

Town of Hillsborough, NH Planning Board
Site Plan Review

C: No. 2020-1
Date Received 3/6/20

1. Applicant Information

Name Tooky Mills Pub LLC
Company Name _____
Mailing Address PO Box 669, Hillsborough, NH 03244
Preferred Phone No. 603-848-0786 cell Email Address Scanhillsboro@gmail.com

2. Property Owner Information ☒ Same as Applicant ☐ Multiple Owners (attach list)

Name Tooky Mills Pub LLC
Company Name _____
Mailing Address _____
Preferred Phone No. _____ Email Address _____

3. Property Information

Address 9 Depot St
Map(s) 24 Lot(s) 131 Total Acres _____
Zoning District(s) CBD Other Districts(s) _____
Existing Use of Property Pub

4. Application Type

☐ Site Plan Review
☒ Amendment of previously-approved Site Plan

5. Description of Project/Proposal ☐ Check here if description is attached

Adding on to Existing Deck
Plans have already been submitted

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6. Fee Calculation

Applications are subject to the fees indicated below. Please use the following table to calculate the amount of fees due to the Town.

Item	Fee	Unit	Quantity	Total
Site Plan Review	\$100.00	Per application		
plus	\$100.00	Per 1,000 sq.ft. of non-residential gross building area		
Scenic Road Review	\$75.00	Per application		
Request for minor Site Plan or Subdivision	\$75.00	Per application	1	75 ⁰⁰
Subtotal				

Applications requiring public hearings are also subject to the following fees:

Item	Abutter Notification Fee		Quantity	Total
Certified Notice of Hearing	\$10.00	Per address	11	110.00
Newspaper Legal Notice	\$100.00	N/A	N/A	\$50.00
Subtotal				

TOTAL \$ 235.⁰⁰

PLEASE NOTE: All fees must be paid by the applicant at the time of filing the application with the designated agent of the Board. Failure to pay all applicable fees as determined by the Town will be valid grounds for refusal to accept the application as complete or for disapproval of the application.

In reviewing applications, the Board may contract with consultants to review all or portions of an application. This review shall be at the applicant's expense and related costs shall be paid in advance. The Board, at its discretion, may request that an applicant prepare special studies, or contract with a consultant to perform these studies, at the applicant's expense.

All fees must be paid by check payable to "The Town of Hillsborough, NH".

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7. Acknowledgement and Signature

The named Applicant must sign this application where indicated below. The Owner(s) of the subject property shall also sign where indicated below or submit a signed original letter authorizing the applicant to submit the application on their behalf. All correspondence and notices from the Town regarding the project and any plans will be transmitted to the Applicant.

By signing this application, the Applicant is indicating that all information contained in this application and all supporting and accompanying plans, documents and attachments are complete, true and accurate to the best of their knowledge. The Applicant further agrees that if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

The undersigned acknowledge that the Board may require additional information and a site visit to the subject property in order to adequately determine compliance with ordinances and regulations, and to better assess impacts that may be generated by the project/proposal.

It is further understood that approval of an application by the Board does not constitute approval of a Building Permit. Please contact the Town's Building Inspector.


Applicant Signature

3/5/20
Date


Property Owner Signature

3/5/20
Date

Property Owner Signature

Date

Property Owner Letter of Authorization

Attached [] Yes [] No

Office Use Only

Staff Review Date: _____ By: _____

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1. Description of the proposed use:

Putting an addition
on the existing deck for service

2. Will the project involve new construction on the site? ☒ YES ☐ NO

Explain: Adding on to existing Deck

3. Will the proposed use require additional off-street parking per the zoning ordinance?☐ YES ☒ NO

- Number of EXISTING off-street parking spaces: _____
- Number of PROPOSED off-street parking spaces: _____
- Number of REQUIRED off-street parking spaces: _____

4. Will the proposed use increase the septage loading of the site beyond that which the site can absorb? (Properties served by Town sewer require approval of Water & Sewer Commission.)☐ YES ☒ NO

Explain: _____

5. Will the proposed use cause impacts beyond the site boundaries due to:

- | | | |
|---------------------------------------|---|--|
| A. Increased traffic? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| B. Groundwater and drainage? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| C. Sanitary and solid waste disposal? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| D. Lighting/glare? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| E. Noise? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| F. Fumes, odors, or air pollutants? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

Explain any "Yes" answers: There will be additional lights
on the addition. It won't be bright lighting and
not a lot of it.

6. Will the proposed use overburden or adversely impact municipal services, facilities, and utilities?☐ YES ☒ NO

Explain: _____

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Site Plans shall contain all information as indicated below, and as more specifically indicated in Section 185-5 of the Hillsborough Site Plan Review Regulations. For sites less than one acre in size, a waiver of specific submission requirements may requested and shall be made in writing. Applications shall include 3 full sets of plans measuring 22" X 34" with original signatures and stamps, and 15 copies of the full set of plans measuring 11" X 17".

6. Project Summary Data

	EXISTING	PROPOSED
a) Total gross floor area of buildings on site (sf)	NA	NA
b) Area of proposed use (sf)		
c) No. Parking spaces	NA	NA
d) No. Employees	NA	NA
e) Daily Traffic (one-way trips, including employees)	NA	NA
f) Noise levels	Same as now	
g) Hours of operation	Same as now	
h) Maximum seating capacity (if applicable)		

7. Site Plan Checklist

a) Existing data and Information:	INFO SUBMITTED	WAIVER REQUEST	COMMENTS
1. Location of site	✓		
2. Town tax lot number	✓		
3. Names and addresses of owners of record	✓		
4. Names and addresses of abutters	✓		
5. Name and address of persons or firm preparing the map	NA		

Chief Stafford will come & look at it, not adding much more for having less cramped space

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6. Name and address of person(s) or firm(s) who did not prepare the map but who prepared data and information which are on the map		N/A	
7. Scale (one inch equals 40 feet is suggested)			
8. North arrow			
9. Date of preparation of the map			
10. Boundary lines of the site, including angles or bearings of the lines, dimensions and lot area.			
11. Existing grades, drainage systems, structures and topographic contours at intervals not exceeding two feet, with spot elevations, where the grade is less than 0.5%.			
12. Shape, size, height and location of existing structures located on the site and within 50 feet of the site and their uses, i.e., residential, retail, etc.			
13. Natural features, such as streams, springs, marshes, lakes or ponds; man-made features, such as but not limited to existing roads and structures. Such map shall indicate which of such features are to be retained and which are to be removed or altered			

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14. Depth of high water table, if relevant		N/A	
15. Sizes and locations of all existing public and private utilities and all present landscaping as may be required. This shall include the locations and sizes of existing public utilities that are located off-site but are planned to be connected.			
16. Vicinity sketch (suggested scale is one inch equals 500 feet) showing the location of the site in relation to the existing public street and any prominent natural features			
17. Zoning district	✓		
18. One-hundred-year-flood elevation line shall be included where applicable.			

b) Proposed Development	INFO SUBMITTED	WAIVER REQUEST	COMMENTS
19. Proposed grades, drainage systems, structures and topographic contours in the site development area at contour intervals not exceeding two feet		N/A	
20. Shape, size, height and location of each proposed structure, including expansion of existing buildings	✓		

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21. Proposed streets, driveways, parking spaces and sidewalks shall be shown, with indication of direction of travel for one-way streets and driveways, and inside radii of all curves. The width of each street, driveway and sidewalk and the total number of parking spaces shall be shown. In addition, loading spaces and facilities associated with the structures on the site shall be shown		N/A	
22. Sizes and locations of all proposed public and private utilities such as sewer, water, telephone, electric lines and distances to fire hydrants		N/A	
23. Locations, types and sizes of all proposed landscaping and screening			
24. Exterior lighting plan		lights on posts some overhead hanging lights	
25. Proposed signs		N/A	
26. Storm drainage plan, including plans for retention and slow release of storm water where necessary		N/A	
27. Plan for snow removal and storage		N/A	
28. Circulation plan of the interior of the lot showing provisions for both vehicular and pedestrian circulation		N/A	
29. Access plan showing means of access to the site and proposed changes to existing public streets, including any traffic control devices necessary in conjunction with the site development plan		N/A	


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30. The development shall meet all other relevant requirements of the Hillsborough Town Code			
31. The Board may require additional information as it deems necessary			

RETURN APPLICATION TO:

Office of Community Planning
27 School Street, PO Box 7
Hillsborough, NH 03244

Application Questions may be directed to:

Robyn Payson, Planning Director
Phone: 603-464-3877, ext. 227
Email: robyn@hillsboroughnh.net

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Town of Hillsborough, NH Planning Board
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Please type US Postal Service mailing address for Project/Public Hearing
Notification (Attach additional sheets as necessary)

Applicant

Tooky Mills Pub LLC
9 Depot St
Hillsborough, NH 03244

Property Owner

Tooky Mills Pub LLC /
Sean Burt
44 Bible Hill Rd
Hillsborough, NH 03244

Surveyor

Engineer

Soil/Wetlands

Scientist

Architect/Builder

Ed Gross ~~Ballpark~~ Tall Pines Construction LLC
#

ABUTTERS:

All owners of property located in New Hampshire that adjoin or are

MAILING LABELS

This form must
be accompanied
by 4 sets of pre-
printed mailing
labels for each
addressee listed.
Individual labels
can be no larger
than 1" X 2 3/4".



100 foot Abutt List Report

Hillsborough, NH
March 05, 2020

Subject Property:

Parcel Number: 024-132-000
CAMA Number: 024-132-000
Property Address: DEPOT STREET

Mailing Address: TOOKY MILLS PUB, LLC.
9 DEPOT STREET P.O.BOX 669
HILLSBOROUGH, NH 03244

Abutters:

Parcel Number: 024-084-000
CAMA Number: 024-084-000
Property Address: 3 HENNIKER STREET

Mailing Address: 240 REVIVAL LLC
P.O. BOX 609
HILLSBOROUGH, NH 03244

Parcel Number: 024-103-000
CAMA Number: 024-103-000
Property Address: 6 DEPOT STREET

Mailing Address: HAGSTROM REVOCABLE TRUST, ERIK
HAGSTROM TRUSTEE, ERIK K.
P.O. BOX 79
HILLSBOROUGH, NH 03244

Parcel Number: 024-104-000
CAMA Number: 024-104-000
Property Address: 10 DEPOT STREET

Mailing Address: MERTZ REALTY LLC
31 PINE STREET
PETERBOROUGH, NH 03458

Parcel Number: 024-130-000
CAMA Number: 024-130-000
Property Address: 5 DEPOT STREET

Mailing Address: 5 DEPOT ST LLC
36 NORTH STARK HIGHWAY
WEARE, NH 03281

Parcel Number: 024-131-000
CAMA Number: 024-131-000
Property Address: 9 DEPOT STREET

Mailing Address: TOOKY MILLS PUB, LLC.
9 DEPOT STREET P.O.BOX 669
HILLSBOROUGH, NH 03244

Parcel Number: 024-133-000
CAMA Number: 024-133-000
Property Address: DEPOT STREET

Mailing Address: HILLSBOROUGH, TOWN OF
27 SCHOOL STREET P.O. BOX 7
HILLSBOROUGH, NH 03244

Parcel Number: 024-139-000
CAMA Number: 024-139-000
Property Address: 12 RIVER STREET

Mailing Address: PIVONKA, ROBERT PIVONKA, LUCY E.
12 RIVER STREET
HILLSBOROUGH, NH 03244

Parcel Number: 024-140-000
CAMA Number: 024-140-000
Property Address: 14 RIVER STREET

Mailing Address: D'ERRICO, ROBERT D'ERRICO, KELLY
C.
32 HIGH STREET
HILLSBOROUGH, NH 03244

Parcel Number: 024-141-000
CAMA Number: 024-141-000
Property Address: RIVER STREET

Mailing Address: HILLSBOROUGH, TOWN OF
27 SCHOOL STREET P.O. BOX 7
HILLSBOROUGH, NH 03244



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100 foot Abutt List Report

Hillsborough, NH
March 05, 2020

Subject Property:

Parcel Number: 024-131-000
CAMA Number: 024-131-000
Property Address: 9 DEPOT STREET

Mailing Address: TOOKY MILLS PUB, LLC.
9 DEPOT STREET P.O.BOX 669
HILLSBOROUGH, NH 03244

Abutters:

Parcel Number: 024-068-000
CAMA Number: 024-068-000
Property Address: 3 SCHOOL STREET

Mailing Address: DEVLIN, JAMES A.
571 SECOND N.H.TURNPIKE P.O.BOX
150
HILLSBOROUGH, NH 03244

Parcel Number: 024-084-000
CAMA Number: 024-084-000
Property Address: 3 HENNIKER STREET

Mailing Address: 240 REVIVAL LLC
P.O. BOX 609
HILLSBOROUGH, NH 03244

Parcel Number: 024-103-000
CAMA Number: 024-103-000
Property Address: 6 DEPOT STREET

Mailing Address: HAGSTROM REVOCABLE TRUST, ERIK
HAGSTROM TRUSTEE, ERIK K.
P.O. BOX 79
HILLSBOROUGH, NH 03244

Parcel Number: 024-129-000
CAMA Number: 024-129-000
Property Address: 2 BRIDGE STREET

Mailing Address: TAX DEEDED
C/O TOWN OF HILLSBOROUGH P.O.
BOX 7
HILLSBOROUGH, NH 03244

Parcel Number: 024-130-000
CAMA Number: 024-130-000
Property Address: 5 DEPOT STREET

Mailing Address: 5 DEPOT ST LLC
36 NORTH STARK HIGHWAY
WEARE, NH 03281

Parcel Number: 024-132-000
CAMA Number: 024-132-000
Property Address: DEPOT STREET

Mailing Address: TOOKY MILLS PUB, LLC.
9 DEPOT STREET P.O.BOX 669
HILLSBOROUGH, NH 03244

Parcel Number: 024-133-000
CAMA Number: 024-133-000
Property Address: DEPOT STREET

Mailing Address: HILLSBOROUGH, TOWN OF
27 SCHOOL STREET P.O. BOX 7
HILLSBOROUGH, NH 03244

Parcel Number: 024-137-000
CAMA Number: 024-137-000
Property Address: 8 BRIDGE STREET

Mailing Address: KOVARIK, JASON MATTHEW KOVARIK,
DAWN EDITH
55 KEENE CONCORD ROAD
STODDARD, NH 03464

Parcel Number: 024-138-000
CAMA Number: 024-138-000
Property Address: 6 RIVER STREET

Mailing Address: HARVEY, PHILIP R HARVEY, GARY
P.O. BOX 1184
HILLSBOROUGH, NH 03244

Parcel Number: 024-139-000
CAMA Number: 024-139-000
Property Address: 12 RIVER STREET

Mailing Address: PIVONKA, ROBERT PIVONKA, LUCY E.
12 RIVER STREET
HILLSBOROUGH, NH 03244



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Certified Notification List

Case No. _____

Date Received _____

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directly across the street or stream from the subject property must be notified (see RSA 672:3). The list of abutters shall be those indicated in the Town Assessor's Office not more than 5 days prior to submission of the application (see RSA 676:4.I.(b)).

1. _____ Map _____

_____ Lot _____
2. _____ Map _____

_____ Lot _____
3. _____ Map _____

_____ Lot _____
4. _____ Map _____

_____ Lot _____
5. _____ Map _____

_____ Lot _____
6. _____ Map _____

_____ Lot _____
7. _____ Map _____

_____ Lot _____

(Please attach additional sheets as necessary)

OTHERS: Pursuant to RSA 676:4.I.(b) and (d), notice shall also be given to all holders of conservation, preservation or agricultural preservation restrictions. Please

Town of Hillsborough, NH Planning Board
Certified Notification List

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list the name and address of such holders and describe the type of restrictions.

1.

NA

Map _____

Lot _____

Restriction Description: _____

2.

Map _____

Lot _____

Restriction Description: _____

3.

Map _____

Lot _____

Restriction Description: _____

4.

Map _____

Lot _____

Restriction Description: _____

5.

Map _____

Lot _____

Restriction Description: _____

(Please attach additional sheets as necessary)



**TOWN OF HILLSBOROUGH
OFFICE OF COMMUNITY PLANNING**

27 School Street, P.O. Box 7
Hillsborough, NH 03244-0007
(603) 464-7971 Fax (603) 464-5060
E-Mail: robyn@hillsboroughnh.net
www.town.hillsborough.nh.us

March 23, 2020

Robyn Payson, Planning Director
27 School Street
Hillsborough, NH 03244

RE: 4/1/20 Site Plan Amendment: Tooky Mills Pub LLC

Because of the Covid-19 pandemic, the Planning Board meetings on April 1, and April 15 have been cancelled.

The Planning Board has rescheduled their meeting and the attached public hearing to April 29 at 7:00 pm at the Hillsborough Town Office.

Best regards,



Robyn Payson, Planning Director



**TOWN OF HILLSBOROUGH
PLANNING BOARD**

27 School Street, P.O. Box 7
Hillsborough, NH 03244
(603) 464-3877 Fax (603) 464-4270
E-Mail: robyn@hillsboroughnh.net
www.town.hillsborough.nh.us

March 23, 2020

PUBLIC NOTICE

Notice is hereby given in accordance with RSA 676:4 that a Site Plan Amendment application has been submitted by Sean Burt owner of "Tooky Mills Pub LLC" located at 9 Depot Street (Map 24 Lot 131). The application is for the Planning Board to approve a 24' x 28' expansion of the existing deck and the addition of a 7' x 14' stage. The application will be presented to the Hillsborough Planning Board on Wednesday, April 29, 2020, at 7:00 p.m. at the Hillsborough Town Offices, 27 School Street, Hillsborough, New Hampshire. Upon a finding by the Board that the application meets the submission requirements, the Board will vote to accept the application as complete and the Public Hearing on the merits of the proposal will follow immediately. Copies of the application may be viewed at the Office of Community Planning, 27 School Street, Hillsborough, New Hampshire. Anyone with questions about this application should contact Robyn Payson, Planning Director at 603-464-7971

Hillsborough Planning Board
Case No. 2020-01