

	Town of Hillsborough Planning Board 27 School Street P.O. Box 7 Hillsborough, NH 03244 (603) 464-3877
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NOTICE OF DECISION

April 3, 2025

Case No. 2025-03

On April 2, 2025, the Hillsborough Planning Board voted to approve the application for a Change of Use /Waiver of Site Plan Review application submitted by Samuel Joseph Kopp of the Kopp Family Revocable Trust and David and Lorilee Wood at 29 Church Street (Map 23 Lot 109) to change the use of the property from a Single Family Dwelling to a Multi Family Dwelling with three units as stated in the application with the following conditions and in accordance with the findings of fact.

Conditions of Approval

1. Compliance with all federal, state and local laws ordinances and regulations.

Findings of Fact

1. The property is located at 29 Church Street.
2. The property is located in the Village Residential District.
3. The application was presented by Samuel Joseph Kopp on behalf of the Kopp Family Revocable Trust and David and Lorilee Wood.
4. The owner of record is Kopp Family Revocable Trust and David and Lorilee Wood.

5. The application is to convert a Single-Family Dwelling into a Multi-Family Dwelling with three units.
6. The Town of Hillsborough does not regulate the number of parking spaces by use or lot size
7. The Town of Hillsborough does require parking spaces be at least 10 feet wide by 18 feet long (not including access driveway areas). A parking space must have direct access to a street, alley or approved right-of-way.
8. 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: _____