

Hillsborough Planning Board

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| FEES: | \$14.74 |
| SURCHARGE: | \$2.00 |
| OGH: | |

Doc # 260013327 04/14/2026 01:05:51 PM
 Book 9944 Page 1207 Page 1 of 2

Dennis C Hogan
 Register of Deeds, Hillsborough County

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| | <p>Town of Hillsborough Planning Board 27 School Street P.O. Box 7 Hillsborough, NH 03244 (603) 464-3877</p> |
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March 18, 2026
Case No. 2026-04

2026-04

On March 18, 2026, the Hillsborough Planning Board voted to approve the application for a Change of Use submitted by Joy Gill on behalf of Brandon Brooks of New England Development at a property located at 460 D West Main Street (Maps 11F Lot 232). The application dated 2/25/26 is for the conversion of office space into a coffee shop. The application is granted 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. Hours of operation will be Tuesday-Saturday 6:30 am to 5:00 pm

Findings of Fact

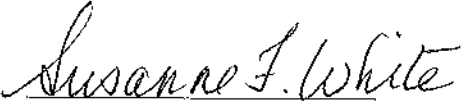
1. The property is located at 460 D West Main Street.
2. The owner of record is Brandon Brooks of New England Development.
3. The application meets the requirements of section 185-5.1 of the Site Plan Regulations

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:

(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.

4. The Change of Use is from an office to a coffee shop.


Susanne White, Chairperson
Hillsborough Planning Board

Date: April 2, 2026