

ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL
(to be completed prior to filling out the ZBA application)

Case NO. 12-17-2025-8

APPLICANT NAME J Moran
(Please Print)

DATE: 11-18-2025

ADDRESS: 48 CONSTITUTION DRIVE
BEDFORD MA. 03110

MAP & LOT 10-109 GUNLEY ST

PHONE NUMBER: 603-472-4488

ZONE CIL

PROPOSED USE: AUTO SALES (RETAIL)

APPLICANT SIGNATURE: [Signature]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Building and parking/asphalt is
within the front, side, and rear green areas

TYPE OF APPEAL: **Please circle one of the four appeal**

1. Variance

2. Special Exception (choose one)

- For Home Occupation
- For Residential Garage Setbacks
- For Off-Premise Sign
- For a Portable Storage Structure

3. Equitable Waiver of Dimensional Requirements

4. Relief of Administrative Decision

Zoning Section for the Appeal: 4.3.3.B.1

[Signature]
Nick Codner, Zoning Administrator

DATE: 11/18/25



NOV 21 2025

RECEIVED



ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.129

Case NO. 12-17-2025-8

Prior to completing this application, you will need to obtain and provide as part of your application a completed ZONING BOARD OF ADJUSTMENT REASON FOR APPEAL form. This form requires a determination from the Zoning Administrator.

PLEASE READ GENERAL GUIDELINES BEFORE COMPLETING APPLICATION

LOCATION OF PROPERTY: Street address 6 Dickey Street, Londonderry, NH 03053
Tax map 10 Parcel 109 Zone C-II

Owner's name (s) Leon & Tamara Lampes Tel. No. [REDACTED]
Owner's address 6 Dickey Street, Derry, NH 03038

Owner's Email address [REDACTED]

Applicant's name(s) Leon & Tamara Lampes Tel. No. [REDACTED]
Applicant's address 6 Dickey Street, Derry, NH 03038

Applicant's Email address [REDACTED]

Representative's name TFMoran Inc. c/o Jason Hill, PE Tel. No. [REDACTED]
Representative's address 48 Constitution Drive, Bedford, NH 03110

Representative's Email address [REDACTED]

NOTE: THIS APPLICATION IS NOT ACCEPTABLE UNLESS ALL THE FOLLOWING REQUIRED STATEMENTS HAVE BEEN MADE. Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from Section 4.3.3.B.1 of the zoning ordinance for the following reason(s):
See attached.

Previous Zoning Board action on this property: N/A

Facts supporting this request:

1. The variance will not be contrary to the public interest:
See attached.

2. The spirit of the ordinance is observed:

See attached.

3. Substantial justice is done:

See attached.

4. The values of surrounding properties are not diminished:

See attached.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

See attached.

(ii) The proposed use is a reasonable one.

See attached.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

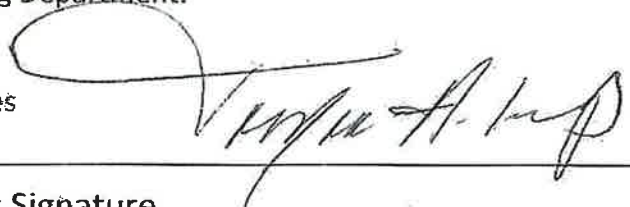
N/A

I understand that I must appear in person at the public hearing scheduled by the Zoning Board of Adjustment. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf.

I hereby designate Jason S. Hill, PE

By signing below, I hereby confirm that all information contained in this application is truthful and accurate to the best of my knowledge and belief. I also certify that I am the lawful owner of the subject property and have verified the attached list of abutters with the Assessing Department.

Tamara Lampes




Owner's Signature

Leon H Lampes



Owner's Signature

Tamara Lampes



Applicant's Signature

Leon H Lampes



Applicant's Signature

Nov 18, 2025

Dated

Total fee due (to be calculated by the Planning Department): \$ 420.00



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

November 18, 2025

Jacqueline Benard, Chair
 Zoning Board of Adjustment
 268B Mammoth Road
 Londonderry, NH 03053

Re: Variance Application – Article 4.3.3.B.1 – Green Space Buffers
 Broadway Auto Sales
 6 Dickey Street, Londonderry, NH 03053
 Tax Map 10 Lot 109

General Description

Tax Map 10 Lot 109, currently occupied by Broadway Auto Sales, is located within the Commercial II (C-II) zoning district. The Owner’s intent is to convert the existing automotive dealership from wholesale to retail sales as its primary use. This involves by providing adequate paved parking for vehicle storage and constructing a stormwater management system. The project includes replacing the current gravel and grass storage areas with paved parking and installing concrete permeable pavers designed to manage the majority of the site’s drainage. The existing loop driveway will be discontinued resulting in a single more defined outlet onto Dickey Street with front yard excess gravels being removed. The proposed stormwater system will capture, store, and infiltrate runoff onsite, improving water quality and reducing offsite flow. These improvements will increase site functionality, promote environmental sustainability, and bring the property into greater compliance with current zoning regulations.

Relative to the improvements proposed the applicant respectfully requests relief from Section 4.3.3.B.1 of the Zoning Ordinance to the existing building and garage, and proposed/relocated shed to be within the green space buffer.

1. The variance would not be contrary to the public interest because:

The existing automotive sales/ service including its building and detached garage were originally developed in 1950 and the mid 1960’s, prior to the adoption of current landscaping and “green” area requirements. As a result, the structures were built within the newly defined “green” area setbacks for this zoning district. The project eliminates an existing encroachment along the western portion of the property while expanding green space along the northern, eastern, and southern perimeters, resulting in a significant overall increase in green space buffer. The property has long operated in its current condition without creating negative impacts to surrounding properties or the public. Granting the variance will not alter the essential character of the neighborhood, nor will it threaten public health, safety, or welfare. The proposed development consists of removing gravel in some areas around the property and constructing a more defined paved parking area and a stormwater management area. These improvements will enhance the site’s appearance and environmental performance, thereby supporting the public interest while recognizing the site’s historic development constraints.

2. The spirit of the ordinance is observed because:

The spirit and intent of the ordinance is to protect the health, safety, and welfare of the community. The green space buffer proposed is consistent with the surrounding properties. The proposed improvements—including paved parking and the installation of a permeable paver stormwater management system—will



achieve the ordinance’s intent by enhancing site functionality, improving water quality, and upgrading the property’s overall appearance.

3. Substantial justice would be done because:

The substantial justice prong is subjective and requires demonstrating that the hardship to the applicant if the variance is denied outweighs any potential harm to the public if the variance is granted. The uses, as proposed, do not place any burden on public schools, public safety, or public works. Denial of the variance would create a hardship for the applicant by limiting its ability to operate efficiently and to implement site improvements that enhance drainage, water quality, and overall appearance—improvements that clearly serve the public interest.

4. The value of surrounding properties would not be diminished because:

The proposed upgrades to the site will enhance visual appeal and improve environmental performance. These enhancements will maintain and potentially increase the value of nearby properties, ensuring no decrease in surrounding property values as a result of the variance. The primary use is permitted by right in the C2 District.

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship:

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

The lots in this area of Londonderry, NH, are unique compared to other properties in town due to their existing non-conforming dimensional characteristics. The proposed use is permitted by right in the District, and opening up to retail sales (by appointment) is not anticipated alter the character of the existing automotive sales operation. The proposed improvements to the property would reduce many of these nonconformities; however, given the physical constraints of the site, the development still requires relief from certain dimensional regulations. Granting this relief will allow the owner to continue the reasonable use of the property, while denial would impose an unnecessary and unreasonable restriction on the existing business.

ii. The proposed use is a reasonable one.

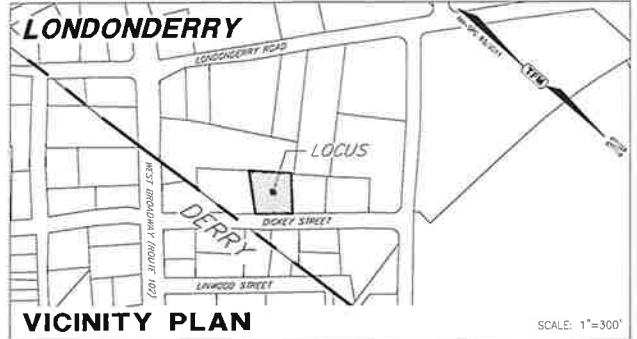
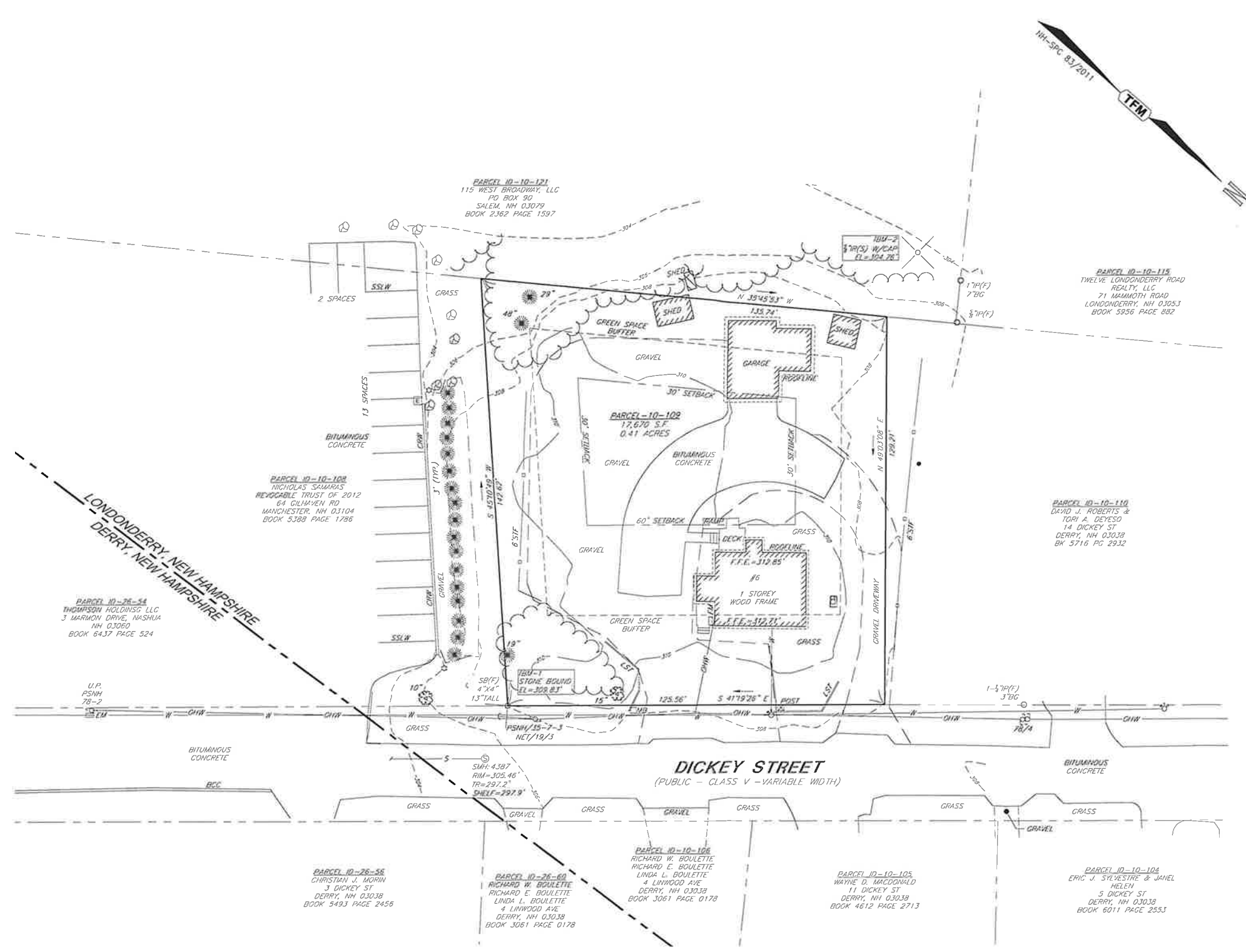
The property has long been used as a car dealership, which is consistent with the allowable uses of the zoning district. The proposed site improvements will bring the property into greater conformance with the modern zoning regulations by removing gravels in areas around the property. The reduced width of “green” areas does not impair the site’s ability to function properly, nor does it negatively affect surrounding properties. Therefore, maintaining the existing dealership with the requested variance is a reasonable and appropriate use of the property.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

N/A

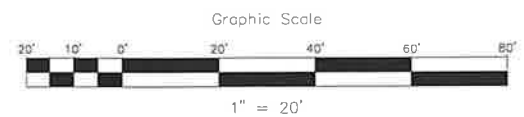
LEGEND

- SEWER MANHOLE
- WATER SHUT OFF
- GAS SHUT OFF
- GUY WIRE
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- MAIL BOX
- ELECTRIC METER
- TRANSFORMER PAD
- BOULDER
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON PIPE/ROD
- STONE/CONCRETE BOUND
- CLEAN OUT
- TEMPORARY BENCHMARK
- BELOW GRADE
- INVERT
- IRON PIPE
- IRON ROD
- RIM ELEVATION
- SET
- SQUARE FEET
- STONE BOUND
- STOCKADE FENCE
- TEMPORARY BENCHMARK
- TROUGH
- LANDSCAPE TIMBER
- TOP OF SEWER TROUGH
- TYPICAL
- SINGLE SOLID WHITE LINE
- ABOVE GRADE
- BITUMINOUS CONCRETE CURB
- CONCRETE RETAINING WALL
- DRILL HOLE
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- CONTINUES TO UNKNOWN TERMINUS
- WOOD FENCE
- TREELINE



- NOTES**
- OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
DEED REFERENCE: BOOK 8561, PAGE 2390
AREA: 17,670 S.F. OR 0.41 ACRES
 - 10-109 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT TAX MAP 10, LOT 109, LOCATED AT THE SOUTHWESTERLY SIDE OF DICKEY STREET, AS SHOWN HEREON AND FOR NO OTHER PURPOSE.
 - CURRENT ZONING IS COMMERCIAL-II "C-II"
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT FRONTAGE: 150 FEET
MINIMUM WIDTH: N/A
MINIMUM FRONT BUILDING SETBACKS: 60 FEET
MINIMUM SIDE BUILDING SETBACKS: 30 FEET
MINIMUM REAR BUILDING SETBACKS: 30 FEET
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015CD339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - HORIZONTAL DATUM: NH SPC NAD83/2011
VERTICAL DATUM: NAVD83
BENCHMARKS SET:
TBM-1: 4"x4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 1.3" TALL, AS SHOWN HEREON ELEVATION: 309.83'
TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON ELEVATION: 304.76'
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F.MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - THE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 20, 2025, MARCH 21, 2025 AND AUGUST 18, 2025.

- REFERENCE PLANS**
- R.C.R.D. PLAN NO. 186 ENTITLED "PLAN OF SUNNYSIDE PARK DERRY, NH" DATED JUNE 1, 1908.
 - R.C.R.D. PLAN NO. C-3352 ENTITLED "PLAN OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
 - R.C.R.D. PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERRY, NH" DATED JANUARY 13, 1991.



TAX MAP 10 LOT 109
EXISTING CONDITIONS PLAN
LAMPES
6 DICKEY STREET
LONDONDERRY, NEW HAMPSHIRE
OWNED BY
LEON & TAMARA LAMPES
PREPARED FOR
LEON LAMPES **SEPTEMBER 5, 2025**

SCALE: 1" = 20'

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Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. BOUNDARY INFORMATION IS BASED ON PLANS OF RECORD ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THIS OFFICE HAS JOINED OUR SURVEY DATA TO BE COINCIDENT TO THE BOUNDARIES OF THE RECORD PLANS.

03-XX-2025
LICENSED LAND SURVEYOR DATE

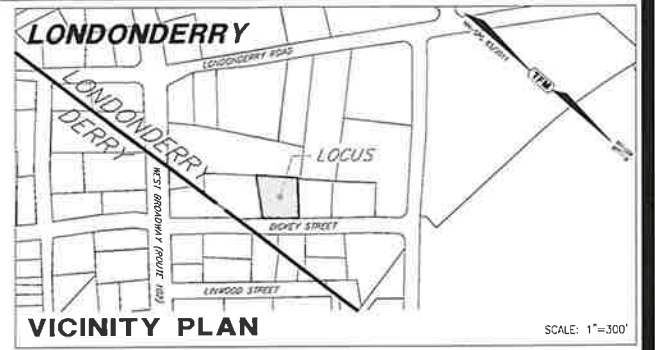
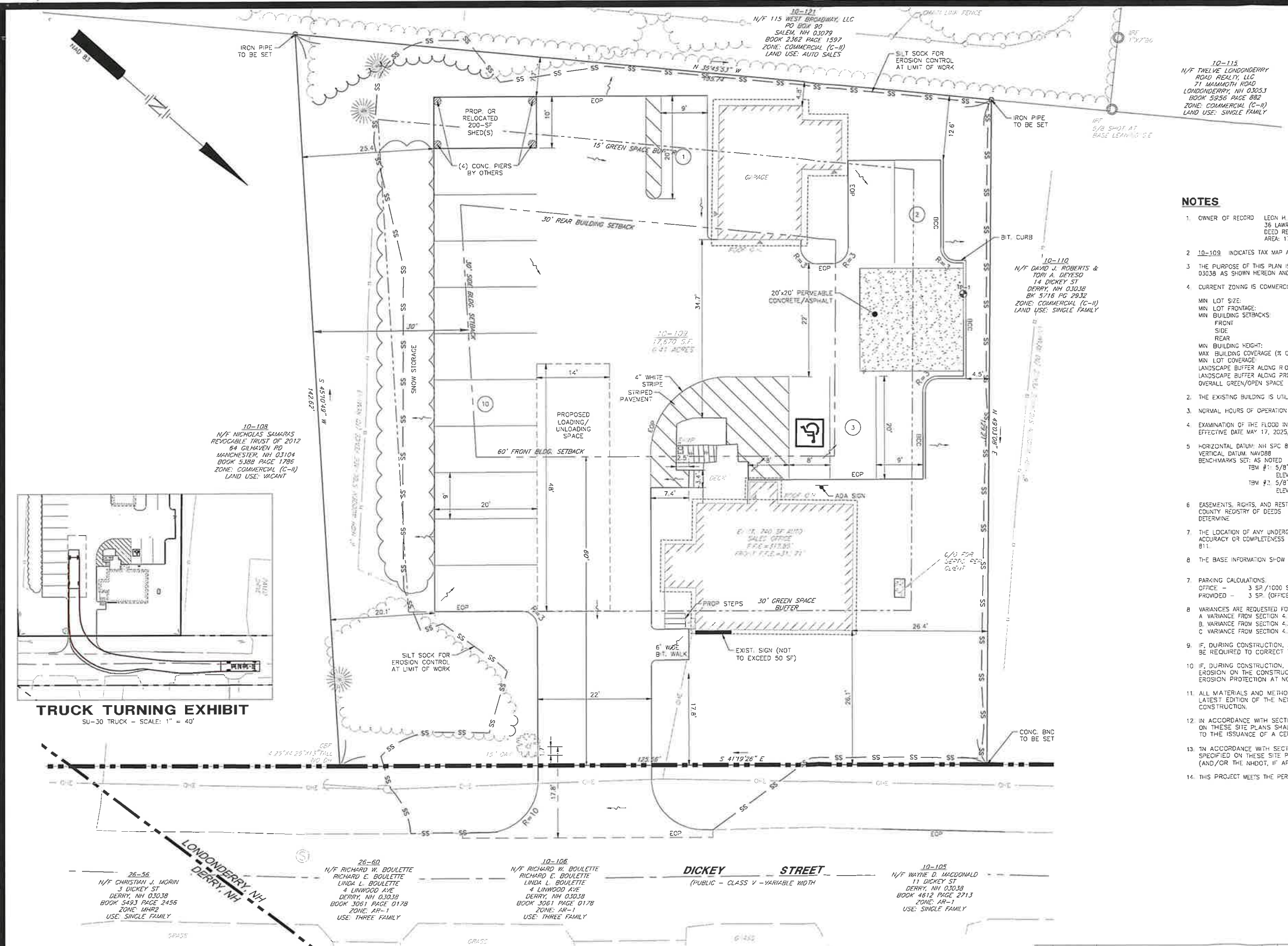
REV.	DATE	DESCRIPTION	DR	CK

18301.00 DR LR FB 2047-54 SHEET 1 OF 1
CK MRD CADFILE 18301-00 Survey

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

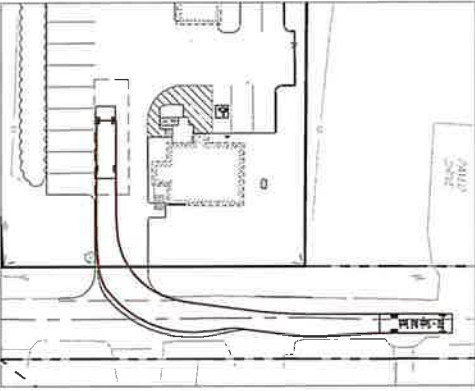
Oct 21, 2025 - 10:52am F:\TFM\Projects\18301\18301-00 Survey.dwg



NOTES

- OWNER OF RECORD LEON H LAMPES & TAMARA A LAMPES C/O HARRY L LAMPES
36 LAWRENCE ROAD
DEED REFERENCE: BK. 6561 PG. 2392
AREA: 17,670 S.F.± OR 0.406 ACRES±
- 10-109 INDICATES TAX MAP AND LOT NUMBER
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 10, LOT 109, LOCATED AT 6 DICKEY STREET, DERRY NH 03038 AS SHOWN HEREON AND FOR NO OTHER PURPOSE
- CURRENT ZONING IS COMMERCIAL II ZONING DISTRICT

MIN LOT SIZE:	REQUIRED	PROVIDED
ACRE:	1	0.406 ACRES
MIN LOT FRONTAGE:	150'	125.56'
MIN BUILDING SETBACKS:		
FRONT:	60'	26.1'
SIDE:	30'	28.4'
REAR:	30'	4.9'
MIN BUILDING HEIGHT:	50'	24'±
MAX BUILDING COVERAGE (% OF LOT AREA):	25%	10%
MIN LOT COVERAGE:	66%	52.5%
LANDSCAPE BUFFER ALONG R.O.W:	30'	26.1'
LANDSCAPE BUFFER ALONG PROP. LINES:	15'	4.5'
OVERALL GREEN/OPEN SPACE:	33%	47.4% (8,376 SF LONDONDERRY)
- THE EXISTING BUILDING IS UTILIZED FOR WHOLESALE AUTO SALES AND IS SERVICED BY ON-SITE SEPTIC AND MUNICIPAL WATER FROM DERRY.
- NORMAL HOURS OF OPERATION WILL BE MONDAY THROUGH SATURDAY 9 AM - 5 PM BY APPOINTMENT ONLY.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C03395, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA
- HORIZONTAL DATUM: NH SPC 83/2011
VERTICAL DATUM: NAVD88
BENCHMARKS SET: AS NOTED
TBM #1: 5/8" IRON ROD WITH CAP SET FLUSH
ELEVATION: 307.36'
TBM #2: 5/8" IRON ROD WITH CAP
ELEVATION: 304.76'
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN INC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE BASE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 21, 2025
- PARKING CALCULATIONS
OFFICE - 3 SP./1000 S.F. = 2 SPACES
PROVIDED - 3 SP. (OFFICE INCL 1 ACCESSIBLE) + 13 SP. (VEHICLE SALES) = 16 TOTAL SPACES
- VARIANCES ARE REQUESTED FOR THE FOLLOWING:
A. VARIANCE FROM SECTION 4.1.2 - TO ALLOW OUTDOOR STORAGE IN THE COMMERCIAL ZONE.
B. VARIANCE FROM SECTION 4.3.3.B.2 - 50-FOOT LANDSCAPE BUFFER WITHIN 200' FROM RESIDENTIAL ZONE.
C. VARIANCE FROM SECTION 4.3.3.B.1 - 30-FOOT FRONT, SIDE & REAR GREEN AREA (EXIST NON-CONFORMING)
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676.12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PROJECT MEETS THE PERFORMANCE STANDARDS NOTED IN SECTION 5.16 OF THE ZONING ORDINANCE PER ITEM 17 OF THE CHECKLIST.



TRUCK TURNING EXHIBIT
SU-30 TRUCK - SCALE: 1" = 40'

TAX MAP 10 LOT 109
SITE LAYOUT PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

FEBRUARY 17, 2025

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE

OWNER OR AUTHORIZED AGENT _____ DATE _____

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

DN _____ AND _____
BOARD MEMBER _____
BOARD MEMBER _____

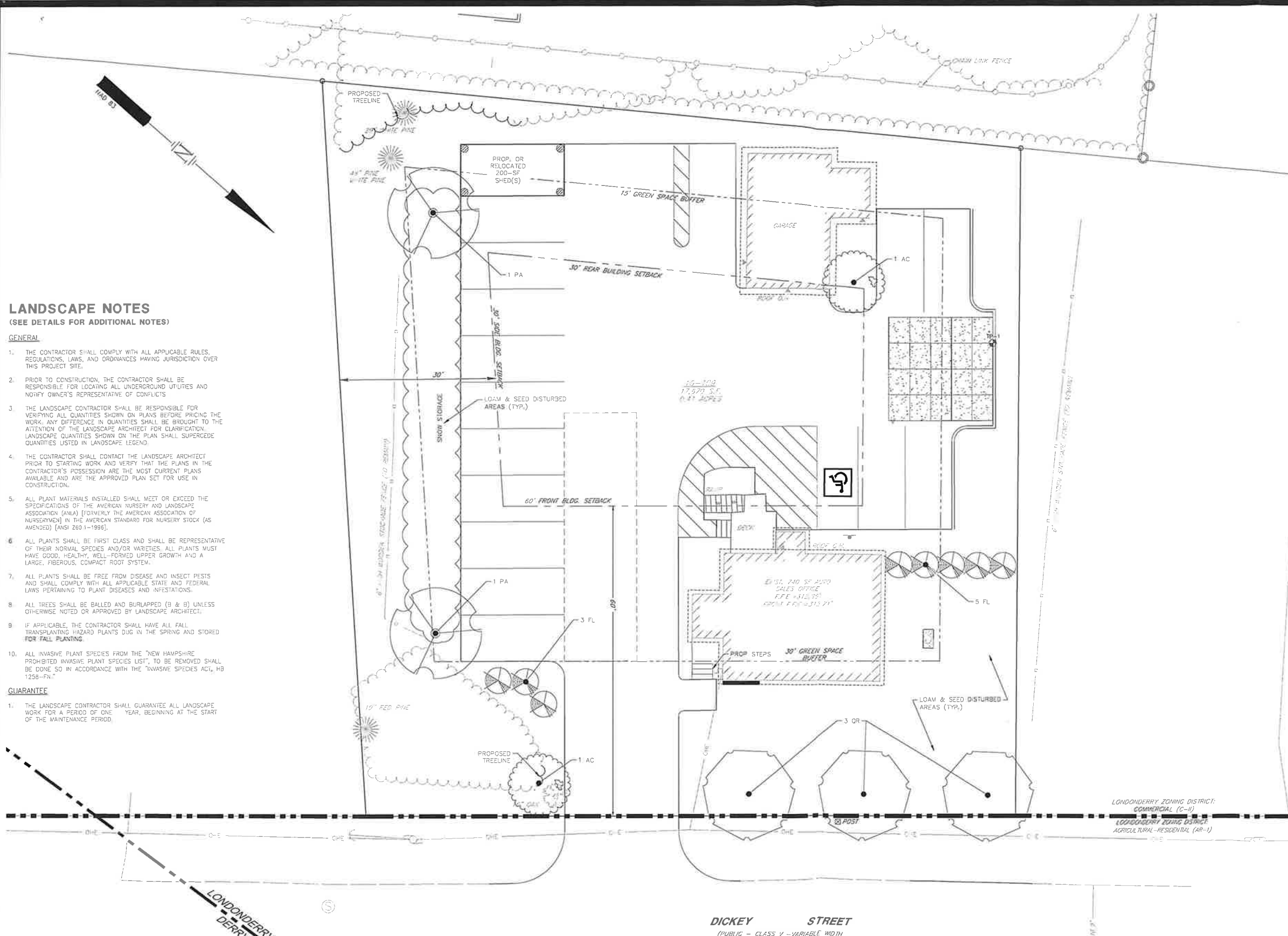


REV	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

18301.00 DR - CADFILE 18301-00 DESIGN_LAYOUT C-4



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
PA	2	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
OR	3	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
AC	2	AMELANCHEIR CANADENSIS SHADBLOW SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
FL	8	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3" TO 4"	B&B

LANDSCAPE REQUIREMENTS

- GREEN SPACE REQUIREMENT:
30' GREEN SPACE AREA ALONG ROW **WAVE REQUIRED**
15' GREEN SPACE AREA ALONG SIDE AND REAR LOT LINES **WAVE REQUIRED**
- INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.10g1, OF SITE PLAN REC'S)
FRONT EXISTING PARKING LOT: 10% LANDSCAPE AREA REQUIRED
REQUIRED: N/A

SIDE EXISTING PARKING LOT (1,064 SF): 8% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 85 SF
PROVIDED: 0 SF (0.0%) **WAVE REQUIRED**

REAR PARKING LOT (7,085 SF): 5% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 354 SF
PROVIDED: 491 SF (6.9%)
- INTERNAL PARKING LOT LANDSCAPING:
(3.10g3, OF SITE PLAN REC'S)
EXISTING PARKING LOT, 1 TREE/15 PARKING SPACES (16 SPACES/15) = 1 TREE
TOTAL TREES REQUIRED = 1
TREES PROVIDED = 1 TREES
- (3.10g4, OF SITE PLAN REC'S)
ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCROACHMENT BY VEHICLES BY MEANS OF CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS **WAVE REQUIRED**
- PARKING LOT PERIMETER LANDSCAPING:
(3.10g5, OF SITE PLAN REC'S)
PARKING LOT, 1 SHADE TREE/20' OF PARKING PERIMETER = 300' L.F./20' = 15 TREES
TOTAL TREES REQUIRED = 15
TREES PROVIDED = 0 TREES **WAVE REQUIRED**

SCREENING
1 SHADE TREE/50' OF PARKING PERIMETER=300' L.F. (<2' FACING RIGHT OF WAY)/50' = 6 TREES
*1 TREE PER 50' WHEN SCREENING IS REQUIRED
TOTAL TREES REQUIRED = 6
TREES PROVIDED = 6 **WAVE REQUIRED**
- SCREENING FROM PUBLIC RIGHT-OF-WAY:
(3.10g6, OF SITE PLAN REC'S)
AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE.
PROVIDED: 8 FORSYTHIA SHRUBS (DICKEY STREET)
- ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
- AT TIME OF PLANTING:
ALL TREES SHALL BE A MINIMUM OF 2.5" TO 3" CALIPER.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" TO 2" CALIPER.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' TO 6' HIGH.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRILIPE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.
- THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESIGNATED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES". SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 3.10 D OF THE SITE PLAN REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETED AS OUTLINED IN THE TOWN OF LONDONDERRY, "LANDSCAPE DESIGN STANDARDS" SECTION 3.10 F OF THE SITE PLAN REGULATIONS.
- NO PLANT CONFLICTS WITH SNOW STORAGE AREAS, LIGHT FIXTURES & UNDERGROUND UTILITIES
- NO LANDSCAPING CONFLICTS WITH SIGHT DISTANCE
- TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM EDGE OF PAVEMENT/CURB LINE.

LANDSCAPE NOTES
(SEE DETAILS FOR ADDITIONAL NOTES)

- GENERAL**
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
 - THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
 - ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBROUS, COMPACT ROOT SYSTEM.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
 - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
 - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1298-FN."
- GUARANTEE**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

TAX MAP 10 LOT 109
LANDSCAPING PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH
 OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038
FEBRUARY 17, 2025

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APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

CN _____ AND _____
 BOARD MEMBER _____ AND _____
 BOARD MEMBER _____ AND _____

REVISIONS:

REV	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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