



**Town of Londonderry**  
**Zoning Board of Adjustment Agenda**  
**January 19, 2022 - 7:00 p.m.**  
**Moose Hill Council Chambers, 268B Mammoth Road**

- I. **Draft minutes to approve:** December 15, 2021
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
  - A. **CASE NO. 11/17/2021-3:** 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, 22 Young Road, Map 6 Lot 58-2, Zoned R-III, Zoned R-III, Edgar L. Pitts and Winnifred L. Pitts Revocable Trust (Owner) and Cedar Crest Development, LLC (Applicant) – continued from the December 15, 2021 meeting
  - B. **CASE NO. 11/17/2021-4:** Request for two variances from (1) LZO 4.2.2.2.B to eliminate the use requirement of 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, 20 Young Road, Map 6 Lot 53, Zoned R-III, Edgar L. Pitts and Winnifred L. Pitts Revocable Trust (Owner) and Cedar Crest Development, LLC (Applicant) – continued from the December 15, 2021 meeting
  - C. **CASE NO. 12/15/2021-2:** 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, 66 Nashua Road, Map 7 Lot 40-4, Zoned C-I, The Matarazzo Family Trust (Owner) and Midwest Convenience (Sunoco) (Applicant) – continued from the December 15, 2021 meeting
  - D. **CASE NO. 12/15/2021-8:** 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, Eight Wiley Hill Road, Map 5 Lot 28, Zoned AR-I, Belize Real Estate Holding, LLC (Owner & Applicant) – continued from the December 15, 2021 meeting
  - E. **CASE NO. 01/19/2022-1:** Request for a special exception for a portable storage unit pursuant to LZO 5.15.1, 114 Litchfield Road, Map 11 Lot 26-1-2, Zoned AR-1, Gary & Amy Mellinger (Owners & Applicants)

**V. Communications and miscellaneous:**

**VI. Other business – election of officers**