



**Town of Londonderry**  
**Zoning Board of Adjustment Agenda**  
**July 21, 2021 - 7:00 p.m.**  
**Moose Hill Council Chambers, 268B Mammoth Road**

- I. **Draft minutes to approve:** June 16, 2021
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
  - A. **CASE NO. 05/19/2021-4:** Request for a special exception pursuant to LZO 5.15.1 for a portable storage structure in the AR-I district, 136 Pillsbury Road, Map 6 Lot 18-2, Zoned AR-1, Orchard Christian Fellowship Church (Owner & Applicant) – continued from the May meeting – WITHDRAWN BY THE APPLICANT
  - B. **CASE NO. 06/16/2021-1:** Request for four variances from LZO: (1) 7.7.E.3 to allow a changeable electronic message board sign that is otherwise prohibited; (2) 7.5.C to allow a sign 16 feet in height where only 10 feet in height are allowed; (3) 7.6.D.3.B to allow an additional wall sign where only one is permitted; and (4) 7.6.D.3.a.i to allow a free standing sign to be located 4 feet from the Nashua Road property line where 15 feet are required and 2 feet from the Ela Road property line where 15 feet are required, Seven Nashua Road, Map 10 Lot 129, Zoned C-II, RGGGS Realty, Inc. (Owner) and NH Signs (Applicant) – continued from the June meeting
  - C. **CASE NO. 07/21/2021-1:** Request for four variances from LZO: (1) 4.3.3.A.1 to encroach 35 feet into the 60 foot front setback for an existing non-conforming building and a proposed addition; (2) 4.3.3.A.2 to encroach 5 feet into the 30 foot side setback for an existing non-conforming building; (3) 4.3.3.B.1 to encroach 13.7 feet into the 15 foot perimeter green landscaping buffer for a paved parking area; and (4) 4.3.3.B.1 to encroach 30 feet into the 30 foot front perimeter green landscaping buffer for a paved parking area, 213 Rockingham Road, Map 15 Lot 23-1, Zoned C-I, Gagne Family Trust (Owner) and Paula Gagne (Applicant)
  - D. **CASE NO. 07/21/2021-2:** Request for a variance from LZO 4.3.3.B to reduce the required 33% green landscaping area to 11% with the addition of a 8 ft x 12 ft extension to the existing patio, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegades Pub North (Applicant)
  - E. **CASE NO. 07/21/2021-3:** Request for a variance from LZO 4.3.3.A.1 to encroach 32.2 feet into the 60 foot front setback for the addition roll up/down plastic barriers on an existing

patio, 103 Nashua Road, Map 6 Lot 35-17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegades Pub North (Applicant)

- F. **CASE NO. 07/21/2021-4:** Request for a variance from LZO 4.1.2 Use Table to allow a restaurant use in the Industrial II zone which is otherwise prohibited, 49 Harvey Road, Map 14 Lot 44-5, Zoned IND-II, Lxor Realty, LLC (Owner) and Pipe Dream Brewing, LLC (Applicant)
  
- G. **CASE NO. 07/21/2021-5:** Request for a variance from LZO 4.1.2 Use Table to allow a daycare use in the Agricultural-Residential zone which is otherwise prohibited. 40 Mammoth Road, Map 1 Lot 43 Zoned AR-1, Mac & Families, LLC (Owner & Applicant)
  
- H. **CASE NO. 07/21/2021-6:** Request for a variance from LZO 7.8.B to encroach 5 feet +/- into the side setback for the construction of a sign, 18 Orchard View Drive, Map 7 Lot 40-12, Zoned C-I, STG Realty Associates, LLC (Owner & Applicant)

**V. Communications and miscellaneous:**

**VI. Other business**