

3 Page Rd,

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

Same Section for both so one variance

APPLICANT NAME Page Rock LLC  
(Please Print)

DATE: 2-12-2026

ADDRESS: PO Box 1675, Hollis, NH 03049 MAP & LOT Map 15, Lot 235, Map 15, Lot 236 and Map 17, Lot 25

PHONE NUMBER: 603-851-5871 ZONE C-II and AR-I

PROPOSED USE: Multifamily residential. Please see letter of J. Bradford

APPLICANT SIGNATURE: Page Rock LLC Westgate, Esq. dated February 4, 2026 attached.

J. Bradford Westgate, Atty for Page Rock LLC.  
**BELOW TO BE COMPLETED BY THE TOWN**

REASON FOR DENIAL Driveway and parking will encroach through 50' Commercial to AR1 zone 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.B.2.a + b

Nick Codner  
Nick Codner, Zoning Administrator

DATE: 2/12/26

**W&B**  
**Winer and Bennett, LLP**  
**Attorneys at Law**

February 17, 2026

*J. Bradford Westgate, Esq.*  
Direct Dial: (603) 484-4626  
[jbwestgate@winerbennett.com](mailto:jbwestgate@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  
3 Page Road (Map 15, Lot 235) and 556 Mammoth Road (Map 15, Lot 236)**

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 3 Page Road (Map 15, Lot 235) and 556 Mammoth Road (Map 15, Lot 236). 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

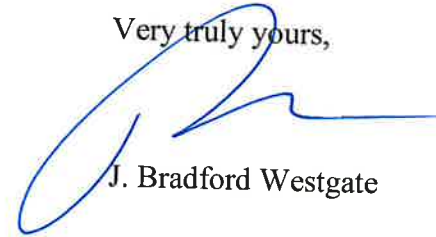
The Attachment to Application provides background regarding the property, current zoning and neighborhood characteristics, as well as the rationale and support for the Application.

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. 03-18-2026-6

**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 3 Page Road  
Tax map 15 Parcel 235 and 236 Zone AR-I and 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 [REDACTED]

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  
(3 Page Road – Map 15, Lot 235 and Map 15, Lot 236)**

**Page Rock LLC – Applicant and Owner**

This Attachment is appended to the Variance Application submitted by Page Rock LLC (Owner and Applicant) for variances 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 two parcels of real estate: Map 15, Lot 235, with an address of 3 Page Road (“Lot 235”) and Map 15, Lot 236, with an address of 556 Mammoth Road (“Lot 236”). Lot 235 contains 2.66 acres and Lot 236 contains 0.29 acres.

The Applicant intends to consolidate Lot 235 and Lot 236 into a single lot (to be known as Map 15, Lot 235) (the “Consolidated Lot”), which will have an address of 3 Page Road. The Consolidated Lot will contain approximately 2.999 acres.

Lot 235 is located in the Commercial II (C-II) District. Lot 236 is located in the Agricultural-Residential (AR-I) Zoning District. Accordingly, a 0.29 acre portion of the Consolidated Lot (the portion that was formerly Lot 236) will be in the AR-I Zoning District, while the remainder of the Consolidated Lot will be in the C-II Zoning District.

To the north, the Consolidated Lot abuts Map 15, Lot 238, which is owned by Holton LLC and is located in the AR-I Zoning District, and Map 15, Lot 239, which is also owned by Holton LLC and is located in the Industrial II (IND-I) Zoning District. To the east, the Consolidated Lot abuts Map 17, Lot 25, which is owned by the Applicant (Page Rock LLC) and is located in the C-II Zoning District. To the south, the Consolidated Lot abuts Page Road, and to the west it abuts Mammoth Road.

**Project Proposal**

The Applicant proposes to construct a twelve (12) unit residential condominium community on the Consolidated Lot. The community will be comprised of two (2) townhouse buildings containing six (6) units each. Please see the enclosed proposed Residential Site Plan (sheet 4 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 the Consolidated Lot in the C-II Zoning District is permitted by obtaining a conditional use permit.

As shown on the enclosed plan, 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.

The proposed residential development on the Consolidated Lot will be primarily in the C-II Zoning District. No dwelling unit will be located in the portion of the Consolidated Lot located in the AR-I Zoning District. The only elements of the proposed development that will be located in the AR-I Zoning District will be signage for the project, drainage installations, landscaping, and a portion of the private entrance road.

As shown on the enclosed plan, the proposed private entrance road (driveway) will enter the proposed project Mammoth Road. The private entrance road will run across the portion of the Consolidated Lot that is in the AR-I Zoning District, and will continue into the portion of the Consolidated Lot that is in the C-II Zoning District. With this proposed layout, a portion of the private entrance road will be within the AR-I Zoning District. Also, a portion of the private entrance road in the C-II Zoning District will be within fifty (50) feet of the AR-I Zoning District. Please see the portions of the private entrance road marked in red on the enclosed plan.

Also, as shown on the enclosed plan, eight (8) parking spaces are proposed to be located on the southerly side of the proposed private entrance road (driveway) entering from Mammoth Road. These eight (8) parking spaces will be either guest parking or additional resident parking, or both. All eight (8) of the proposed parking spaces would be located on that portion of the Consolidated Lot that is located in the C-II Zoning District, but six (6) of the proposed parking spaces would be located within fifty (50) feet of the AR-I Zoning District. Please see the six (6) proposed spaces highlighted in yellow 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 Decisions/Determinations 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, two of which pertain to the Consolidated Lot. Specifically, Mr. Codner determined that (i) 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 (and also through the AR-I Zoning District), and (ii) a variance would be necessary from Item B.2 of Section 4.3.3 of the Zoning Ordinance to construct six (6) proposed parking spaces within fifty (50) feet of the AR-I Zoning District. Consequently, the Applicant filed this Variance Application. The Applicant is filing a separate Variance Application for the proposed private entrance road (driveway) for the Applicant's proposed project on Map 17, Lot 25.

Because the requested variances that are the subject of this Application (for 3 Page Road) pertain to Item B.2 of Section 4.3.3 of the Zoning Ordinance, the analysis and rationales for both requested variances are similar, and therefore they will be treated together in this Application.

#### **Five Criteria for Granting a Variance**

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

It is not contrary to the public interest to grant variances from Item B.2 of Section 4.3.3 of the Zoning Ordinance (A) to permit the construction of the private entrance road (driveway) for the project, where a portion of the private entrance road (driveway) will be located within fifty (50) feet of the AR-I Zoning District (and also through the AR-I Zoning District), and (B) to permit the construction of six (6) parking spaces within fifty (50) feet of the AR-I Zoning District, when (i) the proposed project on the Consolidated Lot 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 same Consolidated Lot upon which the project will be constructed, (iii) no portion of the proposed private entrance road or the proposed six (6) parking spaces would be located within fifty (50) feet of any adjacent properties (e.g. Map 15, Lot 238 owned by Holton LLC), thus not breaching the 50 foot buffer, (iv) to the south, the AR-I Zoning District line runs down the center of Page Road thus no properties to the south of the Consolidated Lot are within fifty (50) feet of the proposed entrance road or the proposed six (6) parking spaces, and (v) the proposed private entrance road and the proposed six (6) parking spaces will be components of a twelve (12) unit townhouse condominium development on the Consolidated Lot, all of which will be within the necessary setbacks for the Consolidated Lot as a whole.

For the above reasons, there will be no harm to the public if the proposed six (6) parking spaces and a portion of the private entrance road are constructed within fifty (50) feet of the AR-I Zoning District, and therefore granting the variances would not be contrary to the public interest.

**2. The spirit of the ordinance is observed by the granting of the variances, 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 or a parking lot 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 or commercial parking lot are located within two hundred (200) feet of a residential zoning district.

That situation is not present here. While the majority of the Consolidated Lot is within the C-II Zoning District, the Applicant’s proposed project on the Consolidated Lot is a residential use, not a commercial one. There will not be any commercial use on the Consolidated Lot. The proposed private entrance road (driveway) will serve the residences at the proposed residential project. The parking lot (six (6) parking spaces) will serve as resident or guest parking for the proposed residential project.

Furthermore, the boundary between the C-II Zoning District and the AR-I Zoning District crosses the Consolidated Lot, causing the lot itself to be split into two Zoning Districts. As a result, the residential zoning district (the AR-I Zoning District) that is adjacent to the portion of the proposed private entrance (driveway) and the proposed six (6) parking spaces which are within the fifty (50) foot buffer zone is a portion of the Consolidated Lot itself. In other words, the proposed private entrance road (driveway) and the proposed six (6) parking spaces do not abut any neighboring property; they are within the Consolidated Lot, adjacent to the boundary between the C-II Zoning District and the AR-I Zoning District where it crosses the Consolidated Lot.

The closest lot which is within the AR-I Zoning District is Map 15, Lot 238 (owned by Holton LLC). The Applicant’s proposed project will include typical landscaping and vegetation to create visual boundaries for the project, in particular on the boundary line between the Consolidated Lot and Map 15, Lot 238.

In addition, granting the variances 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 variances.

**3. Substantial justice would be done to the property owner by granting of the variances, 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 variances are denied.

Because no portion of the proposed private entrance road (driveway) or the proposed six (6) parking spaces would be located within fifty (50) feet of any adjacent properties, the construction of the proposed private entrance road (driveway) and the proposed six (6) parking spaces 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 variances.

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. Additionally, denying the requested variance and thereby prohibiting the construction of six (6) additional parking spaces at the proposed residential project would not provide any measurable gain to the public. Whether there are eight (8) parking spaces or two (2) parking spaces at the proposed project will not benefit the public in any way.

On the other hand, the Applicant would be adversely affected in a material manner if the variances are denied. The construction of the proposed private entrance road (driveway) is an essential element of the proposed project. Much of the Consolidated Lot's frontage along Page Road is adjacent to wetlands. Placing the proposed private entrance road (driveway) off Mammoth Road and through the portion of the Consolidated Lot that is within the AR-I Zoning District avoids wetland or wetland buffer impacts.

Also, the addition of the proposed six (6) parking spaces to the proposed project would provide valuable additional parking for guests or residents at the twelve (12) unit townhouse development. Each residential unit will have a one-car garage and a driveway that will fit one additional vehicle. Including additional guest parking spaces would improve the practical layout of the project. Furthermore, having a substantial number of guest parking spaces at the proposed project will enhance the appeal of the residential units to prospective purchasers.

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

The Consolidated Lot is also a corner lot, bounded on the west and south by public roads (Page Road and Mammoth Road), and is surrounded by multiple zoning districts (including AR-I, C-II, and IND-I).

The Consolidated Lot is surrounded by a variety of neighboring properties. To the north and west, the Consolidated Lot abuts two properties owned by Holton LLC (Map 15, Lot 238 and Map 15, Lot 239). Map 15, Lot 238 is in the AR-I Zoning District and contains a two-family residence. Map 15, Lot 239 is in the IND-I Zoning District and contains two industrial buildings and two residential dwellings. Given the mixed use nature of the immediate vicinity, and the fact that Lot 235 and Lot 236 (which together would become the Consolidated Lot) currently contain a single-family home (which will be razed) (on Lot 235) and vacant land (Lot 236), the value of the two adjacent lots owned by Holton LLC will not be diminished by the construction of a modern townhouse development on the Consolidated Lot.

To the east, the Consolidated Lot abuts Map 17, Lot 25, which is also owned by the Applicant. The Applicant proposes to construct a second twelve (12) unit residential townhouse condominium development on Map 17, Lot 25. The construction of the private entrance road and the addition of the proposed six (6) parking spaces on the Consolidated Lot would not diminish the value of Map 17, Lot 25, upon which the Applicant intends to develop a similar residential project.

The properties across the street from the Consolidated Lot (on the opposite side of Page Road and Mammoth Road), are generally residential uses. The construction of a new, modern residential project on the corner of Page Road and Mammoth 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**

The Consolidated Lot has a number of special conditions.

First, it is logical that Lot 235 and Lot 236 be merged into the Consolidated Lot, given the constraints on viability of Lot 236 (the small lot) and the shape of Lot 235, which is “squared off” when the two lots are merged. The Consolidated Lot itself will be in two Zoning Districts, with the boundary between the C-II Zoning District and the AR-I Zoning District crossing the Consolidated Lot.

Furthermore, the Consolidated Lot is also a corner lot, bounded to the west and south by public roads (Page Road and Mammoth 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.

As previously mentioned, much of the frontage of the Consolidated Lot along Page Road is adjacent to wetlands, constraining accessibility.

In addition, the Consolidated Lot is uniquely shaped, with a long stretch of frontage on Page Road, and varying depths, and it is currently significantly underused. The Consolidated Lot is in the C-II Zoning District, yet it is primarily surrounded by residential uses (including those across page Road and Mammoth Road, and kitty corner across the Page Road/Mammoth Road intersection), making the proposed multi-family use a logical and attractive choice for the Consolidated Lot.

#### **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 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 the Consolidated Lot.

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. The proposed six (6) parking spaces are not a “parking lot” for a commercial site, but rather guest or additional resident parking spaces for the proposed townhouse residences.

Furthermore, because the Consolidated Lot itself is split into two Zoning Districts, with the boundary between the C-II Zoning District and the AR-I Zoning District crossing the Consolidated Lot, the fifty (50) foot “buffer zone” established by Item B.2 of Section 4.3.3 of the Zoning Ordinance falls within the Consolidated Lot itself. In other words, the buffer zone would, theoretically, provide a buffer to the portion of the Consolidated Lot located within the AR-I Zoning District from the portion of the Consolidated Lot located within the C-II Zoning District. Establishing a buffer zone within the Consolidated Lot, which would prevent the construction of the private entrance road and the parking spaces along 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 the Consolidated Lot.

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 private entrance road and the proposed six (6) parking spaces along the private entrance road to the proposed project), where the private entrance road and the proposed six (6) parking spaces would not be within fifty (50) feet of any neighboring property, and where the private entrance road and the parking spaces would seamlessly integrate into the proposed project.

Even more simply put, there is no fair and substantial relationship between the purposes of a regulation which serves to protect residential uses from commercial uses when no commercial use is being proposed adjacent to the residentially-zoned area. Rather, a residential use is proposed in the commercial area, which residential use merely needs access through its own property.

Finally, given the configuration of the AR-I Zoning District, there is no way to access the Consolidated Lot without the driveway being within fifty (50) feet of the AR-I Zoning District, thus a variance would be needed for any driveway.

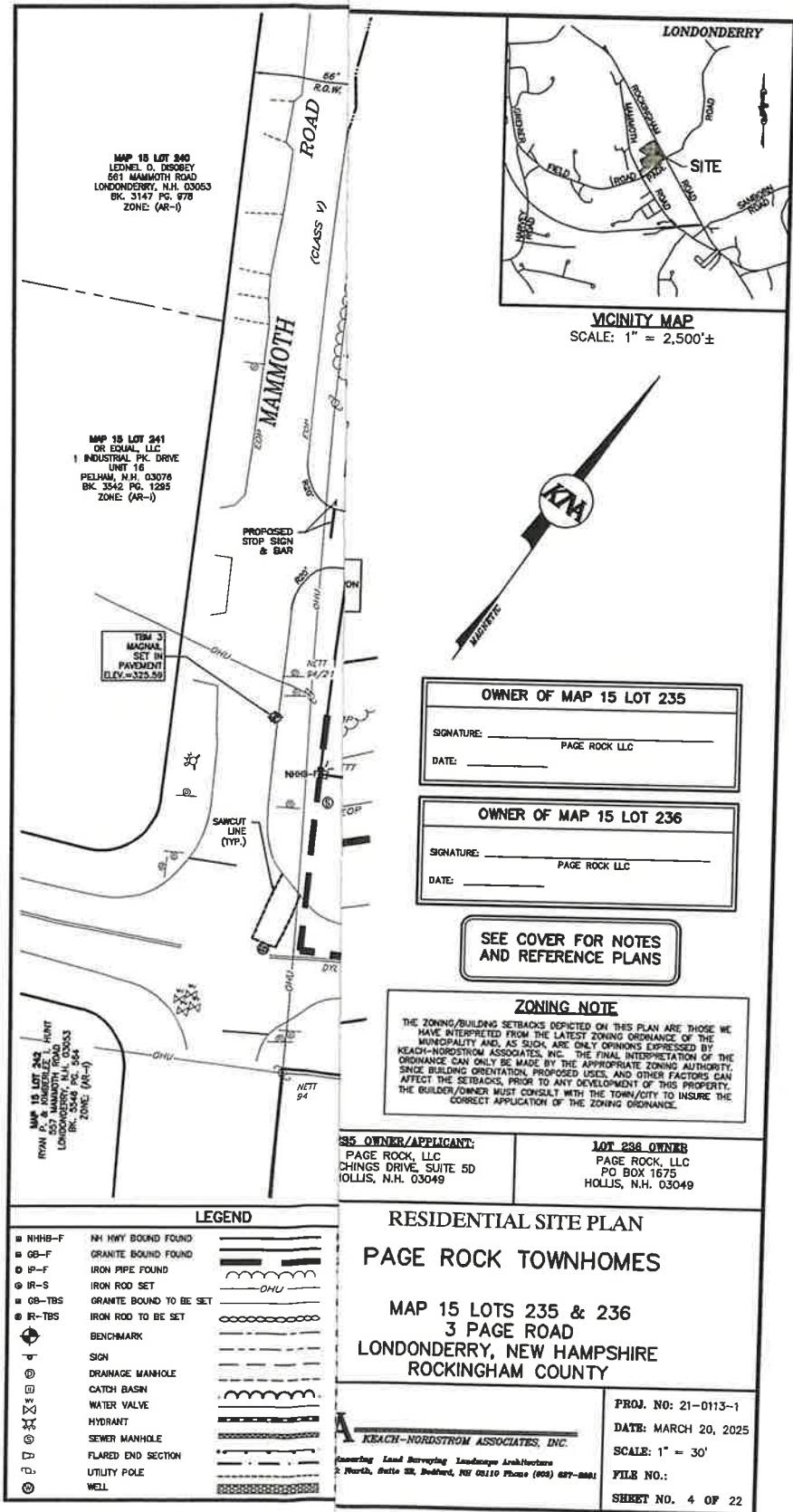
The second prong of the unnecessary hardship test is that the proposed use is a reasonable use. Multi-family dwellings are permitted by conditional use permit in the C-II Zoning District. Necessary driveways and parking spaces are fundamental components of such a use, and thus reasonable in this circumstance.

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

#### **Conclusion**

The Applicant respectfully requests that the variances be granted.

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







### Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0  
at 3 PAGE 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
015-215-1	3 GRENIER FIELD RD	CIDER MILL HEALTHCARE REALTY 920 RIDGEBROOK ROAD SPARKS, MD 21152
015-230-0	550 MAMMOTH RD	ONEIL TIMOTHY D + KRISTINE 550 MAMMOTH RD LONDONDERRY, NH 03053
015-231-0	552 MAMMOTH RD	KELLY STEPHEN + RENEE 552 MAMMOTH RD LONDONDERRY, NH 03053
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
015-236-0	556 MAMMOTH RD	PAGE ROCK LLC WILLIAM & REEVES PO BOX 1675 HOLLIS, NH 03049
015-238-0	560 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820



## Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0  
at 3 PAGE 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.

015-239-0	562 MAMMOTH RD	HOLTON LLC 17 FOSTERS DR DOVER, NH 03820
015-240-0	561 MAMMOTH RD	PAUL DUSCOMBRE 561 MAMMOTH RD LONDONDERRY, NH 03053
015-241-0	559 MAMMOTH RD	OR EQUAL, LLC 1 INDUSTRIAL PK DR UNIT 16 PELHAM, NH 03076
015-242-0	557 MAMMOTH RD	HUNT, KIMBERLEE I. 557 MAMMOTH RD LONDONDERRY, NH 03053
015-243-0	555 MAMMOTH RD	MEAD BRIAN W + MICHELLE L 555 MAMMOTH RD LONDONDERRY, NH 03053
017-025-0	295 ROCKINGHAM RD	PAGE ROCK LLC 5 HUTCHINGS, SUITE 5D PO BOX 1675 HOLLIS, NH 03049
017-006-0	569 MAMMOTH RD	MERRILL, KENNETH R. + ROBERT T. & CHARLES C 569 MAMMOTH RD LONDONDERRY, NH 03053



## Town of Londonderry, NH Abutters Report

400ft. Abutters of Property 015-235-0  
at 3 PAGE 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: \_\_\_\_\_

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

APPLICANT NAME Page Rock LLC DATE: 2-12-2026  
(Please Print)

ADDRESS: PO Box 1675, Hollis, NH 03049 MAP & LOT Map 15, Lot 235, Map 15, Lot 236  
and Map 17, Lot 25

PHONE NUMBER: 603-851-5841 ZONE C-II and AR-I

PROPOSED USE: Multifamily residential. Please see letter of J. Bradford Westgate, Esq. dated February 4, 2026 attached.

APPLICANT SIGNATURE: [Signature]  
J. Bradford Westgate, Atty for Page Rock LLC.  
**BELOW TO BE COMPLETED BY THE TOWN**

REASON FOR DENIAL Driveway and parking will encroach through 50' Commercial to AR1 zone 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.B.2.a + b

[Signature]  
Nick Codner, Zoning Administrator

DATE: 2/12/26

**W&B**  
**Winer and Bennett, LLP**  
**Attorneys at Law**

February 4, 2026

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

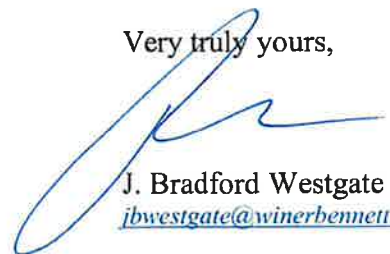
1. Because the proposed private entrance road to the townhouse development on Lot 25 will be within two hundred (200) feet of the AR-I Zoning District, and will run through the fifty (50) foot buffer zone, would a variance from Item B.2 of Section 4.3.3 be needed for the proposed private entrance road?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

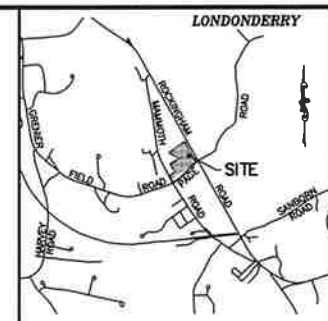
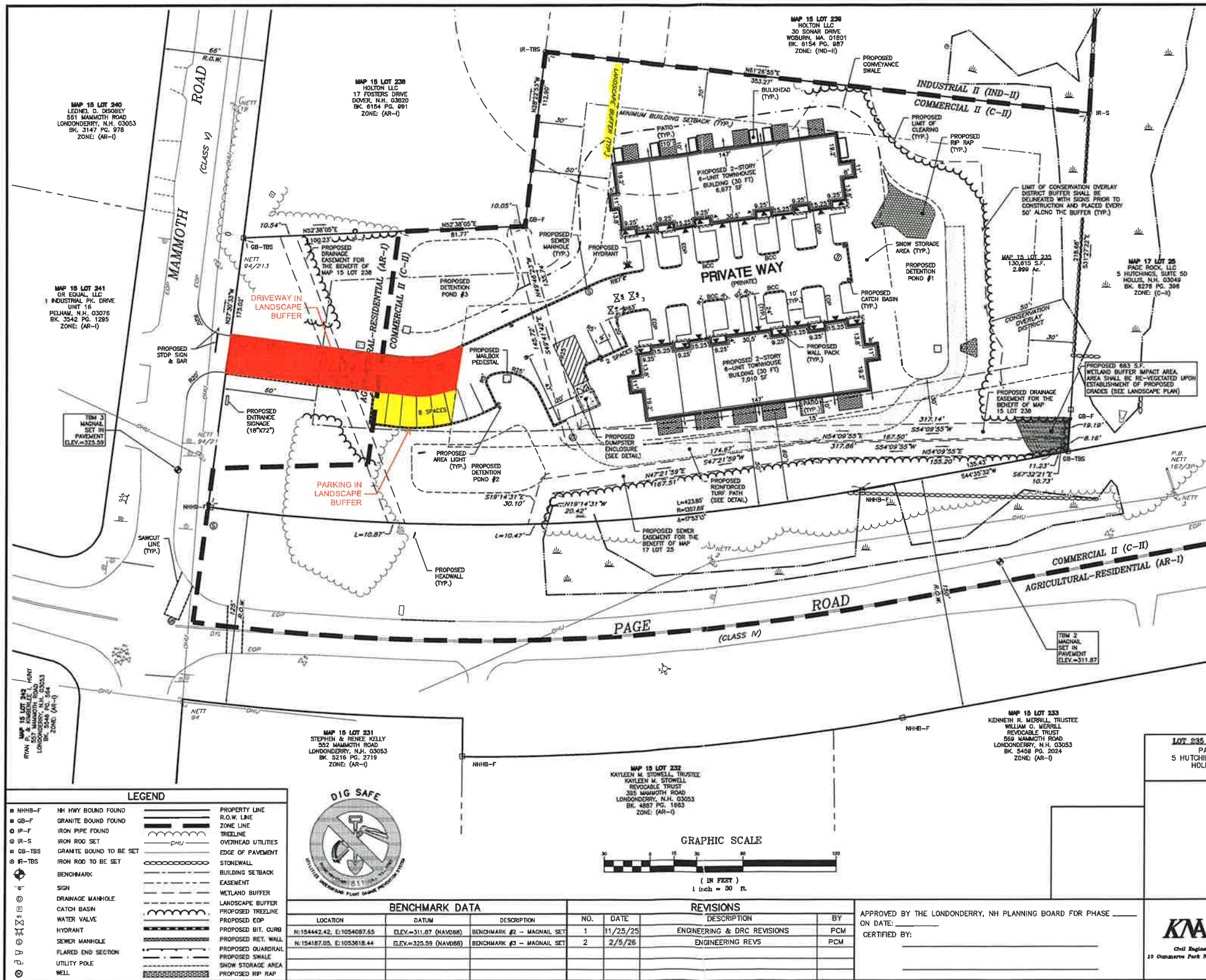
Very truly yours,



J. Bradford Westgate  
[jwestgate@winerbennett.com](mailto:jwestgate@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'±

**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

**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 887-8881

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

**LEGEND**

■ NHWB-F	NH HWY BOUND FOUND	—	PROPERTY LINE
■ GB-F	GRANITE BOUND FOUND	—	R.O.W. LINE
○ IP-F	IRON PIPE FOUND	—	ZONE LINE
○ IR-S	IRON ROD SET	—	TREELINE
○ GB-TBS	GRANITE BOUND TO BE SET	—	OVERHEAD UTILITIES
○ IR-TBS	IRON ROD TO BE SET	—	EDGE OF PAVEMENT
⊕	BENCHMARK	—	STONEWALL
⊙	SIGN	—	BUILDING SETBACK
⊙	DRAINAGE MANHOLE	—	EASEMENT
⊙	CATCH BASIN	—	WETLAND BUFFER
⊙	WATER VALVE	—	LANDSCAPE BUFFER
⊙	HYDRANT	—	PROPOSED TREELINE
⊙	SEWER MANHOLE	—	PROPOSED EDP
⊙	FLARED END SECTION	—	PROPOSED BIT. CURB
⊙	UTILITY POLE	—	PROPOSED RET. WALL
⊙	WELL	—	PROPOSED GUARDRAIL
		—	PROPOSED SWALE
		—	SNOW STORAGE AREA
		—	PROPOSED RIP RAP



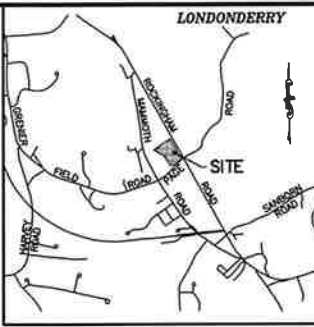
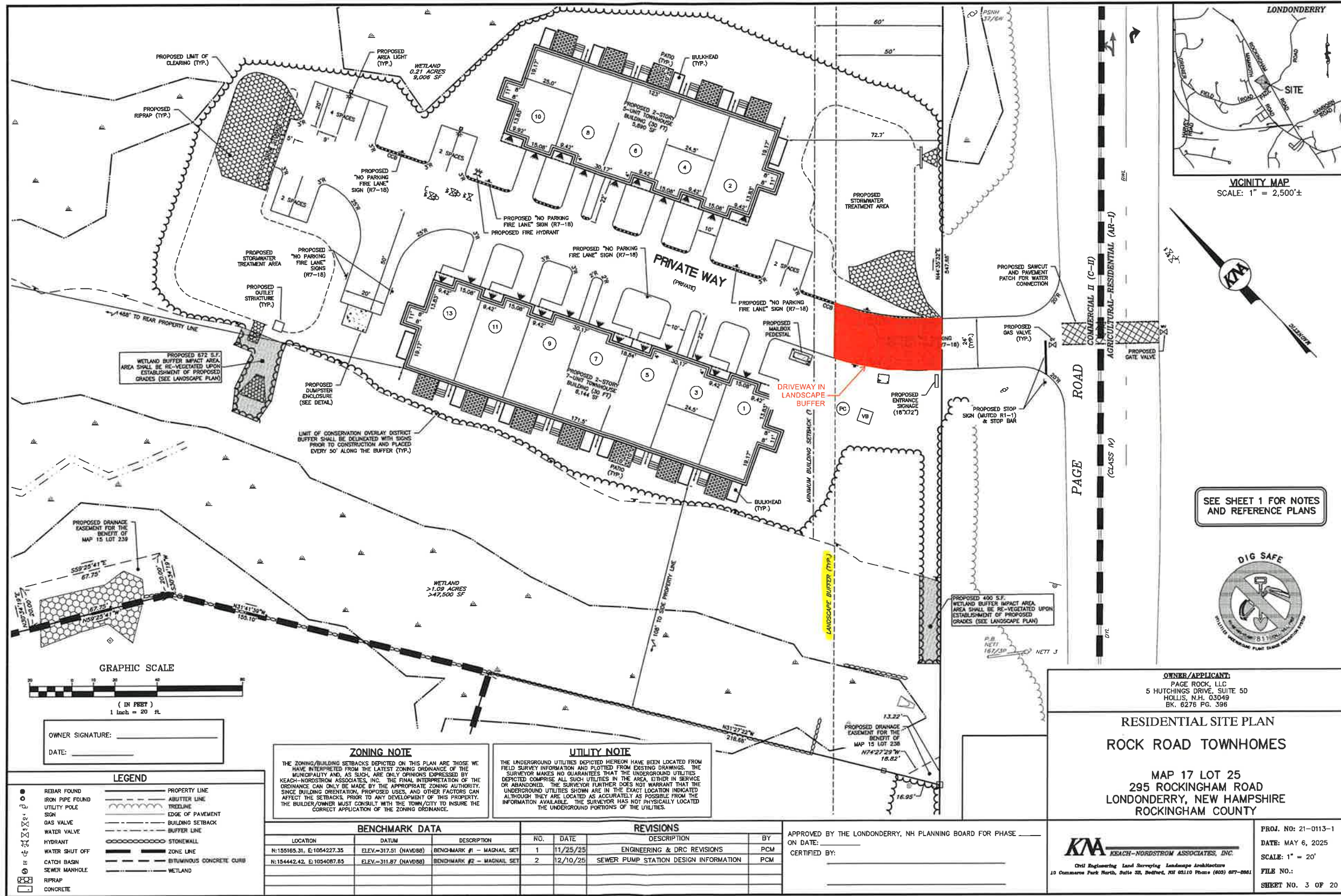
**BENCHMARK DATA**

LOCATION	DATUM	DESCRIPTION	NO.	DATE
N:154442.42, E:1054087.55	ELEV.=311.87 (NAVD88)	BENCHMARK #2 - MAGNAN SET	1	11/25/25
N:154187.05, E:1053618.44	ELEV.=325.59 (NAVD88)	BENCHMARK #3 - MAGNAN SET	2	2/5/26

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	11/25/25	ENGINEERING & DRC REVISIONS	PCM
2	2/5/26	ENGINEERING REVS	PCM

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



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. 8276 PG. 398

RESIDENTIAL SITE PLAN  
ROCK ROAD TOWNHOMES

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

OWNER SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**LEGEND**

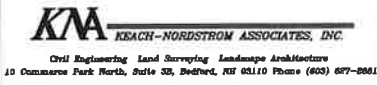
●	REBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
○	UTILITY POLE	---	TREELINE
○	SIGN	---	EDGE OF PAVEMENT
○	GAS VALVE	---	BUILDING SETBACK
○	WATER VALVE	---	BUFFER LINE
○	HYDRANT	---	STONEWALL
○	WATER SHUT OFF	---	ZONE LINE
○	CATCH BASIN	---	BITUMINOUS CONCRETE CURB
○	SEWER MANHOLE	---	WETLAND
○	RIPRAP	---	
○	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 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 GUARANTEES 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:15165.31, E:1054227.35	ELEV.=317.51 (NAVD80)	BENCHMARK #1 - MAGNAIL SET	1	11/25/25	ENGINEERING & DRC REVISIONS	PCM	
N:154442.42, E:1054087.85	ELEV.=311.87 (NAVD80)	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