There will be no Motor Vehicle Service on this lot.
5. The applicant will obtain a "Change of Occupancy" permit from the Water/Sewer Department.
6. There will be no more than 30 vehicles for sale on the lot at any given time.

## Findings of Fact

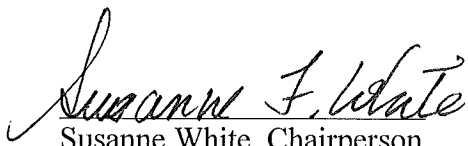
1. The property is located at 158 West Main Street
2. The property is located in the Commercial District.
3. The application was presented by Oliver S. Wheeler on behalf of Charles A. Knight.
4. The owner of record is Charles A. Knight.
5. The application is to convert a former bus/automotive parking lot into a Motor Vehicle Sales lot.
6. No waivers were requested as a part of this application.
7. The applicant proved that this application conforms with section 185-5.1, A, 1 and 2 of the Site Plan Regulations.:

A. A change of use which does not expand the floor area of a building by more than 200 square feet or involve construction on the site of a building with a floor area greater than 200 square feet is exempt from Site Plan Review, provided that: [Amended 10-2-2002]

(1) No adverse impacts beyond site boundaries will occur, due to:

- (a) Increased traffic.
- (b) Groundwater and drainage.
- (c) Sanitary and solid waste disposal.
- (d) Lighting/glare.
- (e) Noise.
- (f) Fumes, odors or air pollutants.

(2) Municipal services, facilities and utilities will not be overburdened or adversely impacted.

  
Susanne White, Chairperson  
Hillsborough Planning Board

Date: March 5, 2025