



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT

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

May 20, 2021

Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 19, 2021:

Case No.: 05/19/2021-1

Applicant: Edward & Rebecca Curran
15 King Arthur Drive
Londonderry, NH 03053

Location of Property: 15 King Arthur Drive, Map 9 Lot 66-12, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.1 to encroach 25 feet into the 40 foot front setback for the construction of a shed

Result: Member S. Brunelle made a motion to **GRANT** the applicant's request for a variance in **CASE NO. 05/19/2021-1** from LZO 4.2.1.3.C.1 to encroach 25 feet into the 40 foot front setback for the construction of a shed, 15 King Arthur Drive, Map 9 Lot 66-12, Zoned AR-1, Edward & Rebecca Curran (Owners & Applicants) with the condition that the shed be no larger than 16x22 with a maximum of seven feet high walls.

Member I. Macarelli seconded the motion.

The motion passed, 3-2-0. The applicant's request for a variance 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.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 19, 2021:

Case No.: 05/19/2021-2

Applicant: Summit Construction & Design, Inc.
189 Wheeler Street
Methuen, MA 01844

Location of Property: One Ron's Way, Map 10 Lot 74, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.B.1 to allow construction of a single family dwelling on a lot with no frontage on a Class V or better road

Result: Member S. Brunelle made a motion in **CASE NO. 05/19/2021-2** to **GRANT** the applicants' request for a variance from LZO 4.2.1.3.B.1 to allow construction of a single family dwelling on a lot with no frontage on a Class V or better road, One Ron's Way, Map 10 Lot 74, Zoned AR-1, Summit Construction & Design, Inc. (Owner & Applicant) with the condition that a recorded deed easement providing access to Cedar Street from Lot 29-24 to Lot 10-74 be recorded at the Rockingham County Registry of Deeds and a copy provided to the Building Department.

Member B. O'Brien seconded the motion.

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

Neil Dunn, Chair

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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 19, 2021:

Case No.: 05/19/2021-3

Applicant: Dale Gagnon
28 Auburn Road
Londonderry, NH 03053

Location of Property: 28 Auburn Road, Map 16 Lot 58, Zoned AR-I

Request: Request for a special exception pursuant to LZO 5.15.1 for a portable storage structure in the AR-I district

Result: Member S. Brunelle made a motion in **CASE NO. 05/19/2021-3** to **GRANT** the applicant's request for a special exception pursuant to LZO 5.15.1 for a portable storage structure in the AR-I district, 28 Auburn Road, Map 16 Lot 58, Zoned AR-1, Virginia St. Cyr (Owner) and Dale J. Gagnon (Applicant) with the condition that the current portable structure in its current location may remain until the sooner of: (1) the applicant vacates the property; or (2) the expiration of two years.

Member Feig seconded the motion.

The motion passed, 5-0-0. The applicant's 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.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 19, 2021:

Case No.: 05/19/2021-4

Applicant: Orchard Christian Fellowship Church
136 Pillsbury Road
Londonderry, NH 03053

Location of Property: 136 Pillsbury Road, Map 6 Lot 18-2, Zoned AR-I

Request: Request for a special exception pursuant to LZO 5.15.1 for a portable storage structure in the AR-I district

Result: Member S. Brunelle made a motion in **CASE NO. 05/19/2021-4** to **GRANT** the applicant's request for a continuance to July 21, 2021.

Member B. O'Brien seconded the motion.

The motion passed, 5-0-0. The applicant's request for a continuance to July 21, 2021 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.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 19, 2021:

Case No.: 05/19/2021-5

Applicant: Kenneth Saunders
16 Teton Drive
Londonderry, NH 03053

Location of Property: 16 Teton Drive, Map 11 Lot 20-105, Zoned AR-1

Request: Request for a variance from LZO 4.2.1.3.C.2 to encroach seven feet into the 15 foot side setback for the construction of garage

Result: Member B. O'Brien made a motion in **CASE NO. 05/19/2021-5** to **GRANT** the applicant's request for a variance from LZO 4.2.1.3.C.2 to encroach seven feet into the 15 foot side setback for the construction of garage, 16 Teton Drive, Map 11 Lot 20-105, Zoned AR-1, Kenneth M. Saunders (Owner & Applicant)

Member M. Feig seconded the motion.

The motion passed, 5-0-0. The applicant's request for a variance 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.



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Following are the results of the Zoning Board of Adjustment hearing held Wednesday, May 19, 2021:

Case No.: 05/19/2021-6

Applicant: Olivia Pucciarelli
Two Priscilla Lane
Londonderry, NH 03053

Location of Property: Two Priscilla Lane, Map 2 Lot 27-25, Zoned AR-I

Request: Request for a variance from LZO 4.2.1.4.A to allow chickens on a 1.10 acre lot where two acres are required

Result: Member B. O'Brien made a motion in **CASE NO. 05/19/2021-6** to **GRANT** the applicant's request for a variance from LZO 4.2.1.4.A to allow chickens on a 1.10 acre lot where two acres are required with the condition that there be no more than two chickens and said chickens shall not be free range

Member I. Macarelli seconded the motion.

The motion passed, 4-1-0. The applicant's request for a variance 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.