



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

- I. **Draft minutes to approve:** February 16, 2022
- 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 February 16, 2022 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 February 16, 2022 meeting
  - C. **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 February 16, 2022 meeting
  - D. **CASE NO. 02/16/2022-1:** Appeal of the Zoning Administrator/Chief Building Inspector Nick Codner’s administrative decision/determinations dated November 23, 2021 regarding necessary site improvements and approvals pursuant to LZO sections 5.21.A, 4.3, 4.3.2.A-D & 4.33, Six Dickey Street, Map 10 Lot 109, Zoned C-II, Leon & Tamara Lampes (Owners & Applicants) – continued from the February 16, 2022 meeting
  - E. **CASE NO. 03/16/2022-1:** Request for a variance from LZO 4.2.1.3.C.3 to encroach 10 feet into the 15 foot back setback for the construction of an addition to a deck, 143 Mammoth Road, Map 3 Lot 100-1, Zoned AR-1, Douglas & Elizabeth Thomas (Owners & Applicants)

- F. **CASE NO. 03/16/2022-2:** Request for a variance from LZO 4.2.1.3.C.1 to encroach 15 feet into the 40 foot front setback for the construction of a shed, 13 Thornton Road, Map 6 Lot 99-79, Zoned AR-1, Harmony Bourassa and Eric Paris (Owners & Applicants)
  
- G. **CASE NO. 03/16/2022-3:** Request for a variance to encroach 60 feet into the 150 Planned Residential Development buffer setback for the construction of an inground pool, Two Burbank, Map 2 Lot 29B-5, Zoned AR-1, Cooper & Jenna Brown (Owners & Applicants)
  
- H. **CASE NO. 03/16/2022-4:** Appeal of an administrative decision by Norma Ditri dated February 7, 2022 regarding LZO 4.2.1.2A the use of a travel trailer (camper) as an accessory dwelling, Three Gardner Circle, Map 6 Lot 75-11, Zoned AR-1, Sean & Marie Bucklin (Owners & Applicants)

**V. Communications and miscellaneous:**

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