



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053  
Phone: 432-1100, ext.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 11/17/2021-3

**Applicant:** Cedar Crest Development, LLC  
25 Buttrick Road – Unit A1  
Londonderry, NH 03053

**Location of Property:** 22 Young Road, Map 6 Lot 53, Zoned R-III

**Request:** Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted

**Result:** Member M. Feig made a motion in **CASE NO. 11/17/2021-3** to **continue** the application to January 19, 2022 to allow the applicant time to review with Town staff the density calculations.

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The application was continued to January 19, 2022.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 11/17/2021-4

**Applicant:** Cedar Crest Development, LLC  
25 Buttrick Road – Unit A1  
Londonderry, NH 03053

**Location of Property:** 20 Young Road, Map 6 Lot 58-2, Zoned R-III

**Request:** Request for two variances from (1) LZO 4.2.2.2 (B) to eliminate the use requirement at least 75% of single family and two family dwellings shall be restricted housing for older persons in the multi-family residential (R-III) zone; and (2) LZO 4.2.2.3.B.1.b to allow 55 residential 3 bedroom units where only 35 are permitted.

**Result:** Member M. Feig made a motion in **CASE NO. 11/17/2021-4** to **continue** the application to January 19, 2022 to allow the applicant time to review with Town staff the density calculations.

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The application was continued to January 19, 2022.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-1

**Applicant:** Chelsea Paquette  
259 Hampstead Road  
Derry, NH 03038

**Location of Property:** 1A Commons Drive – Unit 4, Map 10 Lot 001-C-4, Zoned C-III

**Request:** Request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1A Commons

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-1** to **GRANT** the applicant's request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1A Commons Drive – Unit 4, Map 10 Lot 001-C-4, Zoned C-III, Lawrence Roberts (Owner) & Chelsea Paquette (Applicant) with the condition that there be no more than six chairs and sufficient parking be available (parking calculations to be determined by Town Staff/Planning Board).

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-2

**Applicant:** Midwest Convenience (Sunoco)  
1450 N. Benson Ave – Suite A  
Upland, CA 91786

**Location of Property:** 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I

**Request:** Request for a variance from LZO 7.6.D.3.b to allow a total of 108 SF of wall signage where only 50 SF are allowed

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-2** to **continue** the application to January 19, 2022 as there was not proper documentation from the presenters demonstrating that they had authorization to present on behalf of the owner and/or applicant.

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The application was continued to January 19, 2022.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-3

**Applicant:** Xavier & Kristina Correa Morales  
126 Old Derry Road  
Londonderry, NH 03053

**Location of Property:** 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1

**Request:** Appeal of an administrative decision from Nick Codner, Chief Building Inspector regarding the interpretation of LZO 5.18.H.2 side or rear yard for the location of an accessory dwelling unit

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-3** to **DENY** the applicants' appeal of an administrative decision from Nick Codner, Chief Building Inspector regarding the interpretation of LZO 5.18.H.2 side or rear yard for the location of an accessory dwelling unit, 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1, Xavier & Kristen Correa Morales (Owners & Applicants).

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The applicant's appeal of an administrative decision was **DENIED**. The appeal was denied for the following reasons: The Code Enforcement Officer's interpretation of what constitutes a front yard using the plane of the house considering setbacks was reasonable.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-4

**Applicant:** Xavier & Kristina Correa Morales  
126 Old Derry Road  
Londonderry, NH 03053

**Location of Property:** 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1

**Request:** Request for a variance LZO 5.18.H.2 to allow an accessory dwelling unit in the front yard

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-4** to **GRANT** the applicant's request for a variance from LZO 5.18.H.2 to allow an accessory dwelling unit in the front yard, 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1, Xavier & Kristen Correa Morales (Owners & Applicants).

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

**Request:** Request for a variance from LZO 5.18.H.F to allow an accessory dwelling unit 108 SF over what is allowed

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-4** to **GRANT** the applicant's request for a variance from LZO 5.18.F to allow an accessory dwelling unit 108 SF over what is allowed, 126 Old Derry Road, Map 18 Lot 19-4, Zoned AR-1, Xavier & Kristen Correa Morales (Owners & Applicants).

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

---

Neil Dunn, Chair



TOWN OF LONDONDERRY

**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053

Phone: 432-1100, ext.134 Fax: 432-1142

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-5

**Applicant:** Diane Rossi  
36 Margate Drive  
Auburn, NH 03037

**Location of Property:** 1 D Commons Drive – Unit 19, Map 10 Lot 001-C-19, Zoned C-III

**Request:** Request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-5** to **GRANT** the applicant's request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1D Commons Drive – Unit 19, Map 10 Lot 001-C-19, Zoned C-III, RNC Realty, LLC (Owner) & Diane Rossi (Applicant) with the following conditions that there be no more than seven chairs and sufficient parking is available (parking calculations to be determined by Town Staff/Planning Board)

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-6

**Applicant:** Diane Rossi  
36 Margate Drive  
Auburn, NH 03037

**Location of Property:** 1 D Commons Drive – Unit 20, Map 10 Lot 001-C-20, Zoned C-III

**Request:** Request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-6** to **GRANT** the applicant's request for a variance from LZO 4.1.2 Use Table to allow a hair salon as a permitted use in the C-III district which is otherwise prohibited, 1D Commons Drive – Unit 19, Map 10 Lot 001-C-20, Zoned C-III, RNC Realty, LLC (Owner) & Diane Rossi (Applicant) with the following conditions that there be no more than seven chairs and sufficient parking is available (parking calculations to be determined by Town Staff/Planning Board).

Member D. Armstrong seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED** with conditions.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-7

**Applicant:** David & Sally Faucher  
36 Kimball Road  
Londonderry, NH 03053

**Location of Property:** 36 Kimball Road, Map 11 Lot 57, Zoned AR-1

**Request:** Request for a variance from LZO 5.18.G to allow an accessory dwelling unit that is not consistent with the principal dwelling in appearance, design, colors and materials

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-7** to **GRANT** the applicant's request for a variance from LZO 5.18.G to allow an accessory dwelling unit that is not consistent with the principal dwelling in appearance, design, colors and materials, 36 Kimball Road, Map 11 Lot 57, Zoned AR-1, David & Sally Faucher (Owners & Applicants).

Member I. Macarelli seconded the motion.

The motion passed, 4-0-0. The applicant's request for a variance was **GRANTED**.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.134 Fax: 432-1142

December 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, December 15, 2021:

**Case No.:** 12/15/2021-8

**Applicant:** Belize Real Estate Holdings, LLC  
74 Page Road  
Londonderry, NH 03053

**Location of Property:** 74 Page Road, Map 5 Lot 28, Zoned AR-1

**Request:** Request for a variance from LZO 4.2.1.3.B.1 to allow a lot with 100.58 feet of frontage where 150 feet are required

**Result:** Member M. Feig made a motion in **CASE NO. 12/15/2021-8** to **GRANT** the applicant's request for a continuance due to a three member board to January 19, 2022.

Member D. Armstrong seconded the motion.

The motion passed, 3-0-0. The applicant's request for a continuance to January 19, 2022 was **GRANTED**.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties 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.