

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

APPLICANT NAME Page Rock LLC DATE: 2-12-2024
(Please Print)

ADDRESS: P.O. Box 1615 Hollis, N.H. 03049 MAP & LOT 17-25

PHONE NUMBER: 603 851 5841 ZONE C II

PROPOSED USE: Multi-family residential

APPLICANT SIGNATURE: _____

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Drive way will encroach through
required ART to Commercial Buffer

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: 433.B.2, 9 and 6

Nick Codner
Nick Codner, Zoning Administrator

DATE: 2/24/24

295 Rockingham Rd 5

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

APPLICANT NAME PAGE Rock LLC DATE: 2/17/2026
(Please Print)

ADDRESS: P.O. Box 1675 Hollis, NH 03049 MAP & LOT MAP 17, Lot 25

PHONE NUMBER: 603-851-5841 ZONE C II
603-315-0808

PROPOSED USE: MULTIFAMILY RESIDENTIAL - PLEASE SEE LETTER OF J BRADFORD WESTGATE ESQ. DATED FEBRUARY 4 2026, ATTACHED

APPLICANT SIGNATURE: [Signature]

BELOW TO BE COMPLETED BY THE TOWN

REASON FOR DENIAL Driveway will encroach through 50' ABI to Commercial buffer

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. 2.9 & 6

[Signature] DATE: 2/17/26
Nick Codner, Zoning Administrator

W&B
Winer and Bennett, LLP
Attorneys at Law

February 17, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

HAND DELIVERED

Christine Wholley
Permit Technician
Building, Health, Zoning & Code Enforcement
Town of Londonderry
268B Mammoth Rd.
Londonderry, NH 03053

**Re: Page Rock LLC – Variance Application
295 Rockingham Road (Map 17, Lot 25)**

Dear Ms. Wholley:

As you are aware, I represent Page Rock LLC.

On behalf of Page Rock LLC please find enclosed a Variance Application pertaining to Page Rock LLC's proposed project at 295 Rockingham Road (Map 17, Lot 25). The Variance Application includes the following items:

- a. Variance Application (base application form)
- b. Attachment to Variance Application
- c. Zoning Board of Adjustment Reason for Appeal (with my letter dated February 4, 2026 and attached plans)
- d. Verified list of abutters
- e. Three sets of mailing labels for each abutter

The Attachment to Application provides background regarding the property, current zoning and neighborhood characteristics, as well as the rationale and support for the Application.

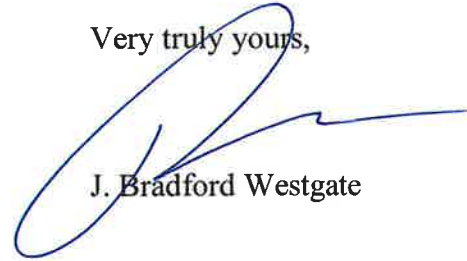
Kindly calculate the fee due with respect to the Application.



February 17, 2026
Page 2

We look forward to appearing before the Zoning Board for the public hearing. Thank you for your assistance.

Very truly yours,



J. Bradford Westgate

JBW/BWH
Enclosures

cc: Page Rock LLC (via email only) (w/encs.)



Planning & Economic
Development Department

FEB 18 2026

RECEIVED

Case No. 03-18-2026-04

ZONING BOARD OF ADJUSTMENT - VARIANCE

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.122

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 295 Rockingham Road
Tax map 17 Parcel 25 Zone C-II

Owner's name (s) Page Rock LLC Tel. No. 603-851-5841

Owner's address 5 Hutchings Drive, Suite 5D, Hollis, NH 03049
(mailing address: PO Box 1675, Hollis, NH 03049)

Owner's Email address deane@wrcre.com

Applicant's name(s) Page Rock LLC Tel. No. 603-851-5841

Applicant's address PO Box 1675, Hollis, NH 03049

Applicant's Email address [REDACTED]

Representative's name J. Bradford Westgate Tel. No. 603-882-5157

Representative's address Winer and Bennett, LLP
402 Amherst Street, Suite 302, Nashua, NH 03062

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.2 of the zoning ordinance for the following reason(s):

Please see attachment.

Previous Zoning Board action on this property: None

Facts supporting this request:

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

See attachment.

2. The spirit of the ordinance is observed:

See attachment.

3. Substantial justice is done:

See attachment.

4. The values of surrounding properties are not diminished:

See attachment.

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 attachment.

(ii) The proposed use is a reasonable one.

See attachment.

(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.

See attachment.

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 J. Bradford Westgate of Winer and Bennett, LLP
Paul Chisolm of Keach-Nordstrom Associates, Inc.

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.

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager
Owner's Signature

Owner's Signature

Page Rock LLC

By: Deane Navaroli
Deane Navaroli, Manager
Applicant's Signature

Applicant's Signature

2/17/2026
Dated

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

**ATTACHMENT TO VARIANCE APPLICATION
(295 Rockingham Road – Map 17, Lot 25)**

Page Rock LLC – Applicant and Owner

This Attachment is appended to the Variance Application submitted by Page Rock LLC (Owner and Applicant) for a variance from Item B.2 of Section 4.3.3 of the Town of Londonderry Zoning Ordinance (the “Zoning Ordinance”).

Property Background

Page Rock LLC (the “Applicant”) is the current owner of Map 17, Lot 25, with an address of 295 Rockingham Road (“Lot 25”). Lot 25 contains 7.901 acres.

Lot 25 is located in the Commercial II (C-II) District.

Lot 25 is abutted to the northwest by Map 17, Lot 7, which is owned by Fortin Remi Realty Company LLC and is located in the Industrial I (IND-I) Zoning District. To the west, Lot 25 abuts Map 15, Lot 239, which is owned by Holton LLC and is in the IND-I Zoning District. To the southwest, Lot 25 abuts Map 15, Lot 235, which is owned by the Applicant (Page Rock LLC) and is located in the C-II Zoning District. To the south and east, Lot 25 abuts Page Road (which is split between the C-II Zoning District and the Agricultural-Residential (AR-I) Zoning District) and Rockingham Road (wholly contained within the C-II Zoning District).

Project Proposal

The Applicant proposes to construct a twelve (12) unit residential condominium community on Lot 25. The community will be comprised of two (2) townhouse buildings, with one building containing five (5) units and one building containing seven (7) units. Please see the enclosed proposed Residential Site Plan (sheet 3 of the plan set).

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Zoning Ordinance, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit.

As shown on the enclosed plan, the boundary between the C-II Zoning District and the AR-I Zoning District runs along the midline of Page Road. The proposed private entrance road to the proposed townhouse development will be located on Page Road.

The proposed residential development on Lot 25 will be in the C-II Zoning District.

As shown on the enclosed plan, the proposed private entrance road (driveway) will enter the project from Page Road. A portion of the proposed private entrance road would be located within fifty (50) feet of the AR-I Zoning District. Please see the portion of the proposed private entrance road marked in red on the enclosed plan.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

“2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations.”

Administrative Decision/Determination of Zoning Administrator

On February 12, 2026, Nick Codner, Chief Building Inspector, issued an administrative decision with respect to the Applicant’s project proposal. Attached is a copy of the document titled Zoning Board of Adjustment Reason for Appeal, with enclosures, which sets forth Mr. Codner’s administrative decision. The Zoning Board of Adjustment Reason for Appeal includes the letter of J. Bradford Westgate to Mr. Codner dated February 4, 2026.

In the Zoning Board of Adjustment Reason for Appeal, Mr. Codner rendered three administrative decisions, one of which pertains to Lot 25. Specifically, Mr. Codner determined that a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct the private entrance road (driveway) to the proposed project, where a portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of the AR-I Zoning District. Consequently, the Applicant filed this Variance Application.

The Applicant is simultaneously filing a separate Variance Application with respect to the proposed entrance road (driveway) and six (6) parking spaces for the Applicant’s proposed project on Map 15, Lot 235 and Map 15, Lot 236.

Five Criteria for Granting a Variance

- 1. Granting of the requested variance will not be contrary to the public interest, because:**

It is not contrary to the public interest to grant a variance from Item B.2 of Section 4.3.3 of the Zoning Ordinance to permit the construction of the private entrance road (driveway) for the project, where a portion of the private entrance road (driveway) will be within fifty (50) feet of the AR-I Zoning District, when (i) the proposed project is a multi-family residential use, not a commercial use, (ii) the portion of the AR-I Zoning District that would be directly benefitted by the fifty (50) foot buffer is a portion of the Page Road right-of-way, not a neighboring lot, (iii) none of the properties which directly abut Lot 25 are within the AR-I Zoning District, (iv) the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed private entrance road (driveway) are within fifty (50) feet of the proposed private entrance road (driveway), and (v) the proposed private entrance road (driveway) will be a

component of a twelve (12) unit townhouse condominium development on Lot 25, which will be within the necessary setbacks for Lot 25 as a whole.

For the above reasons, there will be no harm to the public if the proposed private entrance road (driveway) for a residential use is constructed within fifty (50) feet of the AR-I Zoning District, and therefore granting the variance would not be contrary to the public interest.

2. The spirit of the ordinance is observed by the granting of the variance, because:

Section 4.3.3 of the Zoning Ordinance establishes general standards for commercial districts (including the C-II Zoning District). Item B.2 of Section 4.3.3 specifically relates to “Landscaping”. As noted above, Item B.2 creates a required buffer zone of at least fifty (50) feet when a driveway is less than two hundred (200) feet from a residential zoning district. Per item B.2.b of Section 4.3.3, the buffer zoning shall be planted and permanently maintained “to diminish the deleterious effect of the commercial activity...” [emphasis added].

The spirit of the ordinance may be derived from a reading of the text of Item B.2 of Section 4.3.3. Based on the quoted language above, Item B.2 anticipates a situation where a driveway serving a commercial site is located within two hundred (200) feet of a residential zoning district.

That situation is not present here. While Lot 25 is within the C-II Zoning District, the Applicant’s proposed project on Lot 25 is a residential use, not a commercial one. The proposed private entrance road (driveway) will serve the residences at the proposed residential project on Lot 25. It will not be a driveway serving a commercial site.

Furthermore, none of the properties which directly abut Lot 25 are within the AR-I Zoning District. The boundary between the C-II Zoning District and the AR-I Zoning District runs down the center of Page Road. As a result, the residential zoning district (the AR-I Zoning District) that is closest to the proposed private entrance road is Page Road itself. No properties to the south of the proposed private entrance road (driveway) are within fifty (50) feet of the proposed private entrance road (driveway).

In addition, granting the variance would be consistent with the Town of Londonderry’s Master Plan and the Zoning Ordinance’s objectives to provide a diverse range of housing choices to accommodate the needs of all citizens of the Town.

For the reasons above, the spirit of the ordinance would be observed by the granting of the variance.

3. Substantial justice would be done to the property owner by granting of the variance, because:

The New Hampshire Supreme Court has said that substantial justice is done if the general public realizes no appreciable gain from the denial of the variance, but the applicant is adversely affected in a material manner if the variance is denied.

In this case, the general public realizes no appreciable gain if the variance is denied. A denial would prevent the construction of a private entrance road to serve the proposed project, despite the fact that the proposed residential use would be permitted by conditional use permit, and the construction of the proposed townhouses would provide valuable residential units to the Town, accomplishing one of the goals of the Town's Master Plan.

Because no portion of the proposed private entrance road (driveway) would be located within fifty (50) feet of any adjacent properties, the construction of the proposed private entrance road (driveway) will no impact on any of the surrounding lots. Therefore, neither the general public, nor the neighboring properties, would realize any appreciable gain from the denial of the variance.

On the other hand, the Applicant would be adversely affected in a material manner if the variance is denied. The construction of the proposed private entrance road (driveway) is an essential element of the proposed project. Accessing Lot 25 through Rockingham Road is not practical, because the State of New Hampshire Department of Transportation controls that state road and access is limited. The design of the project with the proposed private entrance road (driveway) in its current location yields a practical and reasonable overall layout of the proposed project.

4. The values of surrounding properties would not be diminished by granting the variance, because:

Lot 25 is a corner lot, bounded on the east by Rockingham Road and on the south by Page Road, and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I).

Lot 25 is surrounded by a variety of neighboring properties. To the north and west, Lot 25 abuts Map 15, Lot 239, which is in the IND-I Zoning District and contains two industrial buildings and two residential dwellings. Also to the north, Lot 25 abuts Map 17, Lot 7, which is in the IND-I Zoning District and contains six industrial buildings and one residential dwelling. Given the mixed use nature of the immediate vicinity, and the fact that Lot 25 currently vacant land (Lot 236), the value of the adjacent lots will not be diminished by the construction of a modern townhouse development on Lot 25.

To the west, the Consolidated Lot abuts Map 15, Lot 235, which is also owned by the Applicant. The Applicant proposes to construct a second twelve (12) unit residential townhouse condominium development on Map 15, Lot 235 (which will be consolidated with Map 15, Lot 236, also owned by the Applicant). The construction of the residential development on Lot 25 would not diminish the value of Map 15, Lot 235, upon which the Applicant intends to develop a similar residential project.

The properties across the street from Lot 25, are mainly vacant land, with one industrial use (across the street on Rockingham Road to the north) and some residential uses (across the street on Page Road to the south). The construction of a new, modern residential project on the

corner of Page Road and Rockingham Road will not diminish the values of those neighboring properties.

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

II. The proposed use of the property is a reasonable one.

RSA 674:33, I(b)(5)(A) establishes the two-prong “unnecessary hardship” test set forth above.

A. Special Conditions

Lot 25 has a number of special conditions.

First, Lot 25 is a corner lot, bounded to the east and south by public roads (Rockingham Road and Page Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I). The general neighborhood of the Consolidated Lot is one of mixed uses, with industrial, commercial, and industrial zones and uses in close proximity to each other.

Additionally, access to Rockingham Road is controlled by the State of New Hampshire Department of Transportation.

In addition, Lot 25 is currently significantly underused. Lot 25 is in the C-II Zoning District, yet it is surrounded by a combination of vacant land, residential uses, and industrial uses, making the proposed multi-family use a logical and attractive choice for Lot 25.

B. Hardship test in light of special conditions.

In light of these special conditions, the two-prong unnecessary hardship test is measured.

First, we focus on the general purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance, which establishes the fifty (50) foot buffer when a parking lot or driveway in a commercial district (the C-II Zoning District) is less than two hundred (200) feet from a residential zoning district. Given the text of Item B.2, presumably the purpose of the ordinance provision is to ensure that residential uses are sufficiently screened, by way of a landscaping buffer, from commercial uses in close proximity to a residential lot.

For several of the reasons stated above, no fair and substantial relationship exists between the general public purposes of Item B.2 of Section 4.3.3 and the specific application of that provision to Lot 25.

Importantly, the proposed project (twelve (12) unit townhouse condominium development) on the Consolidated Lot would be a residential use, not a commercial use. The proposed private entrance road is not a driveway for a commercial site, thus the very purpose of the ordinance (protect residential uses from commercial driveways) is not present in this case.

Furthermore, because the boundary between the C-II Zoning District and the AR-I Zoning District runs down the middle of Page Road, the fifty (50) foot "buffer zone" established by Item B.2 of Section 4.3.3 of the Zoning Ordinance falls within the Page Road right-of-way. In other words, the buffer zone would, theoretically, provide a buffer to the portion of Page Road located within the AR-I Zoning District. Establishing a buffer zone (to protect a private road) for the private entrance road to the proposed project, does not serve any logical purpose given the fact that the AR-I Zoning District that is "served" by the fifty (50) foot buffer is a portion of Page Road right-of-way, and the fact that nearly all of the properties that are adjacent to the intersection between Page Road and Rockingham Road are currently vacant land.

There is no fair and substantial relationship between the general public purposes of Item B.2 of Section 4.3.3 of the Zoning Ordinance (screening commercial uses to benefit residential uses that are in close proximity to those commercial uses) and the result of applying that ordinance to the proposed project on the Consolidated Lot (preventing the construction of the proposed private entrance road to the proposed project), where the private entrance road would not be within fifty (50) feet of any neighboring property, and where the private entrance road would seamlessly integrate into the proposed project.

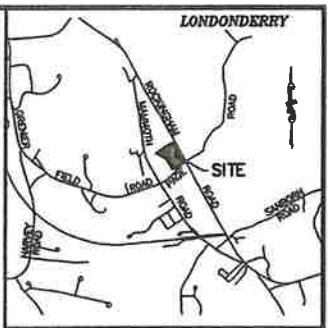
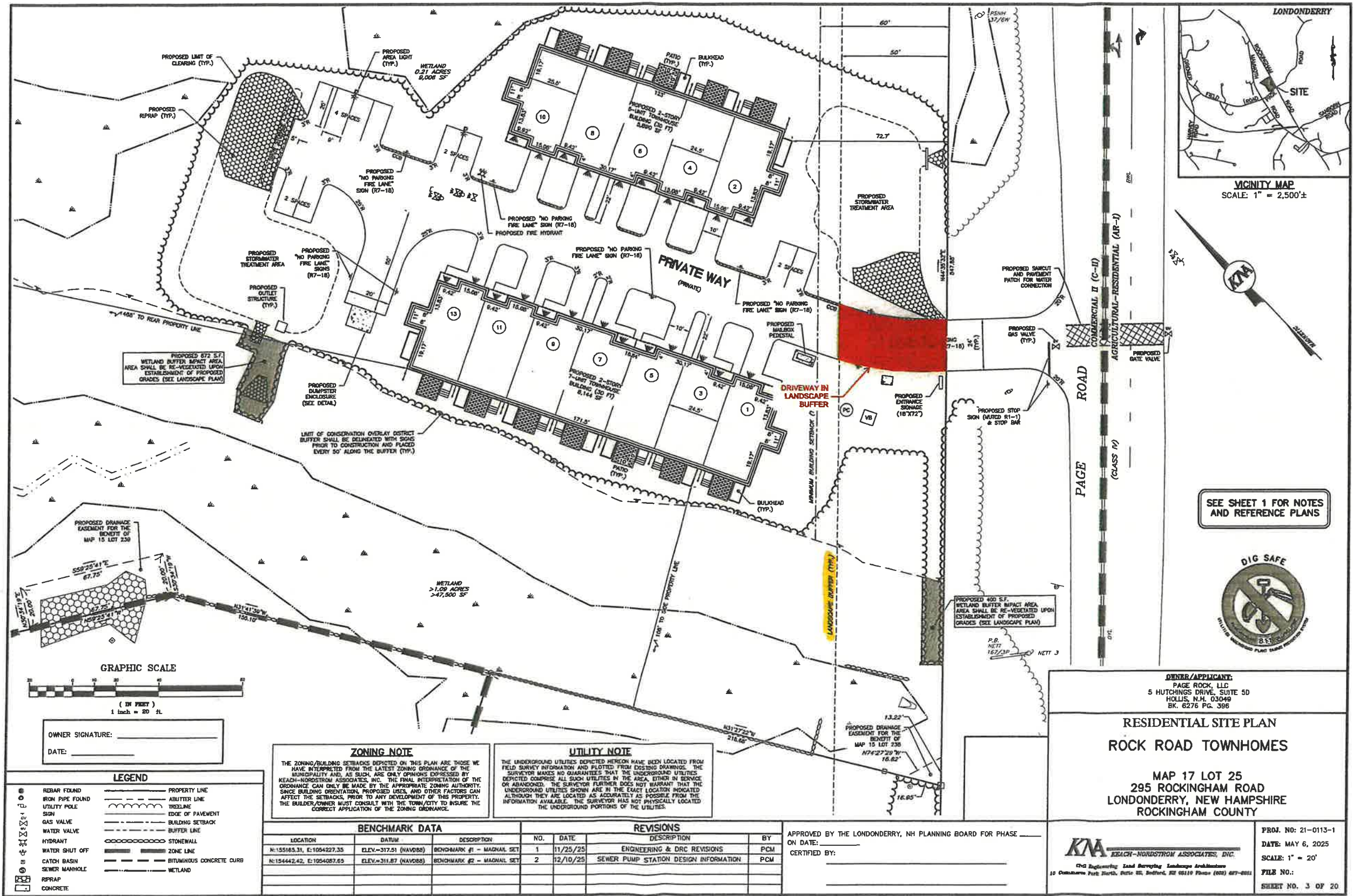
The second prong of the unnecessary hardship test is that the proposed use is a reasonable use. Multi-family dwellings are permitted by conditional use permit in the C-II Zoning District. Necessary driveways are fundamental components of such a use, and thus reasonable in this circumstance.

Therefore, the two-prong unnecessary hardship test has been met.

Conclusion

The Applicant respectfully requests that the variance be granted.

The Applicant reserves the right to provide additional testimony and information at the public hearing on this Application.



VICINITY MAP
SCALE: 1" = 2,500'±

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS



DRAWN/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049
BK. 6276 PG. 396

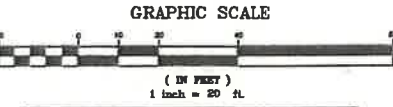
RESIDENTIAL SITE PLAN
ROCK ROAD TOWNHOMES

MAP 17 LOT 25
295 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY



10 Cummings Park North, Suite 80, Bedford, NH 03110 Phone: (603) 877-0011

PROJ. NO: 21-0113-1
DATE: MAY 6, 2025
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 3 OF 20



OWNER SIGNATURE: _____
DATE: _____

LEGEND

●	ROBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
+	UTILITY POLE	---	TREELINE
△	SIGN	---	EDGE OF PAVEMENT
□	GAS VALVE	---	BUILDING SETBACK
×	WATER VALVE	---	BUFFER LINE
○	HYDRANT	---	STONEWALL
○	WATER SHUT OFF	---	ZONE LINE
○	CATCH BASIN	---	BITUMINOUS CONCRETE CURB
○	SEWER MANHOLE	---	WETLAND
○	RFRAP	---	
○	CONCRETE	---	

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO ENSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

BENCHMARK DATA				REVISIONS			
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY	
N:155163.31, E:1054227.35	ELEV.=317.51 (NAVD83)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM	
N:154442.42, E:1054087.65	ELEV.=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	2	12/10/25	SEWER PUMP STATION DESIGN INFORMATION	PCM	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM 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
015-232-0	4 PAGE RD	STOWELL KAYLEEN M REVOC TRUST 395 MAMMOTH RD LONDONDERRY, NH 03053-2319
015-233-0	6 PAGE RD	MERRILL WILLIAM O REVOC TRUST 569 MAMMOTH RD LONDONDERRY, NH 03053
015-234-0	10 PAGE RD	EVANS FAMILY LTD PARTNERSHIP 20 AUBURN RD LONDONDERRY, NH 03053
015-235-0	3 PAGE RD	PAGE ROCK LLC 5 HUTCHINGS, SUITE 5D PO BOX 1675 HOLLIS, NH 03049
015-238-0	560 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
015-239-0	562 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
017-024-0	302 ROCKINGHAM RD	FORTIN REMI REALTY COMPANY LLC 572 MAMMOTH RD LONDONDERRY, NH 03053-2117
017-027-0	13 PAGE RD	RHINO PAGE ROAD OWNER LLC 2 INTERNATIONAL PLACE #2410 BOSTON, MA 02110



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM 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.

017-045-0	280 ROCKINGHAM RD	EVANS FAMILY LLC 20 AUBURN RD LONDONDERRY, NH 03053
017-006-0	569 MAMMOTH RD	MERRILL, KENNETH R. + ROBERT T. & CHARLES C 569 MAMMOTH RD LONDONDERRY, NH 03053
017-007-1	570 MAMMOTH RD	CONCEMI, TYLER JORDAN 570 MAMMOTH RD LONDONDERRY, NH 03053
017-007-0	574 MAMMOTH RD	FORTIN REMI REALTY COMPANY LLC 572 MAMMOTH ROAD LONDONDERRY, NH 03053-2117



Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 017-025-0
at 295 ROCKINGHAM 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.

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

See attached the email exchange between Renee Merchant and Amy Furlong of February 12 and February 13, 2026 as confirmation of accuracy.

Name: _____

Title: _____

Date: _____

W&B
Winer and Bennett, LLP
Attorneys at Law

February 4, 2026

J. Bradford Westgate, Esq.
Direct Dial: (603) 484-4626
jwestgate@winerbennett.com

BY U.S. MAIL AND EMAIL

Nick Codner
Chief Building Inspector
Town of Londonderry
Building and Zoning Enforcement
268B Mammoth Road
Londonderry, NH 03053
ncodner@londonderrynh.gov

**Re. Map 15, Lots 235 and 236, 3 Page Road
Map 17, Lot 25, 295 Rockingham Road
Request for Administrative Decisions**

Dear Mr. Codner,

I represent Page Rock LLC, which is the owner of Map 15, Lot 235 ("Lot 235") and Map 15, Lot 236 ("Lot 236"), both with an address of 3 Page Road, and Map 17, Lot 25 ("Lot 25"), with an address of 295 Rockingham Road.

As you are aware, Page Rock LLC has submitted for design review two proposed residential site plans. Sheet 4 of the 3 Page Road site plan and sheet 3 of the 295 Rockingham Road site plan (each as most recently revised) are enclosed.

As depicted on the enclosed plans, at 3 Page Road (Lots 235 and Lot 236, which will be consolidated), Page Rock LLC proposes to construct two (2) townhouse buildings, each containing six (6) residential units. At 295 Rockingham Road (Lot 25), Page Rock LLC proposes to construct two (2) townhouse buildings, with one containing seven (7) residential units and one containing five (5) residential units.

The purpose of this letter is to set forth formal requests for administrative decisions with respect to Lot 235, Lot 236, and Lot 25.

Lot 235 and Lot 236 (3 Page Road)

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. As shown on the proposed residential site plan, Lot 235 and Lot 236 will be consolidated to create a single lot (the "Consolidated Lot"). The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be a portion of the private entrance road, signage for the project, drainage installations, and landscaping. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District.

As set forth in Section 4.1.2 (Use Table by Zoning District) of the Town of Londonderry Zoning Ordinance (the "Zoning Ordinance"), the proposed construction of multifamily townhouse buildings on the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

Item B.2 of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District (among others). Specifically, Item B.2 provides:

"2. When a proposed building, parking lot or driveway is less than two hundred (200) feet from a residential zoning district, a buffer zone in accordance with the following is required:

- a. The buffer zone shall be a minimum of fifty (50) feet wide.
- b. The buffer zone shall be planted and permanently maintained to diminish the deleterious effect of the commercial activity in accordance with specifications outlined in the Site Plan Regulations."

As shown on the enclosed plan sheets, upon the consolidation of Lot 235 and Lot 236 into the Consolidated Lot, the boundary between the C-II Zoning District and the AR-I Zoning District will run through the westerly portion of the Consolidated Lot, crossing the proposed private entrance road to the proposed townhouse development.

Also as shown on the enclosed plan sheets for the Consolidated Lot, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. Initially, the site plan as submitted for design review depicted only two (2) such parking spaces. To accommodate guest parking, and potential, additional resident parking, six (6) additional spaces are proposed. They would be located on that portion of the Consolidated Lot located in the C-II Zoning District, but these six (6) proposed

spaces would be located within fifty (50) feet of the AR-I Zoning District since a small portion of the Consolidated Lot (the Lot 236 component, in essence) is located in the AR-I Zoning District. Please see the proposed spaces highlighted in yellow on the enclosed plan for 3 Page Road.

The locations of (i) the proposed private entrance road from Mammoth Road to the proposed townhouse community on the Consolidated Lot and (ii) six (6) of these eight (8) parking spaces on the southerly side of the private entrance road raise questions as to whether or not variance(s) are necessary given Item B.2 of Section 4.3.3 of the Zoning Ordinance.

Request for Administrative Decisions with respect to Lot 235 and Lot 236 (3 Page Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue formal administrative decisions with respect to the following questions:

1. Because the proposed private entrance road to the townhouse development on the Consolidated Lot will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone and through the AR-I Zoning District itself, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan. It is noted that in its review of the design review site plan for the Consolidated Lot (Lot 235 and Lot 236), Stantec Consulting Services Inc. did not reference the need for a variance for the proposed private entrance road.

2. If parking spaces were to be constructed on the Consolidated Lot (along the private entrance road) within fifty (50) feet of the AR-I Zoning District, would a variance be needed from Item B.2 of Section 4.3.3 of the Zoning Ordinance (or from any other provision of the Zoning Ordinance) for such parking spaces? As mentioned, the original plan sheets for the design review application did not include six (6) of the eight (8) parking spaces proposed to be located on the southerly side of the private entrance road. As noted, the six (6) proposed spaces are highlighted in yellow on the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road), it is respectfully submitted that the answer would be no. Although the private entrance road runs through the AR-I Zoning District, it does so to provide access to the townhouse community at 3 Page Road, and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties (e.g. Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer. To the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the proposed driveway are within 50 feet of the proposed entrance road.

Lot 25 (295 Rockingham Road)

Lot 25 is located in the Commercial II (C-II) District. The boundary between the C-II Zoning District and the AR-I Zoning District is within Page Road, which runs along the southeasterly side of Lot 25.

As mentioned above, the proposed construction of multifamily townhouse buildings on Lot 25 in the C-II Zoning District is permitted by obtaining a conditional use permit. Also, as referenced above, Item B.2. of Section 4.3.3 of the Zoning Ordinance establishes certain regulations and controls required for developments within the C-II Zoning District.

Request for Administrative Decisions with respect to Lot 25 (295 Rockingham Road)

In light of the foregoing, Page Rock LLC hereby respectfully requests that you issue a formal administrative decision with respect to the following question:

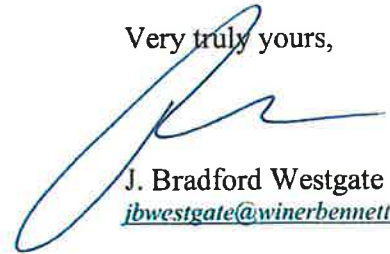
1. Because the proposed private entrance road to the townhouse development on Lot 25 will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone, would a variance from Item B.2 of Section 4.3.3 be needed for the proposed private entrance road? Please see the portion of the proposed entrance road depicted in red in the enclosed plan.

With respect to Question 1 above (regarding the need for a variance for the proposed private entrance road on Lot 25), it is respectfully submitted that the answer would be no. Although the private entrance road technically runs through the 50 foot buffer, it does so to provide access to the townhouse community at Lot 25 (295 Rockingham Road), and runs through the very lot which will house that community. In addition, no portion of that driveway would be located within 50 feet of any adjacent properties, thus not breaching the 50 foot buffer.

Conclusion

We look forward to receipt of your formal administrative decisions. We appreciate your time and are certainly happy to provide any additional information or answer any questions you may have.

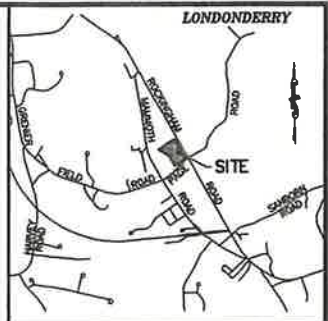
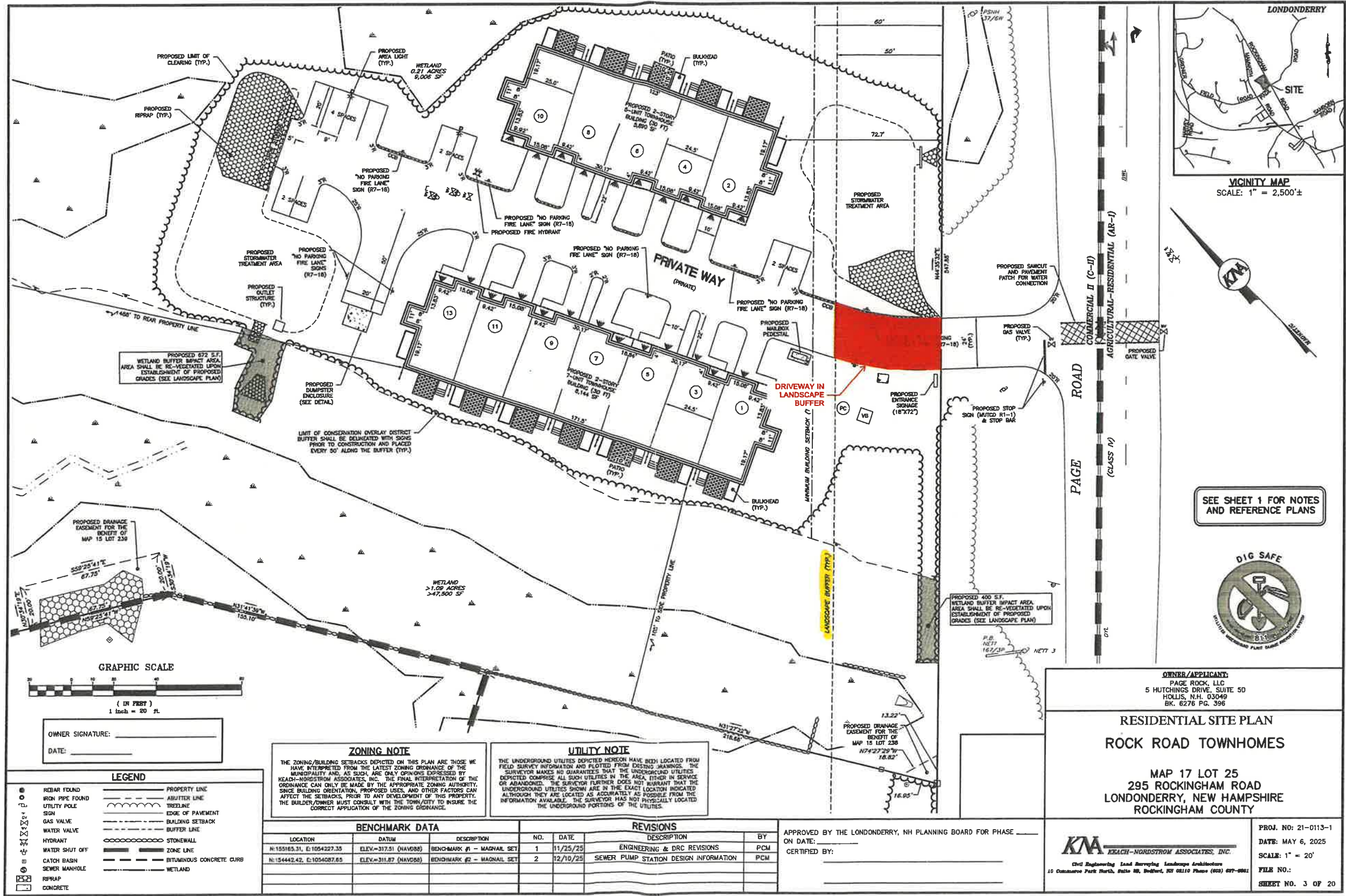
Very truly yours,



J. Bradford Westgate
jbwestgate@winerbennett.com

JBW/BWH

cc: Paul Chisolm (by email only)
Deane Navaroli (by email only)
Gary Thomas (by email only)
Mike Dion (by email only)



VICINITY MAP
SCALE: 1" = 2,500'±

SEE SHEET 1 FOR NOTES
AND REFERENCE PLANS



OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049
BK. 6276 PG. 396

RESIDENTIAL SITE PLAN
ROCK ROAD TOWNHOMES

MAP 17 LOT 25
295 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER SIGNATURE: _____
DATE: _____

LEGEND

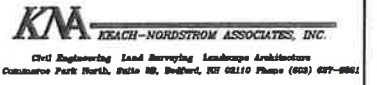
●	REBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
○	UTILITY POLE	---	TREELINE
○	SIGN	---	EDGE OF PAVEMENT
○	GAS VALVE	---	BUILDING SETBACK
○	WATER VALVE	---	BUFFER LINE
○	HYDRANT	---	STONEWALL
○	WATER SHUT OFF	---	ZONE LINE
○	CATCH BASIN	---	BITUMINOUS CONCRETE CURB
○	SEWER MANHOLE	---	WETLAND
○	RRRAP		
○	CONCRETE		

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/TOWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

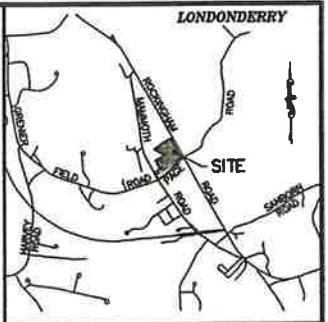
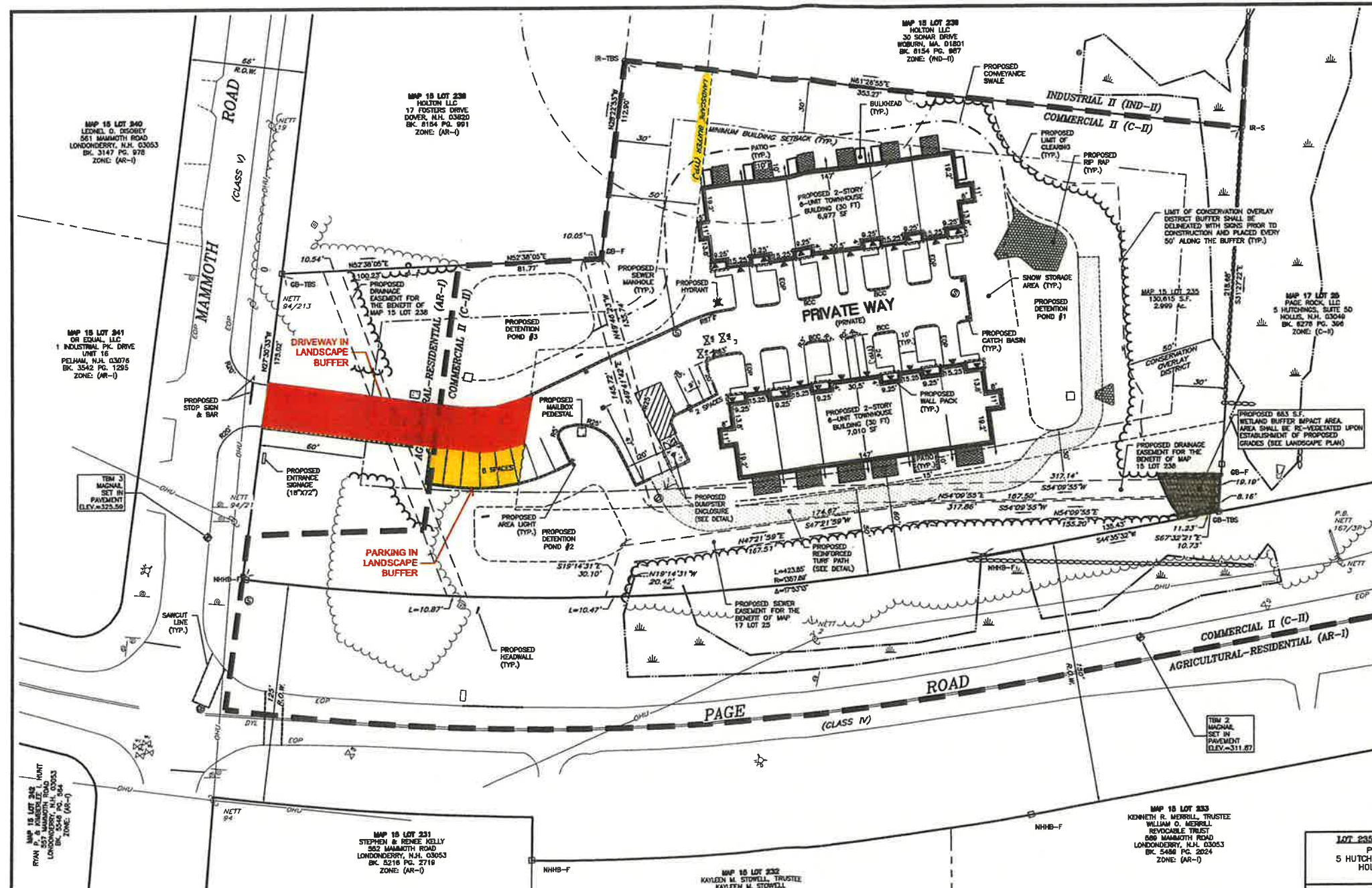
UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

BENCHMARK DATA				REVISIONS			
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY	
N:155165.31, E:1054227.35	ELEV.=317.51 (NAVD83)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM	
N:154442.42, E:1054087.65	ELEV.=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	2	12/10/25	SEWER PUMP STATION DESIGN INFORMATION	PCM	

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____



PROJ. NO: 21-0113-1
DATE: MAY 6, 2025
SCALE: 1" = 20'
FILE NO.:
SHEET NO. 3 OF 20



VICINITY MAP
SCALE: 1" = 2,500'



OWNER OF MAP 15 LOT 235
SIGNATURE: _____
DATE: _____
PAGE ROCK, LLC

OWNER OF MAP 15 LOT 236
SIGNATURE: _____
DATE: _____
PAGE ROCK, LLC

SEE COVER FOR NOTES AND REFERENCE PLANS

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

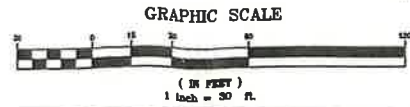
LOT 235 OWNER/APPLICANT:
PAGE ROCK, LLC
5 HUTCHINGS DRIVE, SUITE 50
HOLLIS, N.H. 03049

LOT 236 OWNER:
PAGE ROCK, LLC
PO BOX 1675
HOLLIS, N.H. 03049

RESIDENTIAL SITE PLAN
PAGE ROCK TOWNHOMES
MAP 15 LOTS 235 & 236
3 PAGE ROAD
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

LEGEND

• NHMB-F	NH HWY BOUND FOUND	—	PROPERTY LINE
• OB-F	GRANITE BOUND FOUND	—	R.O.W. LINE
• IP-F	IRON PIPE FOUND	—	ZONE LINE
• IR-S	IRON ROD SET	—	TREELINE
• OB-TBS	GRANITE BOUND TO BE SET	—	OVERHEAD UTILITIES
• IR-TBS	IRON ROD TO BE SET	—	EDGE OF PAVEMENT
• B	BENCHMARK	—	STONEWALL
• S	SIGN	—	BUILDING SETBACK
• DM	DRAINAGE MANHOLE	—	EASEMENT
• CB	CATCH BASIN	—	WETLAND BUFFER
• WV	WATER VALVE	—	LANDSCAPE BUFFER
• H	HYDRANT	—	PROPOSED TREELINE
• SM	SEWER MANHOLE	—	PROPOSED EOP
• FES	FLARED END SECTION	—	PROPOSED BIT. CURB
• UP	UTILITY POLE	—	PROPOSED RET. WALL
• W	WELL	—	PROPOSED GUARDRAIL
		—	PROPOSED SWALE
		—	SNOW STORAGE AREA
		—	PROPOSED R.P. RAP



BENCHMARK DATA				REVISIONS		
LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY
N:154442.42, E:1054087.85	ELEV=311.87 (NAVD83)	BENCHMARK #2 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
N:154187.05, E:1053818.44	ELEV=325.59 (NAVD83)	BENCHMARK #3 - MAGNAIL SET	2	2/5/26	ENGINEERING REVS	PCM

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 200, South, NH 03119 Phone (603) 887-8844

PROJ. NO: 21-0113-1
DATE: MARCH 20, 2025
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 4 OF 22

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

STOWELL KAYLEEN M REVOC TRUST
395 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL WILLIAM O REVOC TRUST
569 MAMMOTH RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LTD PARTNERSHIP
20 AUBURN RD
LONDONDERRY, NH 03053

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

PAGE ROCK LLC
5 HUTCHINGS, SUITE 5D
PO BOX 1675
HOLLID, NH 03049

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

HOLTON LLC
17 FOSTERS DR
DOVER, NH 03820

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

RINO PAGE ROAD OWNER LLC
2 INTERNATIONAL PLACE #2410
BOSTON, MA 02110

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

EVANS FAMILY LLC
20 AUBURN RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

MERRILL, KENNETH R. + ROBERT T. &
CHARLES C.
569 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

CONCEMI, TYLER JORDAN
570 MAMMOTH RD
LONDONDERRY, NH 03053

FORTIN REMI REALTY COMPANY LLC
572 MAMMOTH RD
LONDONDERRY, NH 03053-2117

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LONDONDERRY, NH 03053-2117

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572 MAMMOTH RD
LONDONDERRY, NH 03053-2117