



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053  
Phone: 432-1100, ext.134 Fax: 432-1142

March 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, March 17, 2021:

**Case No.:** 02/17/2021-1

**Applicant:** T-Mobile  
42 Nashua Road  
Londonderry, NH 03053

**Location of Property:** 42 Nashua Road, Map 7 Lot 68, Zoned C-I

**Request:** Request for two variances: (1) LZO 7.6.D.3.B.i for two wall signs where only one is allowed; and (2) LZO 7.6.D.3.B.i to allow 65.6 SF of signage where only 40 SF is allowed

**Result:** Member B. O'Brien made a motion to **GRANT** the applicant's request for a variance in **CASE NO. 02/17/2021-1** from LZO 7.6.D.3.B.i for two wall signs where only one is allowed, 42 Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and T-Mobile (Applicant) with the condition that the signs appear as depicted in Exhibit C.

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The applicant's request for a variance was **GRANTED** with conditions.

Member B. O'Brien made a motion to **GRANT** the applicant's request for a variance in **CASE NO. 02/17/2021-1** from LZO 7.6.D.3.B.i to allow 56 SF of signage where only 40 SF is allowed, 42 Nashua Road & Michels Way, Map 7 Lot 68-1, Zoned C-I, NH Realty Trust (Owner) and T-Mobile (Applicant) with the following conditions:

1. Maximum of 28 SF for each sign as depicted in Exhibit C; and
2. The color of channel lettering shall be depicted as in Exhibit C.

Member S. Brunelle seconded the motion.

The motion passed, 5-0-0. The applicant's request for a variance was **GRANTED** with conditions.



TOWN OF LONDONDERRY

**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053

Phone: 432-1100, ext.134 Fax: 432-1142

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



**FACES:** 3/16" thick Clear autoglas or equal w/ first surface applied digitally printed Magenta vinyl from Miratec

**TRIMCAP:** 1" Jewellee trimcap painted to match TMO Magenta & White base coat specified (per color palette)

**RETURNS:** .040 aluminum 3" deep painted Black Satin finish

**BACKS:** .063 alum. - pre-finished alum White  
Principal (≥20") SF Mini 6500K; (<20") Qwik Mod 3 6500K White LED's;  
Remote power supplies

**INSTALL:** Thru boiled flush to wall surface using min 3/8" all thread fasteners with wood blocking as required  
Need to verify if access is available for thru boilling

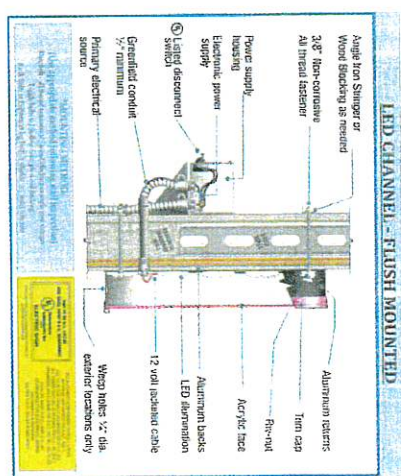
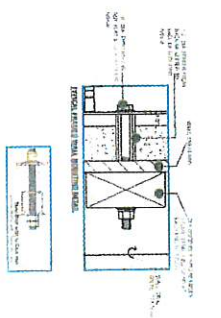
**WALL TYPE:** Signband wall type to be determined

**JOB NOTE:** UL label location - one to be visible from ground, others to be placed on top of letters and one on power supply

**QUANTITY:** (2) TWO lettersets required for storefront and rear elevations

**COLOR PALETTE**

- Translucent Miratec Film 30552-1 Magenta printed on White vinyl
- Mathews Magenta MP66055 R15445
- N. Semi-glo V1.0 over MP55898 White Basecoat
- Black Satin Finish / standard Alum. coil
- Clear Autoglas or Equal



**stratus**  
stratusunlimited.com  
1885 Five Pastures  
Merrillville, IN 46009  
888.503.1569

**Client:** T-Mobile  
**Address:** NASHUA & MITCHELS WAY  
42 NASHUA RD  
LONDONBERRY, NH 03063

**Project No:** 3

**Project Manager:** KEITH PATTERSON

**Project Number:** 000000

**Order Number:** 603543

**Site Number:** 49404

**Electronic Bill Value:** G:\ACCOUNTS\TMOBILE\2020\NH\CORPORATE\ LONDONBERRY\_NASHUA & MITCHELS WAY

Rev #	Req #	Date/Artist	Description
Original	151804	11/06/2019	10/16/2019
Rev 1	151255	12/18/2019	update quantity
Rev 2	151726	01/15/21 DM	update quantity to include 2nd storefront
Rev 3	151726	01/15/21 DM	update quantity to include 2nd storefront
Rev 4	151726	02/24/21 DM	update of TMO-29M-REM
Rev 5	153950		

EX. C



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053  
Phone: 432-1100, ext.134 Fax: 432-1142

March 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, March 17, 2021:

**Case No.:** 03/17/2021-1

**Applicant:** Nicholas & Kellie Loring  
15 King George Drive  
Londonderry, NH 03053

**Location of Property:** 15 King George Drive, Map 9 Lot 64-29, Zoned AR-1

**Request:** Request for a special exception from LZO 8.1.5.3 for residential garage setbacks

**Result:** Member B. O'Brien made a motion in **CASE NO. 03/17/2021-1** to **GRANT** the applicants' request for a special exception from LZO 8.1.5.3 for residential garage setbacks, 15 King George Drive, Map 9 Lot 64-29, Zoned AR-1, Nicholas & Kellie Loring (Owners & Applicants) with the condition that the garage not exceed 24' x 16'.

Member B. Berardino seconded the motion.

The motion passed, 5-0-0. The applicants' request for a special exception was **GRANTED** with conditions.

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053  
Phone: 432-1100, ext.134 Fax: 432-1142

March 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, March 17, 2021:

**Case No.:** 03/17/2021-2

**Applicant:** Namreen Awan  
28 Woodside Drive  
Londonderry, NH 03053

**Location of Property:** 28 Woodside Drive, Map 14 Lot 3-14, Zoned AR-I

**Request:** Request for a special exception from LZO 5.12 for a home occupation for the sale of food products

**Result:** Member B. O'Brien made a motion in **CASE NO. 03/17/2021-2** to **GRANT** the applicant's request for a special exception from LZO 5.12 for a home occupation for the sale of food products, 28 Woodside Drive, Map 14 Lot 3-14, Zoned AR-1, Namreen Awan (Owner & Applicant).

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The applicant's request for a special exception was **GRANTED.**

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY  
**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053  
Phone: 432-1100, ext.134 Fax: 432-1142

March 22, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, March 17, 2021:

**Case No.:** 03/17/2021-3

**Applicant:** Jason & Kelsey Goldman  
158 Mammoth Road  
Londonderry, NH 03053

**Location of Property:** 158 Mammoth Road, Map 3 Lot 106, Zoned AR-I

**Request:** Request for a variance from LZO 4.2.1.4 to allow chickens on 1.38 acre lot where two acres are required

**Result:** Member B. O'Brien made a motion in **CASE NO. 03/17/2021-3** to **DENY** the applicants' request for a variance from LZO 4.2.1.4 to allow chickens on a 1.38 acre lot where two acres are required, 158 Mammoth Road, Map 3 Lot 106, Zoned AR-1, Jason & Kelsey Goldman (Owners & Applicants)

Member B. Berardino seconded the motion.

The motion passed, 4-1-0. The applicants' request for a variance was **DENIED** for the following reasons:

Granting the variance would be contrary to the public interest and the spirit of the ordinance would not be observed because of safety concerns with the amount of traffic on Mammoth Road. The Board also expressed concerns over how busy Mammoth Road and allowing chickens in that area would alter the essential character of the neighborhood. Substantial justice would not be done by granting the variance. The loss to the applicant is not outweighed by the gain to the public in keeping the zoning intact. The public's loss due to safety concerns and traffic issues far outweigh any gain to the applicant in allowing chickens on a lot less than two acres. The Board noted the size of the lot in relation to the other lots in the area which were mostly under two acres. The Board also found that there was no uniqueness to this property as other properties in the area were of similar size. The proposed use would not be a reasonable use given the business and amount of traffic on Mammoth Road in that area.



TOWN OF LONDONDERRY

**ZONING BOARD OF ADJUSTMENT**

268B Mammoth Road, Londonderry, New Hampshire 03053

Phone: 432-1100, ext.134 Fax: 432-1142

---

Neil Dunn, Chair

**NOTE:** Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.