

Town of Londonderry Zoning Board of Adjustment Agenda

April 15, 2020

7:00 p.m.

UPDATED AS OF APRIL 10, 2020

REMOTE MEETING

Per Emergency Order #12 Pursuant to Executive Order 2020-04, during the current declared State of Emergency, the Governor has waived the requirement in RSA 91-A:2, III (b) that a quorum of a body be physically present as it relates to public meetings. Under the same directive, the Governor has also waived the requirement in RSA 91-A:2, III(c) that each part of a meeting of a public body be audible or otherwise discernable to the public "at the location specified in the meeting notice as the location of the meeting." These two requirements are waived so long as the public body:

1. Provides public access to the meeting by telephone, with additional access possibilities by video or other electronic means;
2. Provides public notice of the necessary information for accessing the meeting;
3. Provides a mechanism for the public to alert the public body during the meeting if there are problems with the access; and
4. Adjourns the meeting if the public is unable to access the meeting.

In accordance with this directive, the Londonderry Zoning Board will conduct its meeting as follows:

1. The public shall have access to participate in the meeting by telephone, computer, tablet or smartphone. To join via telephone, the public may call 1 (312) 626-6799 and when prompted enter Webinar ID: Access Code: 139 024 139 and Password: 096200. ** PLEASE NOTE THAT THIS INFORMATION HAS CHANGED FROM THE PREVIOUSLY POSTED AGENDA **
2. The meeting will also be broadcast on Londonderry Access Center TV channel GOV-22 or via live stream at <http://www.lactv.com/>
3. This notice serves as the public notice of the necessary information for accessing the meeting. Further, information for accessing the meeting will be posted on the Town's website and through various social media avenues.
4. You may also provide public testimony via e-mail, please e-mail your testimony to cmailloux@londonderrynh.org by April 15, 2020 no later than 5:00 p.m. Your testimony will be read into the public record at the meeting.
5. The Board encourages that any documentation that you wish for the Board to consider be submitted by April 8, 2020 no later than 5:00 p.m. to allow distribution to the Board at the virtual meeting. You can submit documentation electronically to cmailloux@londonderrynh.org or mail it to Planning & Economic Development Office, 268B Mammoth Road, Londonderry, NH 03053.
6. If you attempt to call in to the meeting to provide public testimony and are unable to access the meeting, please notify Planning Staff during the meeting by calling or sending a text message to 603-247-7301 or sending an email to cmailloux@londonderrynh.org.
7. If during the meeting there are problems with access, Planning Staff will alert the public and the Board members; and
8. If at any time the public is unable to access the meeting, the meeting will be adjourned and continued to a date certain.

ZBA AGENDA

I. Draft minutes to approve: February 19, 2020 & March 18, 2020

II. Report by Town Council liaison (if any): n/a

III. Regional Impact Determinations

IV. Public hearing of cases:

- A. **CASE NO. 02/19/2020-1:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 25 feet into the 40 feet front setback for the construction of a garage, Two Mont Vernon Drive, Map 5 Lot 73-12, Zoned AR-1, Douglas Fuller (Owner & Applicant) – continued from the February 19, 2020 meeting & March 18, 2020 meetings
- B. **CASE NO. 03/18/2020-2:** Request for a variance from LZO 4.1.2 to allow a restaurant use in the Industrial II (IND-II) district which is otherwise prohibited, 49 Harvey Road, Map 14 Lot 44-5, Zoned IND-II, Pipe Dream Brewing, LLC (Applicant) and Lxor Realty, LLC (Owner) – continued from the March 18, 2020 meeting
- C. **CASE NO. 03/18/2020-3:** Request for a variance from LZO 4.2.1.2.C.2 to encroach seven feet into the side setback from the construction of a second-floor addition, Six Coin Street, Map 15 Lot 210, Zoned AR-1, Kevin & Katlyn McKenzie (Owners & Applicants) – continued from the March 18, 2020 meeting
- D. **CASE NO. 03/18/2020-4:** Request for a special exception pursuant to LZO 5.12 for a home occupation for a food trailer service operation, 143 Litchfield Road, Map 11 Lot 20-6, Zoned AR-1, Timothy & Wilda Hood (Owners & Applicants) – continued from the March 18, 2020 meeting
- E. **CASE NO. 04/15/2020-1:** Request for variance from LZO 7.7.E.3 to allow changeable electronic message board that is otherwise prohibited, One Mohawk Drive, Map 6 Lot 36, Zoned C-I & RTE 102 POD, Vencor Incorporated (Applicant) and Correia Realty, LLC (Owner)
- F. **CASE NO. 04/15/2020-2:** Request for a special exception for an off-premise sign pursuant to LZO 7.6.C.6, 34 Nashua Road, Map 10 Lot 52, Zoned C-I, Pillsbury Realty Development, LLC (Owner) & Demoulas Super Markets, Inc. successor by merger to 231 Realty Associates (Owners)
- G. **CASE NO 04/15/2020-3:** Request for a variance from LZO 7.6.B.3 to allow 24 banner signs which are prohibited, Four Orchard View Drive, Map 7 Lot 40-2, Zoned C-I, Vernco Apple, LLC (Owner & Applicant)

V. Communications and miscellaneous:

VI. Other business