

#539

Town of Hillsborough
Planning Board

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Mary Ann Crowell
Register of Deeds, Hillsborough County

FEES:	14.64
SURCHARGE:	2.00
CASH:	—



Town of Hillsborough
Planning Board
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NOTICE OF DECISION
February 21, 2024

Case No. 2024-02

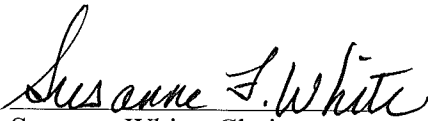
On February 21, 2024, at a duly noticed public hearing, the Hillsborough Planning Board voted to approve the Home Business/Change of Use/Waiver of Site Plan Review application submitted by James and Claudia Larkin of Beeskep Cottage at 595 Center Road (Map 8 Lot 53) to change the use of part of the residential structure into a retail use in accordance with the application and the findings of fact.

Findings of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at 595 Center Road, Hillsborough.
2. The property is located in the Hillsborough Old Center Historic District.
3. The application for the Home Business/Change of Use/Waiver of Site Plan Review was presented by James C. Larkin and Claudia Larkin.
4. The application is to convert a portion of the property to a commercial business, Beeskep Cottage at 595 Center Road.
5. No waivers were requested as a part of this application.

6. The intended use of the space is as a retail farm store, on -line order fulfillment, retail sales and product storage.
7. The proposed area was originally built as a retail space to sell antiques.
8. There are no visible exterior changes to the structure planned with the exception of a small (2 foot by 2 foot) sign to be located on the rear of the addition and not visible from any public way.
9. Traffic to and from the site is anticipated to be light as the majority of sales will continue to be via farmer's markets and craft fairs (both off site)
10. Parking will be entirely on-site with access via North Road.
11. There is precedence for retail operations in the Historic Hillsborough Center.
12. 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.
13. Municipal services, facilities and utilities will not be overburdened or adversely impacted.



Susanne White, Chairperson
Hillsborough Planning Board

Date: March 6, 2024