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FEES:	#1464
SURCHARGE:	#200
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Hillsborough Planning Board

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Mary Ann Crowell
Register of Deeds, Hillsborough County



Town of Hillsborough
Planning Board
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NOTICE OF DECISION
March 6, 2024

Case No. 2024-03

On March 6, 2024, at a duly noticed public hearing, the Hillsborough Planning Board voted to approve the Change of Use/Waiver of Site Plan Review application submitted by John Cilley at 118 West Main Street (Map 11P Lot 346) to change the use of the street level retail space into residential space 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 118 West Main Street
2. The property is located in the Commercial District.
3. The application was presented by Charles Hoegen on behalf of John Cilley.
4. The application is to convert a former retail space into a four bedroom apartment at street level.
5. No waivers were requested as a part of this application.

6. This application conforms with section 185-5.1, A, 1 and 2 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: [Amended 10-2-2002]

(1) No adverse impacts beyond site boundaries will occur, due to:

(a) Increased traffic.

(b) Groundwater and drainage.

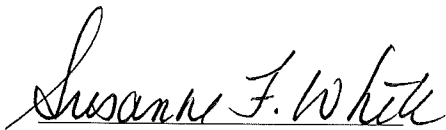
(c) Sanitary and solid waste disposal.

(d) Lighting/glare.

(e) Noise.

(f) Fumes, odors, or air pollutants.

(2) Municipal services, facilities and utilities will not be overburdened or adversely impacted.


Susanne White, Chairperson
Hillsborough Planning Board

Date: March 11, 2024