



Town of Londonderry
Zoning Board of Adjustment Agenda
November 16, 2022 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** September 21, 2022 & October 19, 2022
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 08/17/2022-1:** Request for a variance from LZO 4.3.3.B.2.a to encroach 30 feet into the 50 foot landscaping buffer, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred Pittore (Owner & Applicant) – continued from the 10/16/22 meeting
 - B. **CASE NO. 08/17/2022-2:** Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 100 foot conservation overlay district which is otherwise prohibited, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred Pittore (Owner & Applicant) – continued from the 10/16/22 meeting
 - C. **CASE NO. 08/17/2022-3:** Request for a variance from LZO 4.6.1.3.B.12 to allow parking and other site improvements in the 50 foot conservation overlay district which is otherwise prohibited, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred Pittore (Owner & Applicant) – continued from the 10/16/22 meeting
 - D. **CASE NO. 09/21/22-3:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #4) with 50.28 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) – continued from the 10/16/22 meeting
 - E. **CASE NO. 09/21/22-4:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #1) with 50.00 feet of frontage where 150 feet are required, 13 Sheridan Drive, Map 16 Lot 50-3, Zoned AR-1, Thomas & Shawna Gardocki (Owners) and 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) – continued from the 10/16/22 meeting
 - F. **CASE NO. 09/21/22-5:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #2) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) – continued from the 10/19/22 meeting
 - G. **CASE NO. 09/21/22-6:** Request for a variance from LZO 4.2.1.3.B.1 to create a lot (lot #3) with 26.04 feet of frontage where 150 feet are required, 10 Sheridan Drive, Map 16 Lot 42-4, Zoned AR-1, The Gardocki Family Trust, William & Gail Gardocki, Trustees (Owners & Applicants) – continued from the 10/16/22 meeting

- H. **CASE NO. 09/21/22-8:** Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited, 77 Nashua Road, Map 7 Lot 129, Zoned C-I, CM Londonderry, LLC (Owner) and 201 Highland, LLC (Applicant) – continued from the 10/16/22 meeting
- I. **CASE NO. 09/21/22-9:** Request for a variance from LZO 4.12 Use Table to allow self-storage facility in the C-I zone which is otherwise prohibited, 83 Nashua Road, Map 7 Lot 130, Zoned C-I, CM Londonderry, LLC (Owner) and 201 Highland, LLC (Applicant) – continued from the 10/16/22 meeting
- J. **CASE NO. 11/16/22-1:** Request for a variance from LZO 4.13 GB District Services Table to allow a 30,188 SF the use of an automotive repair facility for electric vehicles within a 46,320 SF building where only 10,000 SF are allowed by conditional use permit, 36 Industrial Drive (Map 28 Lot 18-3, Zoned Gateway Business (GB)), Ballinger Properties, LLC & Five N. Associates (Owners) and Scannell Properties (Applicant)
- K. **CASE NO. 11/16/22-2:** Request for a variance from LZO 4.12 Use Table to allow a vehicle sales establishment in the Gateway Business zone which is otherwise prohibited, 36 Industrial Drive (Map 28 Lot 18-3, Zoned Gateway Business (GB)), Ballinger Properties, LLC and Five N Associates (Owners) and Scannell Properties (Applicant)

V. Communications and miscellaneous:

VI. Other business