

#539

Hillsborough Planning Board

FEES:	\$18.74
SURCHARGE:	\$2.00
CASH:	_____

Doc # 260010028 03/23/2026 11:54:14 AM
Book 9938 Page 122 Page 1 of 3

Dennis C Hogan
Register of Deeds, Hillsborough County



CORRECTED NOTICE OF DECISION

March 4, 2026

Case No. 2026-02 and 03

2026-02

On March 4, 2026, the Hillsborough Planning Board voted to approve the Site Plan submitted by Jack Franks of Avanru Development for property located on Harvey Way (Map 110 Lot 152) for 10 single family residential lots, 1 elderly multi-family residential lot and road extension lot along with other site amenities. The plan is entitled "Site Development Plans Tax Map 110 Lot 152 Harvey Farms Harvey Way Hillsborough New Hampshire" Dated January 28, 2026, revised 2/27/26 prepared by Chad Brannon of Fieldstone Land Consultants PLLC Dated June 26, 2024 in accordance with the following conditions and the findings of fact.

Conditions of Approval

1. Granting of all required local, state and federal permits

Findings of Fact

1. The property is located on Harvey Way
2. The property is located in the Commercial Zone.
3. The owner of the property are Terry & Adele Thomas
4. The application was presented by Chad Brannon of Fieldstone Land Consultants PLLC

5. Three waivers were requested as a part of this application. The waiver to allow a "hammer head" turn around instead of a cul-de-sac was granted, the waiver to allow bituminous curbing instead of granite edging was denied, and the waiver from the four-foot landscape buffer on the sidewalk was granted.

2026-03

On March 4, 2026, the Hillsborough Planning Board voted to approve the Fourteen (12) lot subdivision submitted by Jack Franks of Avanru Development for property located Harvey Way (Map 110 Lot 152) the resulting lots will be developed into ten (10) single family residential lots, one 80 unit elderly housing lot, and a lot for the currently unnamed roadway. The title of the plan is "Subdivision Plan Tax Map 110 Lot 152 (Harvey Way) Hillsborough New Hampshire" prepared for Avanru Development Group, LLC P.O. Box 1015, Walpole, New Hampshire Land of Terry Thomas & Adele G. Michaelides Thomas Dated August 28, 2024 , revised 2/27/26 in accordance with the following conditions and the findings of fact.

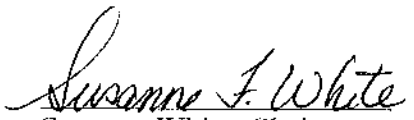
Conditions of Approval

1. This decision shall run with the land and shall be binding upon the current Developer/property owner as well as its successors and assigns.
2. Obtaining all required local, state and federal permits
3. Obtaining State Subdivision approval.
4. Obtaining Alteration of Terrain permit.
5. Developer will be responsible for drainage structure maintenance until the road is accepted by the Town.
6. Developer will be responsible for the 50ft pipe running under both sides of the road
7. No wetland impacts will be associated with lot development.
8. Lot development will not use naturally occurring wetlands to treat or detain stormwater from the developed lots.
9. 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).
10. Lot 110-152-12 will remain a private road maintained by the developer until such time as it is adopted by the Town.
11. 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.
12. 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.

13. The developer will return to the Planning Board for discussion about the connection to Harvey Way prior to the beginning of Phase 2.
14. This project is proposed to be constructed in 2 Phases. The completion of Phase 1 will constitute substantial completion of the improvements pursuant to RSA 674:39, II relative to final vesting.

Findings of Fact

1. The property is located on Harvey Way
 2. The property is located in the Commercial Zone.
 3. The owners of the property are Terry & Adele Thomas
 4. The application was presented by Chad Brannon of Fieldstone Land Consultants PLLC
 5. Three waivers were requested as a part of this application. The waiver to allow a "hammer head" turn around instead of a cul-de-sac was granted, the waiver to allow bituminous curbing instead of granite edging was denied, and the waiver from the four-foot landscape buffer on the sidewalk was granted.
1. 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.


Susanne White, Chairperson
Hillsborough Planning Board

Date: March 18, 2026