



Town of Londonderry, New Hampshire

Planning & Economic Development Department
268B Mammoth Road
Town Hall – 2nd Floor

603-432-1100
603-432-1128

www.londonderrynh.org

Planning – Zoning – Economic Development – Conservation

MEMORANDUM

TO: Planning Board

FROM: Kristan Farr, Town Planner

DATE: April 1, 2026

RE: Public hearing of an application for a formal review of a site plan for a retail car dealership and associated site improvements in the Commercial II (C-II) Zoning District. 6 Dickey Street, Tax Map 10, Lot 109, Leon & Tamara Lampes (Owner/Applicant).

The application before the Board is a proposal for site improvements to the existing retail auto sales facility at 6 Dickey Street with no building expansions or façade changes to the existing 847 square foot building. Proposed work includes resurfacing and reconfiguring the paved vehicle display and storage area, adding porous asphalt stormwater infiltration with associated grading, landscaping, and striping for customer parking while maintaining the existing driveway access points on Dickey Street. This property is located off Route 102, near the Derry line.

This site has recently received several variances from the Zoning Board of Adjustment. A summary of these variances has been included as a separate document for your reference. Attached as ZBA comments 6 Dickey Street and dated April 1, 2026 [ZBA comments 6 Dickey Street 4.1.2026](#)

The Board will need to consider completeness of the application, seven waiver requests and the Site Plan Application.

Completeness: There are two outstanding checklist items. If the Board decides to accept the application as complete, these items should be waived for ***acceptance only***.

After staff review of the submission, the following checklist items remain outstanding. If the Board finds the application otherwise complete, staff recommends these items be waived for acceptance only:

1. Checklist item XI.5a–f and SPR §4.18.B: Utility Clearance Letters
The applicant requests omission of the utility clearance letters because no new or modified utility services are proposed. The site improvements are limited to vehicle storage/lot surfacing. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*
2. Checklist item IX and SPR §3.12: Architectural Elevations

The Applicant requests omission of the architectural elevations as no changes to the building façade or elevations are proposed. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*

3. Checklist and item VIII and SPR section 3.13: Lighting Plan
The Applicant has not provided a lighting plan to demonstrate the existing lighting complies. *The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
4. Checklist item II.5 and SPR section 4.18.i and j: Other Legal Documents/Abutter Acknowledgement
The existing conditions plan indicates existing encroachments on the property of the westerly abutter. The site preparation plan by the Applicant indicates the removal of the sheds and restoration of the impacted site area but the submission does not include any appropriate documentation indicating acceptance by the abutter for the work on the abutting property. *The Applicant should provide documentation indicating the abutter has acknowledged the proposed work on the abutting property.*

Waivers: The applicant has submitted seven (7) waiver requests:

1. LSPR §3.10.G.1 relating to the requirement that at least % of the interior parking lot be dedicated to landscaped areas. The Applicant's site design does not provide the minimum internal landscaping per Section 3.10.G.1 of the Site Plan Regulations and Checklist item VII. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*
2. LSPR §3.10.G.3 relating to the requirement to provide interior shade trees at a rate of one per 15 interior parking spaces. The Applicant's site design does not provide the minimum interior shade tree requirement per Section 3.10.G.3 of the Site Plan Regulations and Checklist item VII. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*
3. LSPR §3.10.G.4 relating to the requirement for curbing along the edge of pavement surrounding parking areas. The Applicant's site design does not provide the minimum curbing along edges of pavement per Section 3.10.G.4 of the Site Plan Regulations and Checklist item VII. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*
4. LSPR §3.10.G.5 relating to the requirement to provide perimeter shade trees at a rate of one per 20 parking spaces or one per 50 feet of perimeter length where buffering is required. The Applicant's site design does not provide the minimum perimeter shade trees per Section 3.10.G.5 of the Site Plan Regulations and Checklist item VII. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*
5. LSPR §3.12 relating to the requirement to submit architectural elevations or renderings of buildings. The Applicant's site design does not provide the minimum architectural elevations or building renderings per Section 3.12 of the Site Plan Regulations and Checklist item IX. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*

6. LSPR §3.13 relating to the requirement to provide a site lighting plan, photometric details, fixture specifications, and lighting design compliance. The Applicant's site design does not provide the minimum lighting plan, photometric information and fixture specification per Section 3.13 of the Site Plan Regulations and Checklist item VIII. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*
7. Site Plan Checklist XI.5.a–f relating to the requirement to provide utility clearance letters for electric, telephone, cable, gas, water, and sewer services. The Applicant's site design does not provide the required utility clearance letters per Section 4.18.B of the Site Plan Regulations and Checklist item XI.5.a-f. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*

Staff recommends that that the Board vote with respect to any requested waivers utilizing the criteria from RSA 674:36 and Londonderry Subdivision and Site Plan Regulations Section 6.04 and 7.04 as noted below:

In a case when the strict application of these regulations would:

- a. Result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property; or
- b. An alternative site planning and building design approach meets the design objectives as stated in the regulations, equally well or better than would compliance with the regulations; and
- c. In either of the foregoing circumstances, the waiver may be granted without substantial detriment to the public good;

SITE PLAN APPLICATION Recommendation: Conditional approval is appropriate when the project reaches the point at which Board involvement is no longer required, and outstanding items can be resolved with staff. Once the Board has made these decisions, there is no reason to require the Applicant to return to the Board next month.

Based on the information available to date, Staff recommends that the Planning Board **CONDITIONALLY APPROVE** this application.

If the Board CONTINUES the application, it should be continued to April 8, 2026 or May 13, 2026.

If the Board CONDITIONALLY APPROVES this application, the Notice of Decision should read substantially as follows:

Board Action Required: Motion to grant conditional approval of the application for a site plan for site improvements associated with a retail automobile sales operation at 6 Dickey Street, Map 10, Lot 109, Leon and Tamara Lampes (Owner/Applicant), located in the Commercial II (C-II) Zoning District, with the precedent conditions to be fulfilled within 120 days of approval and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Engineering Memo.

Should the planning board decide to conditionally approve the application, the following conditions should be included:

“Applicant”, herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall address all appropriate items from the Planning & Economic Development Department/Department of Engineering & Environmental Services/Stantec Review Memo and Traffic Impact Assessment dated April 1, 2026.
2. The Applicant shall obtain and note any and all applicable state, local, or other permitting on the plans.
3. Owner’s signature shall be provided on the plans.
4. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with the Site Plan Regulations.
5. Third-party review fees shall be paid within 30 days of conditional site plan approval.
6. Financial guarantees be provided to the satisfaction of the Department of Public Works and Engineering.
7. Final engineering review.

PLEASE NOTE – If these conditions are not met within 120 days of the meeting at which the Planning Board grants approval, the Board’s approval will be considered to have lapsed and re-submission of the application will be required.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. **No construction or site work may be undertaken until a pre-construction meeting with Town staff has taken place, filing of an NPDES – EPA Permit (if required), and posting of the site-restoration financial guaranty with the Town.** Contact the Department of Public Works to arrange the pre-construction meeting.
2. The project must be built and executed as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or, if Staff deems applicable, the Planning Board.
3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

4. Fire department access roads shall be provided at the start of the project and maintained throughout construction. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
5. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.
6. Prior to issuance of a certificate of occupancy, all site improvements and off-site improvements shall be completed in accordance with the plan approved by the Planning Board. In accordance with Section 6.01.d of the Site Plan Regulations, in circumstances that prevent landscaping to be completed (due to weather conditions or other unique circumstance), the Building Division may issue a certificate of occupancy prior to the completion of landscaping improvements, if agreed upon by the Planning Division & Public Works Department, when a financial guaranty (see forms available from the Public Works Department) and agreement to complete improvements are placed with the Town. The landscaping shall be completed within 6 months from the issuance of the certificate of occupancy, or the Town shall utilize the financial guaranty to contract out the work to complete the improvements as stipulated in the agreement to complete landscaping improvements. **No other improvements shall be permitted to use a financial guaranty for their completion for purposes of receiving a certificate of occupancy.**
7. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.

MEMORANDUM

To: Planning Board

Date: April 1, 2026

From: Planning and Economic Development
Department of Public Works & Engineering
Stantec Consulting Services, Inc.

Re: Broadway Auto Sales Site Plan
Map 10 Lot 109
6 Dickey Street

Applicant: Leon & Tamara Lampas
Owner: Leon & Tamara Lampas

TF Moran, Inc. submitted plans and supporting information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. The Applicant has not provided a lighting plan to demonstrate the existing lighting complies with section 3.13 of the of the Site Plan Regulations and item VIII of the checklist. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.
2. The existing conditions plan indicates existing encroachments on the property of the westerly abutter. The site preparation plan by the Applicant indicates the removal of the sheds and restoration of the impacted site area but the submission does not include any appropriate documentation indicating acceptance by the abutter for the work on the abutting property per section 4.18.i and j of the regulations and item II.5 of the checklist.

Design Review Items:

1. The Applicant's proposed site design does not provide the minimum 8% overall interior area of proposed parking lot located on the side of the principal building dedicated to landscaping per section 3.10.g.1.ii of the regulations. The Applicant has submitted a written **waiver request** for this requirement for Planning Board consideration.
2. The Applicant's proposed site design does not provide the minimum number of interior shade trees for the total parking space count per section 3.10.g.3 of the regulations. The Applicant has submitted a written **waiver request** for this requirement for Planning Board consideration.
3. The Applicant's proposed site design does not provide the minimum number of perimeter shade trees for the total parking space count per section 3.10.g.5 of the regulations. The Applicant has submitted a written **waiver request** for this requirement for Planning Board consideration.
4. The Applicant's proposed site design does not provide curbing or other acceptable means of landscape protection from encroachments per section 3.10.g.4 of the regulations. The Applicant has submitted a written **waiver request** for this requirement for Planning Board consideration.
5. The Applicant's revised stormwater design does not address the impacts within Dickey Street for the proposed development and the paved driveway. At this time, the Applicant's revised design has not demonstrated compliance with section 3.07 of the Site Plan Regulations of no increase in runoff. We recommend the Applicant revise the design analysis to include the

impacts to Dickey Street (pre and post development) and demonstrate compliance with the regulations has been achieved.

6. As referenced in the prior project review, the NRCS information notes the project soil type as Urban-Canton soil series which is a hydrologic group "B" soil (versus "A" soil). However, the Applicant has not revised the calculations to indicate the proper values associated with the hydrologic group "B" soil. The runoff values presented in the current report are incorrectly associated with group "A" soil. It is anticipated that the runoff values associated with group "B" soil will be higher than those presented in the report. At this time, the Applicant has not provided proper stormwater calculations to demonstrate the project has met compliance with section 3.07.A – no increase in runoff. We recommend the Applicant revise the calculations and analysis to properly represent the existing and proposed soil conditions (with hydrologic soil group "B") and the associated runoff values to each abutter and demonstrate the design complies with the regulations.
7. The Applicant's design intent appears to create a surface detention ponding area on the pavement of the parking lot. This surface ponding area acts as a detention pond to mitigate 25-year peak runoff, but does not provide the 12-inches of freeboard above the 50-year elevation per section 3.07.B.10 of the regulations. It appears this dual use design is intended to function as a parking area and as a detention basin. This unusual design is not addressed in the regulations and the Town will need to decide if it is allowed and the requirements of the regulations that would apply to the design.
8. The project requires a Town of Londonderry Stormwater Permit for the proposed development. The Applicant should submit for and obtain all project permits, indicate the permit approval numbers on sheet 1 and provide copies of all permits for the Planning Department files per sections 4.13 and 4.18.e of the Site Plan Regulations and Item XII of the Site Plan Application & Checklist.
9. We recommend the Applicant clarify/address the following on the **Cover Sheet and Existing Conditions Plan:**
 - a. Please update the plan to dimension the right-of-way width of the existing roadway per sections 4.12.c.6.iii of the Site Plan Regulations and item V.5.c of the Site Plan Application Checklist.
 - b. Please update the title blocks for the existing conditions plans to indicate the Owner's address per section 4.02.e of the Site Plan Regulations and item III.2.e of the checklist.
 - c. Please update the cover sheet, site plan, and landscape plan to provide the Owner's signature on the plan per section 4.03 and 4.12.c.16 of the regulations and item V.13 of the checklist.
10. We recommend the Applicant clarify/address the following on the **Site Plan, Grading and Drainage Plan, Utility Plan, and Erosion Control Plan:**
 - a. The revised site plan does not provide a proper vertical curb design height (6") consistent with detail provided on sheet C-13 and consistent with exhibit R103 of the Town's regulations near the proposed pervious pavement. We note the revised design has labeled tip down sections that reduce the curb to 3 inches to create discharge spillway which will create a point source discharge to the abutting property. This design was not recommended at a discussion meeting with the Applicant and other stormwater design concepts were recommended to the Applicant. However, the Applicant's revised design has not changed the design intent (infiltration) to use porous pavement and still creates a

- spillway and point source discharge for the 25-year storm event to the abutting property. We recommend the Applicant revise the curb design to provide a complete level lip along the curb that would contain the site runoff to remain entirely upon the site to the extent practical.
- b. The revised design indicates the proposed wide parking space on the west side of the garage will be adjacent to the building. We recommend a curb or other substantial bumper (bollard?) be provided to reduce potential impacts to the building.
 - c. We recommend the Applicant provide a note on the site plan for the type of anticipated delivery vehicle for the project.
 - d. Please update the site plan notes to include a note identifying which plans are on file at the Town per item IV.1.p of the checklist.
 - e. Please update the driveway sight distance plan to provide the proper certification per section 3.08.B.8 of the Site Plan Regulations and exhibit D3 of the Subdivision Regulations.
11. We recommend the Applicant clarify/address the following on the **Construction Details**:
- a. The inspection and maintenance plan 1 includes erosion control measures such as stock piles, construction entrance, etc. that would not exist upon completion of the project. Please update the plan to remove these temporary construction items accordingly.
 - b. Note 3 in the snow removal & de-icing notes of the inspection and maintenance plan 1 identify catch basins for the project that are not part of the site design. Please review and revise the notes to be representative of the project site. In addition, please update the plan to indicate and label the location of snow storage areas.
 - c. Please provide details for the stop sign and stop bar in the plan set for proper construction.
 - d. Please provide a detail for the proposed sidewalk in the plan set for proper construction.
 - e. The cross section of the proposed porous pavement detail on sheet C-13 does not include specifications for the porous pavement material to demonstrate the design will infiltrate. Please provide complete porous pavement design information for proper construction. In addition, we recommend the project plans provide detailed construction sequencing and testing to ensure this specially designed pavement and cross section will be porous and will provide the required infiltration rate consistent with the stormwater design analysis.
12. We recommend the Applicant address the following relative to the **Project Drainage Analysis**:
- a. The Applicant's stormwater design indicates a "percolation test" was conducted and used in the analysis that is improper and inconsistent with the NHDES AoT requirements for infiltration testing per Env-Wq 1504.14.e. We note the project has assumed the site has Hydrologic group "A" soil that is incorrect with the associated assumption of an infiltration rate of 20 inches per hour. We note the Canton soil type (group "B" soil) has a general Ksat range of 2 to 6 inches per hour that is significantly less than the 20 inches claimed in the report description and the 10 inches used in the design of the site. We recommend the Applicant conduct the appropriate infiltration testing for this stormwater facility in accordance with NHDES AoT requirements Env-Wq 1504.14.e as required by the Town's regulations. Please update the stormwater analysis as necessary based upon the results of the proper infiltration testing, and review and revise the design accordingly.
 - b. The Applicant's executive summary and post development conditions in the revised report indicates proposed porous concrete pavement panels and is inconsistent with the revised plan and detail indicating porous asphalt pavement. Please revise the narrative to be consistent with the revised stormwater design.
 - c. The infiltration practice criteria worksheet is incomplete and has not addressed the question in line 15 of the document. In addition, line 50 notes an incorrect concrete surface and is inconsistent with the latest design. Please revise accordingly.

- d. The amount of roof area in the post subcatchment PS-01 calculation is less than the same roof area in the existing conditions subcatchment ES-01. Please revise the post development area to match the existing conditions and demonstrate compliance is achieved – no increase in runoff.
- e. Please clarify how the entirety of the proposed shed roof in post subcatchment PS-03 would drain to the south as half would be anticipated with a peaked roof. Please update the calculations, as necessary.
- f. The amount of roof area in the calculations for post subcatchments PS-03 and PS-05 appears to be less than the roof area shown on the post development plan. In addition, the amount of grass area in the PS-05 calculation appears to be more than shown on the plan. Please review and revise the post development area to match the proposed conditions and demonstrate compliance is achieved – no increase in runoff.
- g. The Applicant's proposed site design directs most of the site runoff to the proposed ponding area associated with curbed porous pavement area – Pond P1. The calculations indicate the design intent is to create a ponding area in the driveway with a 40-foot wide curb discharge spillway which will create a point source discharge flow to the abutting property during the 25-year event. Under the existing conditions there is sheet flow along the entire property and not a point discharge to the abutting property. The point source discharge will likely create a localized wet area or ponding on the abutting property that is not recommended.
- h. It is unknown where the porous pavement ponding area #3 in the pond 1P calculations was determined or where this ponding area is located. It appears to be a surface condition, but the surface area in the vicinity of the porous pavement is sloped and the limits of the ponding implied in the calculations are unclear. Please provide additional supporting information with a plan with spot elevation that outlines where the ponding in the driveway occurs for the porous pavement on the site. In addition, please label the floor elevation of the garage.
- i. The porous pavement area – Pond P1 calculations indicate the 40-foot discharge weir has a breadth of 4 feet, but the revised grading plan does not appear to clarify the location and design of this ponding outlet device. Please provide additional spot elevations and information on the plan to clarify the location accordingly consistent with the calculations for pond P1.
- j. The Applicant's revised analysis includes an unconnected frozen conditions node for the pervious pavement ponding, but the submission does not include runoff flow (zero flow) to the node to document the design flow and impact to the abutting property, as well as demonstrate compliance with the regulations. Please update the analysis accordingly.
- k. The updated report includes a stormwater Inspection and Maintenance Manual (I&M Manual) for the stormwater management system as required by the stormwater regulations. We recommend the Applicant update the I&M Manual to include and address the following:
 1. The project description and stormwater practices in the document do not properly identify the proposed porous asphalt pavement area consistent with the revised design. Please revise the document consistent with the project design.
 2. The maintenance guidelines do not properly include the quarterly routine vacuum sweeping consistent with the UNH Stormwater Center fact sheet for porous pavement. Please update the maintenance requirements accordingly.
 3. The document includes a grass conveyance swale, but the design does not indicate or label this stormwater feature. Please review, explain, and update the document, as necessary.

4. The document does not address winter maintenance, as necessary. Please update the document accordingly.
 5. Please update the document to state that the inspection and maintenance logs shall be provided to the Town of Londonderry on an annual basis.
 6. Please update the document text to note that the amount of salt usage shall be reported to NHDES on an annual basis prior to June 1.
 7. Please update the Inspection and maintenance plans in the document and the plan set to address the above comments.
13. The Applicant has provided a SWPPP with this latest submission. We recommend the Applicant address the following relative to the submitted SWPPP;
- a. The submission does not identify a contractor (operator) who will be responsible for the proposed implementation of the SWPPP per section 1.2 of the document. Please update the document accordingly.
 - b. Copies of the stormwater team certifications per section 6 of the document and 6.1 and 7.2.2 of the 2022 Construction General Permit (CGP) are absent. Please update Appendix I accordingly to demonstrate the stormwater team conducting inspections is properly trained.
 - c. Please indicate and label the location of the washout for applicators and containers used for stucco, paint, concrete, form release, oils, cutting compounds, etc on the plans per section 5.6 of the document and as required per CGP 2.3.4.
 - d. The certification and notification statement in section 8 is not endorsed. Please review and update.
 - e. A condition of the Londonderry Stormwater Permit will be the SWPPP reports shall be provided via e-mail to the Town at the same time they are provided to the Contractor and Owner.
14. The Applicant's submitted traffic memo is unchanged and has not addressed the previous traffic review comments dated January 20, 2026 – copy attached. We recommend the Applicant provide an updated traffic memo that addresses the comments for inclusion in the Planning Board's project file.
15. We recommend the Applicant verify the DRC comments of Planning Department have been adequately addressed with the Planning Department.

Board Action Items:

1. The Applicant has submitted seven (7) separate waiver requests relative to several separate requirements of the Site Plan Regulations as noted in the letter dated February 25, 2026. The Board should carefully review each waiver request and consider each waiver request as part of the project review.

To: Ms. Kellie Caron & Ms. Kristan Farr From: Evan Drew PE PTOE RSP₁
Community Development Department Michael Leach
Londonderry, NH

CC: Mr. John Trottier, PE Stantec
Director of Engineering and 5 Dartmouth Drive Suite 200
Environmental Services Auburn, NH 03032-3984
Londonderry, NH

Project/File: 179451186 Date: January 20, 2026

Reference: Proposed Change of Use – Retail Car Sales – 6 Dickey Street – Traffic Peer Review

Stantec Consulting Services, Inc. (“Stantec”) has reviewed the traffic memorandum, dated November 6th, 2025, by T.F. Moran, Inc. (“TFM”) regarding the change of use of an existing wholesale car dealership to a retail car dealership located on Dickey Street in Londonderry. Stantec reviewed this memorandum following Section 3.14 of the most current Town of Londonderry’s Site Plan Regulations (Revised June 11th, 2025), the 12th Edition Trip Generation Manual by the Institute of Transportation Engineers (ITE), and industry best practices. Without evidence of a scoping meeting between TFM and the Town, Stantec assumed this memorandum covers a “short” analysis level of assessment per the Town’s Site Plan Regulations (Section 3.14.c).

The traffic impact and access study was stamped by a New Hampshire licensed professional engineer as required for Site Plan Regulations Section 3.14.c.6.

Description of Site and Roadways

Per Site Plan Regulations Section 3.14.c.1 and c.2, TFM provided description of roadways and intersections adjacent to the proposed development, including detailed description of the development itself. Specifically the development parcel, Dickey Street, and its location north of the intersection with West Broadway in Derry.

Aside from some editorial (spelling and punctuation) mistakes, Stantec finds TFM’s descriptions of the site, roadway, and relation to nearby intersections satisfactory.

Trip Generation and Distribution

Per Site Plan Regulations Section 3.14.c.4 and c.5, TFM has provided estimated vehicle trips expected via the ITE Trip Generation Manual, 12th Edition (most current), for Used Automobile Sales (Land Use Code 841) and the square footage of the building (847 square feet or 0.847 thousands square feet (ksf)).

While there is one error in the “Total Trip Generation” table (Weekday AM Out should be 1 not 2), Stantec finds the estimated trip generation procedure and results satisfactory. TFM did not include

Reference: Proposed Change of Use – Retail Car Sales – 6 Dickey Street – Traffic Peer Review

a trip distribution assessment, but as the change in use for a Planning sense is not a change in use in a Trip Generation sense, Stantec would concur with TFM if their assumption is that distribution would be the same as the existing use.

Sight Distance

Per Site Plan Regulations Section 3.14.c.3 and Subdivision Regulations Section 3.09.f.2, TFM identified sight distances for the driveway in Sheet C-6 of the Site Plan set.

Stantec finds TFM's sight distance evaluation at the proposed site driveway and nearby impacted intersections satisfactory.

Conclusion

TFM's conclusions summarized the change in use has minimal impact to trip generation for the site and the traffic associated with this new use can be accommodated by the adjacent roadway network.

Stantec concurs with TFM's conclusion that the change in use is not likely to generate enough vehicle trips, or change the types of vehicle trips, to notably depreciate the operations of the adjacent roadway. Stantec recommends an updated (corrected) stamped traffic memorandum be provided to the Town for inclusion in the project file.

Stantec appreciates the opportunity to review this study on behalf of the Town of Londonderry. Please reach out for any additional questions or comments.

Respectfully,

STANTEC CONSULTING SERVICES INC.



Evan Drew PE, PTOE, RSP₁
Associate - Senior Traffic Engineer
Phone: 603-263-4656
evan.drew@stantec.com

Design Review Committee

Assessing Department Comment Sheet

Project: 6 Dickey Street Broadway Auto Sales

Location: Tax Map 10 Lot 109

Date: 11/25/2025

Please return comments by December 9, 2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.gov Thank you.

Is any of the subject property in Current Use: Yes No

Are there any particular concerns regarding the following items?
(Check item of concern, explain below)

- | | |
|---|--|
| <input type="checkbox"/> Street Numbering | <input type="checkbox"/> Street Naming |
| <input type="checkbox"/> Lot Numbers | <input type="checkbox"/> Fiscal Impact |

Please fill out the following for all subdivision applications creating new lots:

Existing Map and Lot/Street Address: _____

Proposed Map and Lot/Street Address: _____

Comments:

No concerns

Submitted by: _____

Date: _____

Design Review Committee

Conservation Commission Comment Sheet

Project: Broadway Auto Sales
Location: 6 Dickey St Map 10-10+109
Date: Feb 13 - 2026

Please return comments by _____.

Please return comments to Michael Bazegian mbazegian@londonderrynh.org Thank You.

	Yes	No	N/A
Are there wetlands on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are they high quality wetlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will they be impacted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Could the impacts be mitigated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there other important natural resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will they be impacted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Could the impacts be mitigated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Recommend sheds to be demolished
be checked for hazardous material
- Have Applicant document Rationales
for waivers regarding landscaping

Submitted by: MBazegian

Date: 2/13/24

Design Review Committee

Fire Department Comment Sheet

Project: 6 Dickey Street Broadway Auto Sales

Location: Tax Map 10 Lot 109

Date: 11/25/2025

Please return comments by December 9, 2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.gov Thank you.

Are there any particular concerns regarding the following items? (Check item of concern, explain below)

- | | |
|---|---|
| <input type="checkbox"/> Access into the site | <input type="checkbox"/> Water lines |
| <input type="checkbox"/> Circulation within the site | <input type="checkbox"/> Fire Hydrants |
| <input type="checkbox"/> Road/Driveway design | <input type="checkbox"/> Lighting of site |
| <input type="checkbox"/> Availability of water | <input type="checkbox"/> Access to sides/rear of building |
| <input type="checkbox"/> Other issues (explain below) | |

Comments:

-The Fire Department has no concerns with the site plan at this time.

Submitted by: _____

Date: _____

Design Review Committee

Police Department Comment Sheet

Project: 6 Dickey Street Broadway Auto Sales

Location: Tax Map 10 Lot 109

Date: 11/25/2025

Please return comments by December 9, 2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.gov Thank you.

Are there any particular concerns regarding the following items? (Check item of concern, explain below)

- | | |
|---|---|
| <input type="checkbox"/> Adequacy of Police Service to site | <input type="checkbox"/> Security at site |
| <input type="checkbox"/> Access into the site | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Circulation within site | <input type="checkbox"/> Potential disturbance to neighbors |
| <input type="checkbox"/> Access to sides/rear of buildings | <input type="checkbox"/> Lighting/visibility of building/site |
| <input type="checkbox"/> Entrances into buildings | <input type="checkbox"/> Other issues (explain below) |

Comments: LPD has no comments regarding this site.

Submitted by: Deputy Chief Jason Breen

Date: 12/01/25

Design Review Committee

Tax Collector Comment Sheet

Project: 6 Dickey Street Broadway Auto Sales

Location: Tax Map 10 Lot 109

Date: 11/25/2025

Please return comments by December 9, 2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.gov Thank you.

Are Taxes Paid to Date?

Yes

No

Comments:

Submitted by: _____

Date: _____



Town of Londonderry, New Hampshire

Planning & Economic Development Department
268B Mammoth Road
Town Hall – 2nd Floor

603-432-1100
603-432-1128

www.londonderrynh.org

Planning – Zoning – Economic Development – Conservation

MEMORANDUM

TO: Planning Board
FROM: Kristan Farr, Town Planner
DATE: April 1, 2026
RE: ZBA Comments for 6 Dickey Street Site Plan Review

The property at 6 Dickey Street (Map 10, Lot 109) has a long history related to the use of the site for automobile sales. Historically, the parcel operated as Madden’s Auto Body/Wall Street Auto Repairs and Sales, with used car sales conducted without site plan approval, and enforcement actions dating back to 2001–2002 when operations were ordered to cease for lack of compliance.

Between 2015 and 2024, Town staff held multiple meetings with the current owners regarding the need for full Planning Board site plan approval to re-establish any wholesale or retail automobile sales use. During this period, Town staff repeatedly advised that automobile sales, while permitted in the C-II District, require compliance with site plan requirements including paving, striping, drainage improvements, and dimensional compliance. Several conceptual submissions (2017, 2021) were found incomplete or non-compliant, and in 2021–2022, Code Enforcement issued notices of violation due to unpermitted auto sales activity.

In 2025, the Applicant renewed efforts to formalize the use. Seven variances were required due to the lot’s longstanding dimensional and buffer deficiencies. These variances were heard on December 17, 2025 and January 21, 2026, and the Zoning Board of Adjustment granted all seven requests, thereby establishing zoning compliance for the retail automobile sales operation as proposed. These approvals resolve all zoning nonconformities associated with the proposed retail automobile sales use.

The granted variances include:

1. Lot Size & Frontage – Case 12-17-2025-4

Variance from LZO §4.3.2.A to allow retail auto sales on a 0.41-acre lot with 125.56 ft of frontage. Conditions include:

1. Hours of operation: Mon–Fri 10–5; Sat 10–2; No Sunday
2. Vehicle inventory cap: Determined by Planning Board or defaults to 15 vehicles (≤1-ton)

2. Front Setback – Case 12-17-2025-5

Variance from LZO §4.3.3.A.1 to allow the existing building within the 60-ft front setback.



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3. Side Setback – Case 12-17-2025-6

Variance from LZO §4.3.3.A.2 to allow structures within the 30-ft side setback, with a condition that no expansion of the garage or structures in the setback may occur.

4. Rear Setback – Case 12-17-2025-7

Variance from LZO §4.3.3.A.3 to allow the garage and 8'x8' and 8'x10' sheds within the 30-ft rear setback, with a condition prohibiting expansion of those structures.

5. Encroachments Into Green Areas – Case 12-17-2025-8

Variance from LZO §4.3.3.B.1 to allow buildings, pavement, and parking within required front, side, and rear green areas.

6. 50-ft AR-1 Buffer (Distance) – Case 12-17-2025-9

Variance from LZO §4.3.3.B.2.A to allow the use without the required 50-ft buffer to the adjacent Agricultural-Residential (AR-1) zoning district.

7. 50-ft AR-1 Buffer (Planted) – Case 12-17-2025-10

Variance from LZO §4.3.3.B.2.B to allow the use without a planted and maintained 50-ft buffer to the AR-1 district.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

December 29, 2025

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 17, 2025:

Case No.: 12-17-2025-4

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request for variance from LZO 4.3.2.A to allow a retail automobile sales operation on a lot under one acre and with less than the required frontage on a Class V road or better. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: J. Benard moved in Case No. 12-17-2025-4, a request for a variance from LZO 4.3.2.A to allow a retail automobile sales operation on a lot under one acre and with less than the required frontage on a Class V road or better to be granted, subject to the following conditions: hours of operation shall be Monday through Friday 10 a.m. to 5 p.m., Saturday 10:00 a.m. to 2:00 p.m., no Sunday operation, and a reasonable number of vehicles to be determined by the Planning Board, or if not determined by the Planning Board, then no more than 15 vehicles no greater than one ton. K. Perez seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

December 29, 2025

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 17, 2025:

Case No.: 12-17-2025-5

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request for variance from LZO 4.3.3.A.1 to allow a retail automobile sales operation with a building within the 60 foot front setback. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: L. Sussman moved in Case No. 12-17-2025-5 to grant the request for a variance. M. Feig seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

December 29, 2025

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 17, 2025:

Case No.: 12-17-2025-6

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Case No. 12-17-2025-6 Request for variance from LZO 4.3.3.A.2 to allow a retail automobile sales operation with buildings within the 30-foot side setback. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner), TF Moran (Applicant).

Result: L. Sussman moved in Case No. 12-17-2025-6 to grant the request for a variance. K. Perez seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

J. Bernard moved to reopen Case No. 12-17-2025-6, request for a variance from LZO 4.3.3.A.2 to allow a retail automobile sales operation with buildings within the 30-foot side setback to declare the conditions that were not written. M. Feig seconded the motion. The motion carried 4-0-0.

J. Bernard moved in Case No. 12-17-2025-6, request for a variance from LZO 4.3.3.A.2 to allow a retail automobile sales operation with buildings within the 30-foot side setback, to add the following conditions: the garage shall not be expanded upon as presented and existing structures in the side setback shall not be expanded upon. L. Sussman seconded the motion. The motion carried 4-0-0.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

December 29, 2025

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 17, 2025:

Case No.: 12-17-2025-7

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request for variance from LZO 4.3.3.A.3 to allow a retail automobile sales operation with a building within the 30-foot rear setback with the condition that the garage as presented shall not be expanded upon and sheds as presented (8'x8' and 8'x10') shall not be expanded upon. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: L. Sussman moved in Case No. 12-17-2025-7 to grant the request for a variance, subject to the conditions that the garage as presented shall not be expanded upon and the sheds as presented, 8' x 8' and 8' x 10', shall not be expanded upon. K. Perez seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

January 28, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 21, 2026:

Case No.: 12-17-2025-8

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request For Variance from LZO 4.3.3.B.1 to allow a retail automobile sales operation with buildings and parking areas within the front, side and rear green areas. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: M. Feig moved in Case No. 12-17-2025-8, the request for variance from LZO 4.3.3.B.1 to allow a retail automobile sales operation with buildings and parking areas within the front, side and rear green areas at 6 Dickey Street be granted. G. Carson seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

January 28, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 21, 2026:

Case No.: 12-17-2025-9

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request For variance from LZO 4.3.3.B.2.A to allow a retail automobile sales operation without the 50-foot buffer to the Agricultural Residential (AR-1) Zoning District. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: M. Feig moved in Case No. 12-17-2025-9, the request for variance from LZO 4.3.3.B.2.A to allow a retail automobile sales operation without the 50-foot buffer to the Agricultural Residential (AR-1) Zoning District at 6 Dickey Street be granted. A. Hansen seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

January 28, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 21, 2026:

Case No.: 12-17-2025-10

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request For variance from LZO 4.3.3.B.2.B to allow a retail automobile sales operation without a planted and maintained 50-foot buffer to the Agricultural Residential (AR-1) Zoning District. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: M. Feig moved in Case No. 12-17-2025-9, the request for variance from LZO 4.3.3.B.2.B to allow a retail automobile sales operation without a planted and maintained 50-ft buffer to the Agricultural Residential (AR-1) Zoning District at 6 Dickey Street be granted. A. Hansen seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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January 28, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 21, 2026:

Case No.: 12-17-2025-8

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request For Variance from LZO 4.3.3.B.1 to allow a retail automobile sales operation with buildings and parking areas within the front, side and rear green areas. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: M. Feig moved in Case No. 12-17-2025-8, the request for variance from LZO 4.3.3.B.1 to allow a retail automobile sales operation with buildings and parking areas within the front, side and rear green areas at 6 Dickey Street be granted. G. Carson seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



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ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

January 28, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 21, 2026:

Case No.: 12-17-2025-9

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request For variance from LZO 4.3.3.B.2.A to allow a retail automobile sales operation without the 50-foot buffer to the Agricultural Residential (AR-1) Zoning District. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: M. Feig moved in Case No. 12-17-2025-9, the request for variance from LZO 4.3.3.B.2.A to allow a retail automobile sales operation without the 50-foot buffer to the Agricultural Residential (AR-1) Zoning District at 6 Dickey Street be granted. A. Hansen seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

January 28, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, January 21, 2026:

Case No.: 12-17-2025-10

Applicant: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Owner: Leon and Tamara Lampes
6 Dickey Street
Londonderry NH 03053

Location of Property: 6 Dickey Street, Map 010, Lot 109, Zoned Commercial 2 (C-II)

Request: Request For variance from LZO 4.3.3.B.2.B to allow a retail automobile sales operation without a planted and maintained 50-foot buffer to the Agricultural Residential (AR-1) Zoning District. The parcel is located at 6 Dickey Street in the Commercial 2 (C-II) Zoning District. Tax Map 010, Lot 109, Leon and Tamara Lampes (Owner/Applicant).

Result: M. Feig moved in Case No. 12-17-2025-9, the request for variance from LZO 4.3.3.B.2.B to allow a retail automobile sales operation without a planted and maintained 50-ft buffer to the Agricultural Residential (AR-1) Zoning District at 6 Dickey Street be granted. A. Hansen seconded the motion. The motion carried 4-0-0. The applicant's request for a variance was GRANTED.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.