



Town of Hillsborough
Zoning Board of Adjustment
27 School Street
P.O. Box 7
Hillsborough, NH 03244
(603) 464-3877

NOTICE OF DECISION
March 13, 2023

Case 2023-02

Special Exception

Windsor Road (Map 7 Lot 9)

Gary Mellinger on behalf of Cody Coppola and Andrea Comeau

On March 13, 2023, the Zoning Board of Adjustment of the Town of Hillsborough held a public hearing on an applications submitted by Gary Mellinger on behalf of Cody Coppola and Andrea Comeau to obtain a Special Exception as allowed under the Table 4 Chart of Uses to allow a Boarding Kennel in the Rural Zone on Windsor Road.

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

1. The property is located on Windsor Road.
2. The applicant Gary Mellinger is acting on behalf of Cody Coppola and Andrea Comeau, who is the owner of record of the lot.
3. Gary Mellinger presented the application for the Special Exception to allow a Boarding Kennel on Windsor Road.

Special Exception -Boarding Kennel on Windsor Road

A. The ZBA shall hear and decide requests for Special Exceptions that are specifically authorized in Table 4 Chart of Uses:

This criteria WAS satisfied because:

4. The lot is located in the Rural Zone and Boarding Kennels are authorized by Special Exception in the Table 4 Chart of Uses.

B. The requested use will not create undue traffic congestion or unduly impair pedestrian safety because:

This criteria WAS satisfied because:

5. The Board determined that the use would create a minimal traffic increase, that it will not create undue traffic congestion or unduly impair pedestrian safety.

C. The requested use will not overload any public or private water, drainage, or sewer system or any other municipal system. There will not be any significant increase in storm water runoff onto adjacent property or streets because:

This criteria WAS NOT satisfied because:

6. The applicant did not provide any clear way to capture groundwater or other possible runoff that has chemicals or waste in it.

D. The requested use will not create excessive demand for municipal police, fire protection, schools, or solid waste disposal services.

This criteria WAS satisfied because:

7. Two houses and 3-4 individuals would not cause that much of a burden.

E. Any requirements and standards for the specific use as set forth in the Zoning Ordinance are fulfilled because:

This criteria WAS satisfied because:

8. The applicant fulfills the requirements as set forth in 229-86 A and C Home Business in the Zoning Ordinance.

F. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to or out of character with the adjacent neighborhood because:

This criteria WAS NOT satisfied because:

9. The noise and the possibility of chemical or waste runoff will affect the general health and safety of the neighborhood.

10. The Kennel is out of character with the rural residential neighborhood.

G. The requested use is consistent with the spirit and intent of the Zoning Ordinance and the Master Plan because:

This criteria WAS satisfied because:

11. The use is consistent with the Master Plan.

On March 13, 2023, the Zoning Board of Adjustment voted to deny the Special Exception by a vote of 4 to 1 for a Boarding Kennel on Windsor Road.

Roger Racette

Roger Racette, Chairperson
Hillsborough Zoning Board of Adjustment

Date: 3/24/2023