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Dennis C Hogan
 Register of Deeds, Hillsborough County

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

January 21, 2026
Case No. 2026-01

On January 21, 2026, the Hillsborough Planning Board voted to approve the application for 10 lot Subdivision application submitted by Peter Mellen of Donald R. Mellen Surveyor, LLC., on behalf of Leigh Bosse of Dascomb Associates LLC. Myrtle Street (Maps 11P & 23 Lots 191 & 113) as shown on the plan entitled Plan of Lots, (Maps 11P & 23 Lots 191 & 113) Hillsborough NH. dated December 8, 2026, revised January 20, 2026, with the following conditions and in accordance with the findings of fact.

Conditions of Approval

1. Compliance with all local, state, and federal laws and regulations.
2. This decision shall run with the land and shall be binding upon the current Developer/property owner as well as its successors and assigns.
3. The subdivision shall be built in accordance with the Plan and the Subdivision Regulations of the Town of Hillsborough, except as noted otherwise in this Decision. The approval of said Plan shall not be construed to be an acceptance or dedication of any roadway shown on said Plan. In the event the Town must perform any service, maintenance and/or repair in an emergency, the Town shall not be held responsible for any damage to any property and shall be reimbursed fully by the Developer for any such work performed.

4. Prior to the signing of the final plan, the following shall be done:
 - a. The Developer shall make a notation on the Subdivision Plan which references the conditions and date of this decision.
 - b. Road construction shall begin within 24 months of approval.
 - c. A notation shall be made on the Subdivision Plan that all erosion mitigation measures shall be in place prior to major road construction commencing on the site.
 - d. Any plan amendments shall be submitted to the Planning Board at a public hearing.
5. No rights under this approval may be exercised unless the Developer obtains all necessary permits and/or zoning relief for the project as determined by the Building Inspector/Code Enforcement Officer.
 - a. An electronic copy of the final plans shall be submitted to the Planning Department for the Town's records.
 - b. The Planning Board shall select an engineering firm who shall be responsible to provide construction oversight on the proposed "Cardinal Circle" in accordance with the Town of Hillsborough's Subdivision Regulations §201-4 D (7) (a-d). A pre-construction meeting shall be held with the Developer, the engineering firm, the Building Inspector, and the Town Planner prior to start of roadway construction. A Bond will be required of the Developer for construction oversight purposes. Review services terminate once the road has been completed and approved by the engineering firm.
6. The Developer will at his expense provide a "stub" to connect the driveway at Map 23 Lot 15 to Cardinal Circle the center of the driveway entrance will be 30 feet from the south side of the right of way and Myrtle Street.
7. Suitable steps shall be taken to preserve and protect features, such as trees, scenic points, stone walls, rock outcroppings, water bodies, wetlands, and historic landmarks pursuant to Town Code Section 201-3(C).

The road name shall be named "Cardinal Circle". A street name sign shall be installed prior to the issuance of the first occupancy permit.
8. It is anticipated by the Developer that this roadway will become a Town maintained road. The Developer shall reserve the fee interest in the roadway and rights to any and all appurtenant easements in any deed conveying one or more lots in the subdivision to any other party. Should the Developer wish the roadway remain private, and not convey the road to the Town, then the Applicant shall be required to apply for a modification of this decision so that additional conditions can be established regarding the proper maintenance, safety, accessibility, and liability of the private road.
9. Granite bounds are to be installed at the following locations:

- a. At all bend points on Cardinal Circle.
 - b. At all corners and angle points of the drainage easement on Lot 191-9 and 191-10 except those corners marked by existing stone walls where a drill hole is acceptable
 - c. At all lot corners along Cardinal Circle
10. Snow plowing and all road maintenance shall be the responsibility of the Developer until such time, if any, as the roadway is accepted by the Town of Hillsborough.
 11. The construction and installation of all improvements required by the Planning Board shall be completed prior to the issuance of the first Occupancy Permit.
 12. All development and construction on lots 191-1 through 191-6 and 191-8 through 191-11 will be developed with no impacts to wetlands on any property.
 13. Lot development will not use naturally occurring wetlands to treat or detain stormwater from the developed lots.
 14. No dredge or fill of the wetland on the proposed lots 191-6, 9 and 10 should be allowed at any time following approval of the subdivision plan as part of lot development.
 15. Prior to site or lot development, all wetlands will be protected with appropriately installed silt fencing or other silt/sediment control measures designed.
 16. Parcel "A" shall be annexed to parcel 11P-192 within 30 days of this approval.

Findings of Fact

1. The property is located at Myrtle Street.
2. The Applicant's Surveyor Peter D. Mellen LLS. ("the Surveyor") was acting on behalf of property owner, Leigh Bosse of Dascomb Associates LLC, who is the owner of record of the lots made the subject of the Application, (hereafter the "Developer").
3. The Property is in the Village Residential District where subdivision of land is allowed.
4. The Developer has submitted a complete subdivision plan dated December 8, 2025, and revised January 20, 2026. Also submitted was the drainage report dated September 24, 2025 (collectively "the Plans").
5. The subdivision will be accessed by Myrtle Street Extension and serviced by Cardinal Circle which will initially be a private road with a cul-de-sac, intended by the Developer to become a Town owned public way.
6. The development has received state subdivision approval.
7. The subdivision meets the following criteria of section 201-6 Design Standards of the Subdivision Regulations.

- a. The subdivision satisfies the requirements of layout of lots and sites because the lot is appropriate for subdivision and for a residential subdivision. The lots are all accessible by Cardinal Circle and have safe and convenient access. In addition, conditions for the subdivision include controlling surface water runoff from the driveways so that it doesn't damage Cardinal Circle or Myrtle Street Extension.
- b. The subdivision satisfies the on-site sewer disposal design standards because the Plan submitted meets the minimum design standards for on-site sewage disposal and water supply imposed by the State of New Hampshire Water Supply and Pollution Control Division and the Town regulations.
- c. The subdivision satisfies the requirements for street design because the proposed Cardinal Circle is in harmony and conformance with existing streets and the Town Master Plan and Official Map, provided all conditions below are met.
- d. The Plan shows the work necessary to connect and complete improvements and utilities between Myrtle Street Extension and Cardinal Circle.
- e. The subdivision meets the criteria for a cul-de-sac because Cardinal Circle is proposed not exceed 1000 feet and terminates in an appropriate turn around. In addition, the cul-de-sac turn around is located so that it drains toward the entrance and to the side of the road.
- f. The subdivision satisfies the requirement for pedestrian access ways because Cardinal Circle and the cul-de-sac allow ample room for pedestrian traffic.
- g. The subdivision provides adequate provisions for water supply, stormwater, and sanitary sewage, and required utilities and improvements by including provision for public water and septic, extension of utilities, building and paving of Cardinal Circle. In addition, all lots are subject to the development of a stormwater and erosion control management plan to be submitted to the Town of Hillsborough Planning Board.
- h. The subdivision satisfies drainage requirements and sedimentation and erosion controls because all lots are subject to the development of a stormwater and erosion control management plan to be submitted to the Town of Hillsborough Planning Board.
- i. The subdivision plan provides adequate fire protection because the Developer has agreed to install a fire hydrant at the end of Cardinal Circle and at its intersection with Myrtle Street Extension at the location requested by the Fire Chief.

Susanne F. White
Susanne White, Chairperson
Hillsborough Planning Board

Date: *January 28, 2026*