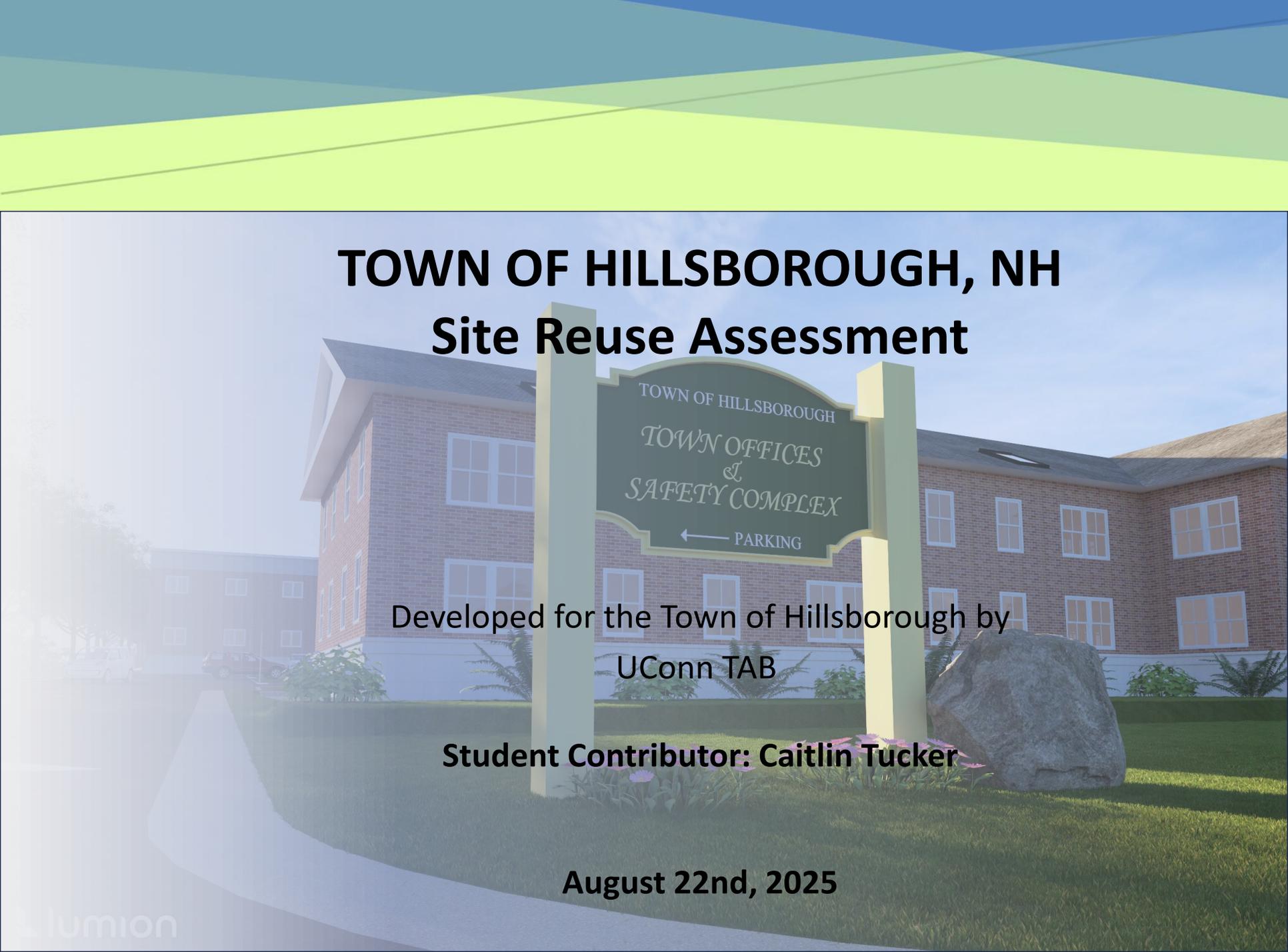


TOWN OF HILLSBOROUGH, NH

Site Reuse Assessment



TOWN OF HILLSBOROUGH
TOWN OFFICES
&
SAFETY COMPLEX
← PARKING

Developed for the Town of Hillsborough by
UConn TAB

Student Contributor: Caitlin Tucker

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Introduction & Objectives

Hillsborough, NH is in the southern portion of the state along the Contoocook River.

The UConn TAB team worked with Hillsborough's *Town Administrator, Laura Buono* to develop conceptual reuse scenarios for 171 West Main Street, also known as the Associated Electric Site.



The reuse scenarios focus on a new Town/Safety Complex for the municipality, including municipal offices and a larger space for both the Fire and Police Departments.



Site Information

The 9.5-acre Target Site is located southwest of the town center in a commercial area of West Main Street.



There have been a variety of environmental assessments at the Site since ~late '90s/early 2000s, including...

- Phase I & II Environmental Site Assessments (ESA), a Hazardous Building Materials (HBM) Work Plan, and an Analysis of Brownfield Cleanup Alternatives (ABCA).
- (2024/2025) Various EPA Removal Activities
- \$250,000 grant from InvestNH to support the demolition of the on-site buildings.



Community Characteristics

*Information for Census
Tract 33011025502*

Population of **5,939**
over **44.7** square
miles

13.9% of the
population is 65 or
older

12.5% of the
population lives with a
disability

33.7% of housing
structures built in 1969
or earlier & **21.1%** built
in 1939 or earlier

Social Vulnerability
Index (SVI) of **0.8889**
indicating **high**
vulnerability

Community Services

- Three in-district schools
- Two CSA Programs
- Various Places of Worship & Charities/Non-Profits
- Multiple Outdoor Recreation Spaces



Community Stakeholders

- Residents and Taxpayers
- Local Businesses
- Police & Fire Departments
- CNHRPC
- Community Groups

Hillsborough
Recreational Rail
Trail (Trail Finder)

Planning Documents

Master Plan [2024]

- Identifies need for expansion/replacement of multiple municipal facilities including the Town Offices, Highway Department, Fire and Police Departments, and a Regional Community Center

Capital Improvement Plan (CIP) 2024-2029 [2024]

- "Integral extension of the Master Plan"
- Outlines planned municipal expenditures with a capital improvement project identified for a "Town/Safety Complex"

Main Street Sidewalk Project [2023]

- Addition of a 5-foot-wide sidewalk with adequate landscaping along West Main Street

Hillsborough Design Charrette [2019]

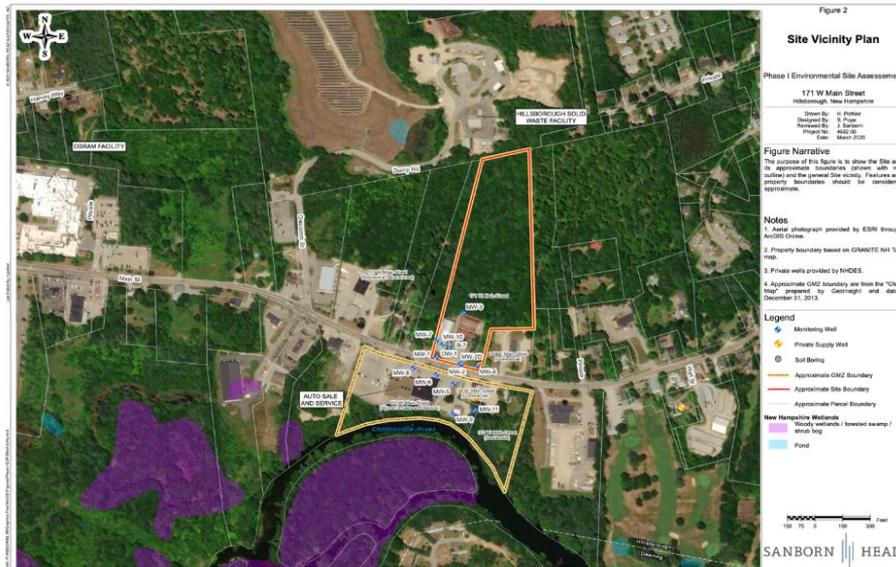
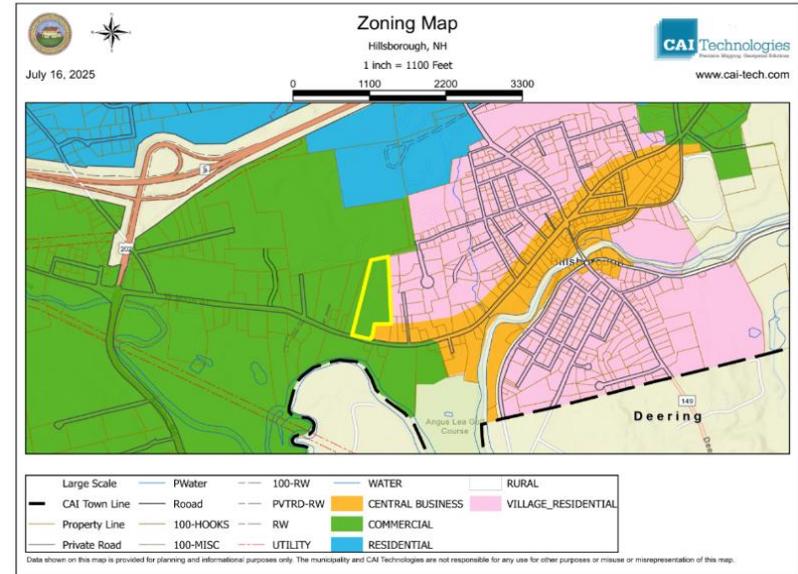
- Desire to improve connectivity and develop more events to give the Town identity
- Capitalization of existing 'nature economy' assets



Site-Specific Considerations

Zoning Regulations:

- Located in Commercial District
 - Requires 50' front setback
 - Requires 25' rear setback
 - Maximum building height of 50'
 - Municipal uses are permitted



Floodplains:

- Two located downgradient of site
 - 500-year flood zone within 130'
 - 100-year flood zone within 500'
- Site is upgradient of Contoocook River and Downgradient of Hillsborough Transfer Station/Formal Landfill
- Site experiences ponding during storm events, related to poor on-site stormwater mgmt. systems



Criteria for Site Reuse

The goal for reuse is the creation of a municipal campus and a connection to Municipal Drive.

- Demolition of current structures
- Increase the FD capacity w/ addt'l bays, sleeping quarters, and office space
- Update municipal offices w/ expanded office space, meeting space, and accessibility enhancements
- Create larger space for Police Department storage (evidence and general storage)
- Improve connectivity to nearby municipal services



Redevelopment Scenarios

Notable Features

- Municipal Offices
 - Separate vehicular entrance from PD/FD to avoid obstructing emergency services
 - Multiple building entrances for community meeting space, office space, and lobby area
- Fire Department
 - Larger structure to house sleeping quarters and offices
 - 8 bays for anticipated future need
- Police Department
 - Increased training area size & evidence/general storage space



Scenario A



Scenario B

All Redevelopment Scenarios include a connection created between **West Main St and Municipal Drive** to improve connectivity to municipal services. Redevelopment Scenarios A & B provide two different layouts for the proposed municipal campus.



Redevelopment Scenario A: Town Hall Building

- 9,625 gsf 2-story building
 - Office space both floors
 - ADA accessible 1st-floor meeting space
- 40 parking spaces shared w/ FD building
 - 6 ADA-Compliant Handicap Spaces



Aerial View (Above W. Main St)



Town Office/FD Building Shared Parking Entrance



Shared Parking Lot w/ FD Building (Town Hall Building on Left)



Redevelopment Scenario A: FD Building

- 26,260 gsf 2-story building
 - 8 bays w/ 14' x 16' doors (10,370 total sq ft)
 - Flexible space for multiple uses
 - 10,370 sq ft on 2nd floor above bay
 - 5,520 sq ft on first and second floor next to bay
- 40 Parking Spaces shared w/ Town Offices
 - 6 ADA-Compliant Handicap Spaces



FD Building Pedestrian Entrance



Emergency Vehicle Entrance



FD Building



Redevelopment Scenario A: PD Building

- 9,500 gsf 2-story building
 - Minimal windows on 1st floor to maximize security for evidence storage
- ~0.3-acre fenced training area
- 14 parking Spaces
 - 3 ADA-Compliant Handicap Spaces



PD Training Area (PD & FD Building in Rear)



PD Building & Parking Lot



Path from PD Building to Training Area



Scenario A: Additional Perspectives



Aerial View Overlooking Emergency Entrance



Town Hall Building Front Entrance



Zoomed-in Town Hall Building Front Entrance



Fire Department Building



Redevelopment Scenario B



Aerial View Above W. Main St



Alternate Aerial View Above W. Main St



Town Office Building Parking Entrance



Emergency Vehicle Entrance



Redevelopment Scenario B



FD Building (PD Building in Upper-Left Corner)



Town Office Building Front Entrance



Town Office Building Front Entrance Zoomed-Out



FD Building Front Entrance



Redevelopment Scenario B



View from Emergency Vehicle Access Road (Facing W. Main St)



PD Building Training Area

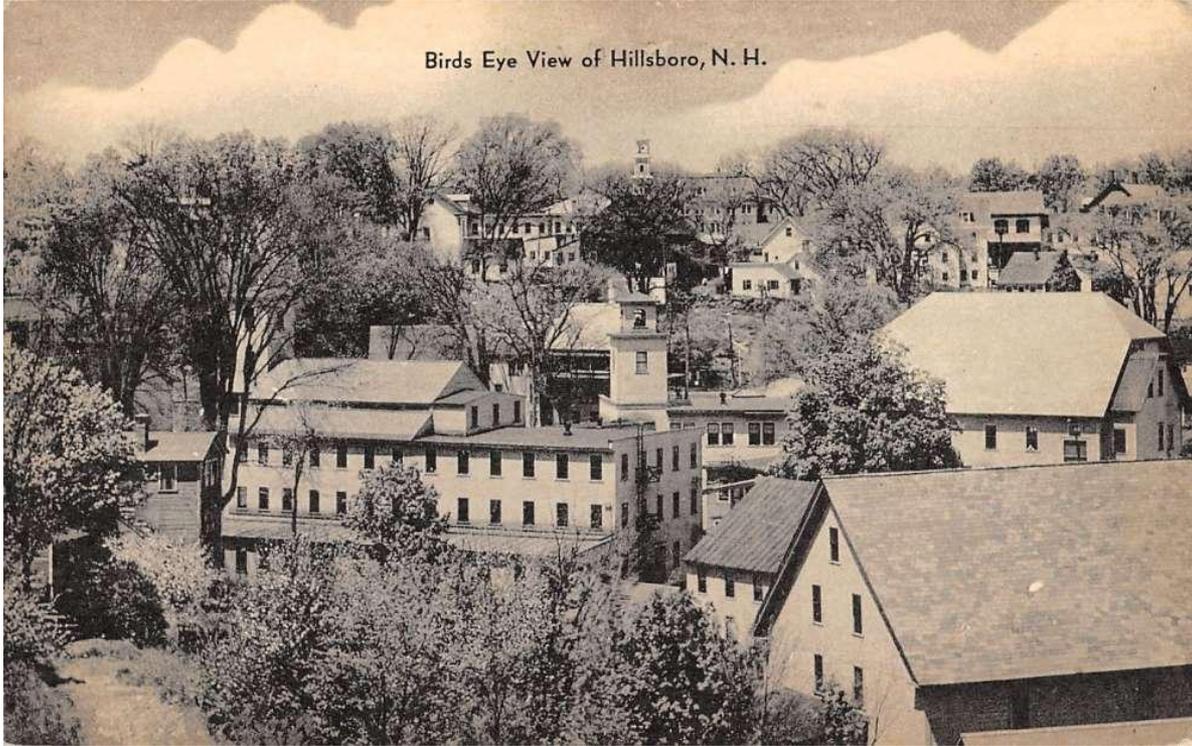


PD Building



Questions and Thank You!

Birds Eye View of Hillsboro, N. H.



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