

# BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



# ASSOCIATED ELECTRIC

## Proposed Municipal



SUMMER 2025 MUNICIPAL ASSISTANCE PROGRAM

CURRENT

### PROPERTY INFORMATION

Address: 171 West Main St.  
Hillsborough, NH  
Property Size: 9.5 acres  
Current Zoning: Commercial



### Site History

Development at the Site dates to the 1920s when it was the Hillsborough Laundry and Cleaners. In 1985, Associated Electric, Co. leased and assumed occupancy of the Site. Until 2022 when the Town assumed ownership, on-site buildings were used for storage of industrial equipment and personal property of the former owner.

### Considerations

The Target Site, located in the Commercial District, is subject to setback and height requirements. Redevelopment considerations include addressing stormwater management, environmental contamination, and improving municipal facilities for future growth.

### Reuse Alternative

The Target Site reuse alternatives include a municipal campus with a 2-story municipal office building with 40 parking spaces, fire department, and police department. The campus will feature multiple entrances to separate traffic from emergency vehicles, a shared parking lot, and a connection between West Main St and Municipal Drive.



CONCEPT



UConn TAB worked with the Town of Hillsborough to develop a conceptual reuse plan for this brownfield site.