

Mary Ann Crowell
Register of Deeds, Hillsborough County

#539
Hillsborough
Planning

FEES:	14.43
SURCHARGE:	2.00
CASH:	-



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

NOTICE OF DECISION
August 16, 2023

Case No. 2023-10

On August 16, 2023, at a duly noticed Public Hearing the Hillsborough Planning Board voted to approve the Minor Subdivision application submitted by Peter Mellen LLC. on behalf of Deborah Jones to divide Map 11B Lot 223 into two lots. Prior to subdivision Lot 223 was 8.9 acres with 521.19 ft. of frontage. The lots resulting from this subdivision will be Lot 223, with 6.06 acres and 271.19 ft. of frontage, and Lot 223-1, with 2.84 acres and 250 ft of frontage.

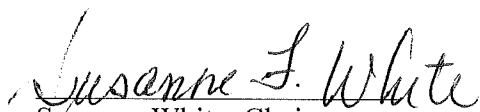
This approval is in accordance with the application filed on July 19, 2023, and the plan entitled "Plan of Lots Map 11B Lot 223, Hillsborough, NH", dated July 17, 2023. The application was submitted by Peter Mellen LLS. of Donald R. Mellen Surveyor, LLC. and is subject to the following condition(s) and in accordance with the Findings of Fact.

1. Compliance with all state, local, and federal laws.

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 on West Main Street.
2. Deborah Jones is the owner of record of the lot.
3. The application is for a Minor Subdivision (less than 3 lots)
4. Peter D. Mellen presented the application for the Minor Subdivision
5. The lot is located in the Commercial District and is bisected by the Lower Village Residential Zone.
6. The applicant requested a waiver from section "201-5.B.20 Wetland boundaries are identified and delineated" of the Subdivision Regulations.
7. Following the granting of the waiver the application was complete and ready for consideration by the Planning Board
8. The subdivision meets the requirements of all the provisions of the Subdivision Regulations that apply to this application.


Susanne White, Chairperson
Hillsborough Planning Board

Date: August 25, 2023