

Case No 03-18-2026-2

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

APPLICANT NAME Anne Peterson  
(Please Print)

DATE: 9-11-25

ADDRESS: 20 Bottrock

MAP & LOT 6-75-9

PHONE NUMBER: Brian Daniels  
603-289-2488

ZONE C III

PROPOSED USE: Single Family Dwelling

APPLICANT SIGNATURE: 

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Special Exception is required for  
Single Family Dwelling in C III

TYPE OF APPEAL: Please circle one of the four appeal

1. Variance

2. Special Exception (choose one) other - Single Family Dwelling  
in C III

-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: 4.1

Nick Codner  
Nick Codner, Zoning Administrator

DATE: 9/5/25

Case No.  
03-18-2026-2



Planning & Economic  
Development Department  
FEB 17 2026  
RECEIVED

TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road Londonderry, New Hampshire 03053 · Phone: 432-1100, ext.123

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.

**SPECIAL EXCEPTION LZO 8.1.5**

**\*PLEASE READ THE GENERAL AND SPECIAL EXCEPTION GUIDELINES BEFORE COMPLETING APPLICATION\***

Location of property: Street address 20 Buttrick Road  
Tax map 6 Parcel 9 Zone \_\_\_\_\_

Owner's name (s) Anne Peterson Tel. No. 603-339-6757

Owner's address PO Box 462  
Jackson, NH 03846

Owner's Email address \_\_\_\_\_

Applicant's name (s) Brian Daniels Tel. No. 603-299-2488

Applicant's address 5 Carousel Court  
Londonderry, NH 03053

Applicant's Email address \_\_\_\_\_

Representative's name \_\_\_\_\_ Tel. No. \_\_\_\_\_

Representative's address \_\_\_\_\_

Representative's Email address \_\_\_\_\_

Previous Zoning Board action on this property: N/A

Description of proposed use, showing justification for a Special Exception as specified in the zoning ordinance, Section 4.1.2 use Table as permitted under 8.1.5 special exceptions  
(Please describe the structure for which you are applying for and the use it entails):

Proposing a single family home which is permitted by special exception. Currently a vacant lot zoned in C III surrounded by residential homes both on Buttrick Road and Gardner Circle.

SPECIAL EXCEPTION LZO 5.15.1

**Please answer yes or no to each question:**

- A. Is the use detrimental to the health or safety of residents? \_\_\_ Yes X No
- B. Will such a use create undue traffic congestion or a traffic safety hazard in the vicinity of the proposed development? \_\_\_ Yes X No
- C. Will the use be incompatible with the surrounding neighborhood? \_\_\_ Yes X No
- D. Will the use be a detriment to property values in the vicinity of the proposed development with consideration given to the location or scale of buildings, structures, parking areas, or other access ways? \_\_\_ Yes X No
- E. Will a nuisance be created by such use by way of emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or the unsightly outdoor storage of equipment, vehicles, or other materials? \_\_\_ Yes X No
- F. Will the use create a hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials? \_\_\_ Yes X No
- G. Will the use result in the degradation of existing surface and groundwater quality standards, or have adverse effects on the natural functions of wetlands on the site which would result in the loss of significant habitat or flood control protection? \_\_\_ Yes X No
- H. If applicable, will adequate and appropriate facilities be provided for the intended use? X Yes \_\_\_ No
- I. If applicable, will all necessary state and federal permits be obtained? X Yes \_\_\_ No

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.



Owner's Signature

Anne Peterson

Owner's printed name

Owner's Signature

Owner's printed name

Dated: 2/10/26

Total fee due (to be calculated by the Planning & Economic Development Department): \$ \_\_\_\_\_



## Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 006-075-9  
at 20 BUTTRICK RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 03/31/2025.

Property	Site Address	Ownership
006-075-0	28 PEABODY RW LONDONDERRY, NH 03053	TURCOTTE, ERIC 28 PEABODY RW LONDONDERRY, NH 03053
006-075-10	4 GARDNER CR	DUTRA, DANIEL E REVOCABLE TRUST OF 2025; DANIEL E DUTRA, TRUSTEE 4 GARDNER CR LONDONDERRY, NH 03053
006-075-11	3 GARDNER CR	BUCKLIN, SEAN REVOCABLE TRUST OF 2023; SEAN BUCKLIN, TRUSTEE 3 GARDNER CR LONDONDERRY, NH 03053
006-075-12	6 GARDNER CR	DIRSA THOMAS C PO BOX 954 LONDONDERRY, NH 03053-0954
006-075-14	8 GARDNER CR	LEMIRE MELANIE J GAGNON GERALD J III 8 GARDNER CR LONDONDERRY, NH 03053
006-075-3	28 BUTTRICK RD	28 BUTTRICK RD INVESTMENT LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
006-075-7	26 BUTTRICK RD	26 BUTTRICK ROAD LLC 26 BUTTRICK RD LONDONDERRY, NH 03053
006-075-8	22 BUTTRICK RD	PETERSON ANNE D REVOC TRUS PO BOX 462 JACKSON, NH 03846



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006-076-0	24 PEABODY RW	WEBBER, MARILYN K. REVOCABLE TRUST 24 PEABODY RW LONDONDERRY, NH 03053
006-028-0	19 BUTTRICK RD	BOUCHARD REVOCABLE TRUST 19 BUTTRICK RD LONDONDERRY, NH 03053
006-028-1	21 BUTTRICK RD	MULLEN BARBARA G REV TRUST 584 N BAY ST MANCHESTER, NH 03104-1613
006-034-0	25 B BUTTRICK RD	ELMO DEVELOPMENT CORPORATION 25 BUTTRICK RD UNIT A1 LONDONDERRY, NH 03053
007-034-0	11 BUTTRICK RD	HUTCHINSON KAREN K 11 BUTTRICK RD LONDONDERRY, NH 03053
081-014-0	15 BUTTRICK RD	LIBERTY ENERGY UTILITIES NH CO 15 BUTTRICK ROAD LONDONDERRY, NH 03053



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I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated \_\_\_\_\_.

Signed,

\_\_\_\_\_

Not official unless stamped by  
the Board of Assessors

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_