



Town of Londonderry
Zoning Board of Adjustment Agenda
March 15, 2023 - 7:00 p.m.
Moose Hill Council Chambers, 268B Mammoth Road

- I. **Draft minutes to approve:** February 15, 2023
- II. **Report by Town Council liaison**
- III. **Regional Impact Determinations**
- IV. **Public hearing of cases:**
 - A. **CASE NO. 03/15/2023-1:** Request for a variance from LZO 4.4.1.3.A.1.a to encroach 9.4 feet into the 30-foot front setback for an existing building, 43 Harvey Road, Map 14 Lot 44-2, Zoned IND-II, Forty Three Harvey Rd Real Inc. (Owner & Applicant).
 - B. **CASE NO. 03/15/2023-2:** Request for a variance from LZO 4.4.1.3.H.1 to encroach 9.4 feet into the 15-foot greenspace for an existing building, 43 Harvey Road, Map 14 Lot 44-2, Zoned IND-II, Forty Three Harvey Rd Real Inc. (Owner & Applicant).
 - C. **CASE NO. 03/15/2023-3:** Request for a variance from LZO 4.4.1.3.D.1 to allow outdoor storage of company owned vehicles, 43 Harvey Road, Map 14 Lot 44-2, Zoned IND-II, Forty Three Harvey Rd Real Inc. (Owner & Applicant).
 - D. **CASE NO. 03/15/2023-4:** Request for a variance from LZO 4.1.2 Use Table to allow manufacturing (brewery) in the C-I zone which is otherwise prohibited, 44 Nashua Road (Unit 17), Map 7 Lot 67, Zoned C-I, Leeman Corporation (Owner) and Paul Kelly (Applicant).
 - E. **CASE NO. 03/15/2023-5:** Request for a variance from LZO 4.6.6.7.F.5.b to allow an existing sign with height of 17 feet whereas a maximum of 10 feet is permitted in RTE 102 POD & C-I district, 107 Nashua Road Map 6 Lot 35-1, Zoned C-I & RTE 102 POD, 107 Nashua Road Properties, LLC (Owner) John Manelas Applicant).
 - F. **CASE NO. 03/15/2023-6:** Request for a variance from LZO 4.6.6.7.F.5.c.i to allow an existing sign with area of 63 square feet whereas a maximum of 30 square feet is permitted in RTE 102 POD & C-I district, 107 Nashua Road Map 6 Lot 35-1, Zoned C-I & RTE 102 POD, 107 Nashua Road Properties, LLC (Owner) John Manelas Applicant).
 - G. **CASE NO. 03/15/2023-7:** Request for a variance from LZO 4.6.6.7.F.5.d to allow an existing sign within 10 feet of the front property line in RTE 102 POD & C-I district, 107 Nashua Road Map 6 Lot 35-1, Zoned C-I & RTE 102 POD, 107 Nashua Road Properties, LLC (Owner) John Manelas Applicant).
 - H. **CASE NO. 03/15/2023-8:** Request for a variance from LZO 4.6.6.7.F.5.e.i to allow an existing pole sign whereas a monument sign type is required in RTE 102 POD & C-I district, 107 Nashua Road Map 6 Lot 35-1, Zoned C-I & RTE 102 POD, 107 Nashua Road Properties, LLC (Owner) John Manelas Applicant).

- I. **CASE NO. 03/15/2023-9**: Request for a variance from LZO 4.6.6.7.F.4.b to allow a wall sign with an area 96 square feet whereas a maximum of 30 square feet is permitted in RTE 102 POD & C-I district, 107 Nashua Road Map 6 Lot 35-1, Zoned C-I & RTE 102 POD, 107 Nashua Road Properties, LLC (Owner) John Manelas Applicant).

V. **Communications and miscellaneous**

VI. **Other business**

VII. **Adjourn**